

Meeting Summary

NAS JRB Fort Worth Regional Coordination Committee

July 21, 2025

1:30 p.m.

**Lake Worth Multi-Purpose Facility
7005 Charbonneau Road
Lake Worth, TX 76135**

The Naval Air Station Joint Reserve Base Fort Worth (NAS JRB Fort Worth) Regional Coordination Committee (RCC) convened at 1:30 p.m. on July 21, 2025. The meeting was hosted by the City of Lake Worth.

Voting Members in Attendance

Councilmember Dr. Larry Marshall, Chair, City of Benbrook
Dan Chisholm, Vice Chair, City of River Oaks
Jeff James, Secretary, City of White Settlement
Councilmember Gary Stuard, Treasurer, City of Lake Worth
Stacey Almond, City of Lake Worth
Brian Libbey, City of Westworth Village
Councilmember Laura Mackey, City of Benbrook
Councilmember Paul Moore, City of White Settlement

Non-Voting Members in Attendance

Ken Botts, White Settlement Area Chamber of Commerce
Charlie Crippliver, Airpower Foundation
Trent Dowd, Lake Worth ISD
Ann Elias, White Settlement Area Chamber of Commerce
Maj. Jessie Guarjardo, Dallas Army Aviation Support Facility
Jennifer Harnish, Streams & Valleys
Capt. Beau Hufstetler, NAS JRB Fort Worth
Dan Kessler, North Central Texas Council of Governments
Kristen Mills, Benbrook Area Chamber of Commerce
Superintendent Frank Molinar, White Settlement ISD
Jennifer Schwarzbach, The Office of Congressman Craig Goldman
Maritta Sumner, Governor's Committee to Support the Military
W.B. Zimmerman, Fort Worth Aviation Museum

Others Present

Capt. Hunter Bankart, Tactical Support Wing
Brandy Barrett, City of Westworth Village
Joaquin Castillo, City of Fort Worth
Chief Chris Cook, White Settlement Police Department
Zhivonni Cook, City of White Settlement
Christy Dull, The Office of Councilmember Michael D. Crain
Brian Darby, City of White Settlement and James DeOtte Engineering
Evan Escher, Trinity Metro
Eric Greenman, STV
Stephanie Guin, Lamb-Star
Chris Hocate, Lamb-Star
Doug Howard, City of Benbrook
Brittany Huff, City of White Settlement
Sarah Kelty, Greater Fort Worth Association of Realtors
Mark Patenaude, Benbrook Area Chamber of Commerce
Alyssa Roorda, Fort Worth Tru/Homez
Councilmember Jim Smith, City of Lake Worth
Jill Van Hoewyk, Lamb-Star
Bethany Warner, City of Fort Worth
Monica Watson, Azle
Jim Wilson, Benbrook
Councilmember Geoffrey White, City of Lake Worth
Mayor Faron Young, City of White Settlement

NCTCOG Staff in Attendance

Brian Dell
Kyle Roy
Amanda Wilson

Meeting Summary Outline

1. Pledge of Allegiance and Texas Pledge
2. Welcome and Introductions
3. Approval of April 21, 2025, Meeting Summary (Action)
4. Tenant Command Presentation: Tactical Support Wing
5. Review of Non-Voting Members (Possible Action)
6. Status of Fencing and Brush Clearing
7. Federal Grants and Legislative Update
8. Development Review Tool Projects
9. NAS JRB Fort Worth Update
10. Staff Reports, Amanda Wilson, NCTCOG
 - Transportation Project Implementation Update, Dan Kessler, NCTCOG
 - DCIP Project Update, Dan Kessler, NCTCOG, and Brian Darby, James DeOtte Engineering
 - Scheduling Update
 - Media Alerts
 - Correspondence
 - Attendance Report
11. Public Comments

Item 1. Pledge of Allegiance and Texas Pledge

Chair Larry Marshall called the Committee to order at 1:30 p.m.

Item 2. Welcome and Introductions

The Chair opened the meeting with committee and audience member introductions. Dan Kessler announced that Capt. Jonathan Townsend, former NAS JRB Fort Worth Commanding Officer, had recently been nominated for promotion to rear admiral. Dan then called Capt. Townsend so the RCC members could wish him congratulations and thank him for his service.

Item 3. Approval of April 21, 2025 Meeting Summary (Action)

The motion to approve the meeting summary was made by Vice Chair Dan Chisholm. Secretary Jeff James seconded the motion. The motion passed unanimously.

Item 4: Tenant Command Presentation: Tactical Support Wing

The Chair introduced Capt. Hunter Bankart, Commander of the Naval Air Force Reserve's Tactical Support Wing. The command's mission is to "man, train, and equip Tactical Support Wing units to consistently provide the highest quality Global Force Management deployers, deployment enablers, and Squadron Augment Units to Navy forces that win in combat." The command is strategically located in Fort Worth due to its central location in the United States. It has a primary training function, which is to provide support to all active forces and assist in training services, exercise support, counter narcotic operations, fleet contributory support, and preparation to deploy to any protracted conflict and operate as an integrated air wing. Dan Kessler asked whether they conduct adversarial flying training in Texas. Capt. Bankart said aircraft based at NAS JRB usually fly to Yuma or other locations for this training. Councilmember Stuard asked about the difference between white and gray aircraft. Capt. Bankart explained that white aircraft are used for training because they are easy to see.

Item 5. Review of Non-Voting Members (Possible Action)

Amanda Wilson reported that staff and the RCC officers had conducted their annual review of the committee's non-voting members, as required by the bylaws. This process included review of member attendance, and the officers determined the current roster reflects engagement from all members. Staff have reached out to one entity that needs to appoint a new representative. Staff also invited six organizations to join the committee as non-voting entities:

- Airpower Foundation
- Dallas Army Air Support Facility (DAASF)
- Fort Worth Aviation Museum
- Streams & Valleys
- Texas Air National Guard (TANG) 136th Airlift Wing
- White Settlement ISD

Vice Chair Chisholm made a motion to confirm the existing non-voting entities; Secretary James seconded the motion. The motion passed unanimously. Councilmember Mackey made a motion to add the six new non-voting entities; the motion was seconded by the Vice Chair. The motion passed unanimously.

Item 6. Status of Fencing and Brush Clearing

Dan Kessler provided an update on the fencing and brush clearing needed along the base's western and southern boundaries. First, he recounted an incident from two years ago when an intruder entered the base by covertly climbing a fence that was obscured by brush. This incident highlighted the need for greater perimeter security and agency partnerships. Since that time, the City of White Settlement and NCTCOG have completed acquisition of the Cowtown BBQ parcel and a land swap with the Knights of Columbus; these parcels have been re-platted and rezoned for light industrial, enhancing security in the Clear Zone south of the runway. Fort Worth, Westworth Village, White Settlement, and NCTCOG, along with the Texas Department of Transportation, have undertaken multiple projects to clear brush from the base's perimeter and add fencing along the Bomber Spur easement and Spur 341. The brush clearing and fencing projects are ongoing. Dan showed several photographs to document both the need for this effort as well as progress to date. In total, partner agencies have spent about \$5 million on these security enhancements.

Item 7: Federal Grants and Legislative Update

Amanda Wilson provided an update on the grant award for the Community Noise Mitigation Program. The Department of Defense has signed agreements with both Lake Worth and White Settlement ISDs. A kickoff meeting with the Office of Local Defense Community Cooperation will be held on July 23. The selection process for a contractor to conduct the environmental review is underway. In addition, staff are working on an application for a second Joint Land Use Implementation Grant, which will be submitted this year.

Amanda then reviewed several relevant bills from the 89th Texas Legislature. She specifically highlighted three bills that were passed and will take effect on Sept. 1.

- SB 1068: Mixed-use residential and multi-family residential uses must be allowed (large cities only) in any zoning district that allows office, commercial, retail, warehouse or mixed-use land uses. Exceptions near military bases.
- SB 15: Large cities must allow small lots in Single Family Residential zoning districts for tracts of land over 5 acres without a recorded plat. Exemptions near military bases and for cities with a military zoning overlay.

- HB 2512: Fort Worth-specific bill to exempt specific properties (subject to development agreement, lots less than 12 acres, single lot in subdivision of 25+ lots) from the extraterritorial jurisdiction release. The RCC had taken a legislative position in favor of this bill.

Amanda said three bills that permitted accessory dwelling units (ADUs) and limited cities' ability to regulate them did not pass, but she advised that this issue seemed likely to return in the next session. Finally, the Defense Economic Adjustment Assistance Grant Program (DEAAG) was appropriated \$30 million for this biennium.

Item 8. Development Review Tool Projects

Kyle Roy reviewed projects recently submitted to the RCC Development Review Tool.

City of Lake Worth, Project 173—2917 Caddo Trail. The proposed use for warehousing and storage is consistent with Joint Land Use Study recommendations. Warehousing and storage services are permitted within the APZ I. Since the project is located in the 80 dB Noise Contour, U.S. Department of Defense guidelines encourage the developer to coordinate with city staff and the base to incorporate sound attenuation measures resulting in a Noise Level Reduction (NLR) of 35 dB in portions of buildings where the public is received or there are office areas. Comments and votes from RCC members and their delegates supported the staff assessment.

City of Lake Worth, Project 174— 2929 Caddo Trail. The proposed use for warehousing and storage is consistent with Joint Land Use Study recommendations. Warehousing and storage services are permitted within the APZ I. Since the project is located in the 80 dB Noise Contour, U.S. Department of Defense guidelines encourage the developer to coordinate with city staff and the base to incorporate sound attenuation measures resulting in a Noise Level Reduction (NLR) of 35 dB in portions of buildings where the public is received or there are office areas. Comments and votes from RCC members and their delegates supported the staff assessment.

City of Lake Worth, Project 175—2908 Shawnee Trail. The proposed use for warehousing and storage is consistent with Joint Land Use Study recommendations. Warehousing and storage services are permitted within the APZ I. Since the project is located in the 75 dB Noise Contour, U.S. Department of Defense guidelines encourage the developer to coordinate with city staff and the base to incorporate sound attenuation measures resulting in a Noise Level Reduction (NLR) of 30 dB in portions of buildings where the public is received or there are office areas. Comments and votes from RCC members and their delegates supported the staff assessment.

City of Lake Worth, Project 176—2928 Shawnee Trail. The proposed action could result in a use that is consistent with Joint Land Use Study recommendations. In addition, the change from a residential use to a commercial use is a positive step toward greater compatibility for this parcel. Many commercial uses are permitted within the APZ I, although some retail, professional service and industrial uses are discouraged. The developer is encouraged to consult with city staff and the base to ensure parcel compatibility and consistency with JLUS recommendations. Comments and votes from RCC members and their delegates supported the staff assessment.

City of Fort Worth, Project 177—3728-3732 (evens) Benbrook Highway. The proposed action could result in a use that is consistent with Joint Land Use Study recommendations. Manufacturing or light industrial uses are generally more compatible in the APZ II than commercial uses, so a change from a commercial use to a light industrial use would be a step toward greater compatibility for this parcel. Many light industrial uses are permitted within the APZ II, although some uses are discouraged or prohibited. In this case, US Department of Defense guidelines advise that explosive characteristics should be considered when determining land use compatibility. Therefore, the property owner is encouraged to consult with city

staff and the base to identify tenants who would be compatible with both DoD guidelines and the city's Airport Overlay District ordinance. Section 4.405 (c)(3)(b) of the ordinance specifically states "the manufacture of flammable or combustible liquids or materials" is a prohibited use. In addition, the parcel is located in the 70 dB Noise Contour. DoD guidelines encourage the property owner to coordinate with city staff and the base to incorporate sound attenuation measures resulting in a Noise Level Reduction (NLR) of 25 dB in office areas or portions of buildings where the public is received. Comments and votes from RCC members and their delegates supported the staff assessment.

City of Lake Worth, Project 178—4005 Merrett Drive. The proposed action is consistent with Joint Land Use Study (JLUS) recommendations. The property is located in the 70 dB noise contour and Accident Potential Zone II. Commercial uses are generally compatible in both circumstances, but the property owner should coordinate with city staff and the base on any new construction that occurs. In the 70 dB noise contour, U.S. Department of Defense guidelines encourage the developer to incorporate sound attenuation measures resulting in a Noise Level Reduction (NLR) of 25 dB, and the Floor Area Ratio should not exceed 0.22. Comments and votes from RCC members and their delegates supported the staff assessment.

Item 9. NAS JRB Fort Worth Update

Capt. Beau Hufstetler welcomed the new non-voting entities to the RCC and used the occasion to provide a brief overview of the base. He then provided an update on several recent projects: a barracks was recently improved with new floors and lighting but a major renovation is still necessary; gate improvements are underway; runway repairs will occur over Labor Day weekend; a new running track is being installed; and discussions to undertake a major renovation of the base's electrical switch station are occurring with electricity providers. Also, the Navy has approved all three phases of the DEAAG award, so work on this base security effort will move forward. Finally, he invited everyone to attend the Navy Ball on Oct. 10; information about ticketing will be forwarded to the RCC.

Item 10. Staff Reports

- **Transportation Project Implementation Update, Dan Kessler, NCTCOG**
 - Meandering Road: Right of way has been acquired, the Unified Transportation Plan has been amended, and utilities are being moved. Construction is expected to begin in spring 2026.
- **DCIP Project Update, Dan Kessler, NCTCOG, and Brian Darby, James DeOtte Engineering**
 - Construction on White Settlement's stormwater management is going well. Brian Darby showed several photographs demonstrating progress. The project has added culverts to preserve existing gate access to the guard facility, and security fence will be installed along the northern border of the facility when flood mitigation improvements are completed. The project is ahead of schedule and will be completed by the end of the year.
- **Scheduling Update:** The next RCC meeting will take place Monday, October 20, 2025, at the Pecan Grove Convention Center in White Settlement.
- **Media Alerts:** Included in the packets.
- **Correspondence:** Included in the packets.
- **Attendance Reports:** Included in the packets.

Item 11. Public Comments

There were no public comments.