

**TEXAS COMPATIBLE USE FORUM:
TECHNICAL MEMO**

JOINING FORCES

NORTH TEXAS

TEXAS COMPATIBLE USE FORUM

MARCH 2024

INTRODUCTION

The 2018 Joint Land Use Study recommended participation in a statewide coordination among communities undergoing Joint Land Use Studies or implementing recommendations from a JLUS report. Many issues are common among defense communities and better understanding of how other regions address the issues could be helpful. Project staff began by collecting contact information from the Office of Local Defense Community Cooperation on project managers in other regions of Texas working on active JLUS grants.

FORMATION OF THE TEXAS COMPATIBLE USE FORUM

A small group of individuals from regions with active JLUS grants began meeting in November 2020 via Zoom. This initial meeting mainly focused on introductions among the meeting participants and a discussion of organizational issues. As a session of the Texas Legislature was approaching in January 2021, common legislative issues was also a topic. An agenda for the meeting is included as **Appendix 1**.

Following the initial meeting and throughout the grant period, a spreadsheet (**Appendix 2**) was maintained of contact information for the group, which was named the Texas Compatible Use Forum following input from group members. In addition, a website (www.nctcog.org/txcompatible) was established to house materials for the group. An idea to create a Sharepoint or Teams site to share documents was abandoned when it was determined that Department of Defense and civilians could not share a common site.

A second meeting was held on January 4, 2021. There was not an agenda developed for the meeting because the sole topic was regarding legislation. Legislative topics that defense communities were interested in during the 2021 session included safe flight of unmanned aircraft systems, Sentinel Landscapes, wind farms, county land use authority, and real estate disclosure. Information was shared with all participants.

Following this meeting, other priorities prevented the group from reconvening for a significant amount of time, but in early 2022 quarterly meetings were established with meetings held on members' calendars. The group did hold an informal lunch gathering during the 2021 Association of Defense Communities Installation Innovation Forum in San Antonio. The first of these meetings was held on February 3, 2022. No agenda was created for the meeting and the main topic of discussion was for each defense community to reintroduce compatibility issues being faced in the community. Legislation was again a topic of discussion.

The next meeting was held on May 5, 2022, and the agenda is included as **Appendix 3**. The City of San Antonio presented on Military Protection Areas in the city's zoning ordinance. OLDCC also presented an overview slide deck of funding programs available to local governments.

Appendix 4 includes the agenda for the August 4, 2022, meeting. An update was provided by the Texas

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Military Preparedness Commission and, in preparation for the 2023 session of the Texas Legislature, legislation remained a focus topic.

The November 2022 meeting was cancelled due to overlap with the ADC Installation Innovation Forum. In February 2023 the group met again. The group began a series of highlighting compatibility work of different regions through presentations about the current work. There is no agenda for this meeting but presentations were heard from Texas A&M Natural Resources Institute (**Appendix 5**) and the North Central Texas Council of Governments (**Appendix 6**).

The next meeting was on May 4, 2023, and the agenda is included as **Appendix 7**. The main agenda item was a presentation from the Laughlin AFB/Del Rio area on current compatibility efforts (**Appendix 8**). It was noted that attendance had begun to fall off and it was becoming more difficult for project staff to identify speakers and topics. A call for new topic ideas was put out to the group. August and November 2023 meetings as well as the February 2024 meeting were cancelled due to lack of available presentations.

NEXT STEPS

For those who have been regularly participating with the Texas Compatible Use Forum, it has been a helpful resource to know others in the state dealing with similar issues. Being able to coordinate on legislative issues of concern has also been helpful. Project staff remain optimistic that the group can sustain itself in the long run. The next meeting is scheduled for May 2024.

**TEXAS COMPATIBLE USE FORUM:
APPENDIX 1**

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TEXAS JLUS/COMPATIBLE USE PROGRAM COORDINATION

NOVEMBER 17, 2020

AGENDA

1. Welcome
2. Regional Introductions
 - a. Please select one speaker per region and cover:
 - i. The installation(s) covered
 - ii. Team members on the meeting
 - iii. Major partners
 - iv. Number/stage of JLUS/CUP projects
 - v. 2-3 main issues addressed
 - b. Federal and State partners also introduce themselves and role
3. 87th Texas Legislature Coordination
 - a. Critical Infrastructure/UAS
 - b. Real Estate Disclosure
4. Administrative/Organizational Issues
 - a. Meeting Frequency
 - b. Group Name
 - c. Administrative Entity
 - d. Clearinghouse Website
 - e. Invitations to Others
 - f. Topics to Cover
 - g. Others?
5. Next Meeting and Review of Action Items

**TEXAS COMPATIBLE USE FORUM:
APPENDIX 2**

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Name		Entity	Email	Phone-office	Phone-mobile	Notes
NAS JRB Fort Worth						
Amanda Wilson	Program Manager	North Central Texas Council of Governments	awilson@nctcog.org	(817) 695-9284	(817) 228-7093	
Dan Kessler	Assistant Director of Transportation	North Central Texas Council of Governments	dkessler@nctcog.org	(817) 695-9248		
Paul Paine	Senior Program Manager	North Central Texas Council of Governments	ppaine@nctcog.org	(817) 608-2377		
Kyle Roy	Communications Supervisor	North Central Texas Council of Governments	kroy@nctcog.org	(817) 704-5665		
Jackie Castillo	Communications Specialist	North Central Texas Council of Governments	jcastillo@nctcog.org	(817) 695-9255		
Amelia Owre	CPLO	NAS JRB Fort Worth				
Joint Base San Antonio						
Will McKnight	Director, Military and Veteran Affairs	Alamo Area Council of Governments	wmcknight@aacog.com			
Juliet Gudgel		Alamo Area Council of Governments	jugudgel@aacog.com			
Bob Brach, P. E.	Development Services Engineer	Bexar County	RBrach@bexar.org	(210) 335-6700		
Melissa Shannon	Director of Government Affairs	Bexar County	Melissa.Shannon@bexar.org	(210) 335-3295	(210) 240-9257	
Kerim Jacaman			kjacaman@bexar.org			
Charles Jenigen	CPLO	Randolph Air Force Base	charles.a.jenigen.civ@mail.mil			
Richard King	Community Initiatives	JBSA-Fort Sam Houston	richard.j.king1.civ@mail.mil		(210) 355-8479	
John Anderson	Executive Director, Community Initiatives	Joint Base San Antonio	john.h.anserson54.civ@mail.mil	(21) 808-7505	(660) 238-4708	

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Name		Entity	Email	Phone-office	Phone-mobile	Notes
Joint Base San Antonio						
Maxie Tirella	Chief, Government Relations	Joint Base San Antonio	maxie.g.tirella.civ@mail.mil	(210) 808-7563	(21) 517-3508	
Laughlin Air Force Base						
Lewis Owens	County Judge	Val Verde County	lowens@valverdecountry.texas.gov	(830) 774-7501		
Beau Nettleton	County Commissioner	Val Verde County	rnettleton@valverdecountry.texas.gov			
	[second email address]		beau@specialtylowncare.biz			
Elva Lomas	Court Coordinator	Val Verde County	elomas@valverdecountry.texas.gov	(830) 774-7501		
Yulissa Rivera	Office Manager	Val Verde County	yrivera@valverdecountry.texas.gov	(830) 774-7501		
Carlos Velarde	Engineer	Val Verde County	cvelarde@valverdecountry.texas.gov	(830) 774-7569		
Janice Pokrant	City Planner	City of Del Rio	jpokrant@cityofdelrio.com	(830) 774-8524		
Bianca Larson	Executive Director	Del Rio chamber of Commerce	blarson@drchamber.com	(830) 775-3551		
Shannalea Taylor	Market President	The Bank & Trust, Del Rio	staylor@thebankandtrust.bank			
Joel Langton		Laflin Air Force base	joel.langton.1@us.af.mil			
Fort Hood						
Timi Dutchuk	Chief, Environmental Program	Fort Hood	timi.m.dutchuk.civ@mail.mil	(254) 287-3891	(254) 319-8516	
Kristina Manning, P. E.	Chief, Real Property Planning Division	Fort Hood	kristina.l.manning.civ@mail.mil	(254) 287-7297		
Timothy Buchanan		Fort Hood	timothy.w.buchanan2.civ@mail.mil			

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Name		Entity	Email	Phone-office	Phone-mobile	Notes
Fort Hood						
Mark Vick	Directorate of Aviation Operations	Fort Hood	mark.n.vick.civ@mail.mil			
Scott Nutter	Directorate of Aviation Operations	Fort Hood	scott.e.nutter.civ@mail.mil			
Carmen Lim		Central Texas Council of Governments	carmen.lim@ctcog.org			
Uryan Nelson		Central Texas Council of Governments	uryan.nelson@ctcog.org			
Keith Sledd	Executive Director	Heart of Texas Defense Alliance	keith.sledd@hotmail.com	(254) 690-4045	(254) 702-8045	
Dyess Air Force Base						
Gray Birdwell	Vice President, Military Affairs	Abilene Chamber of Commerce	gray@abilenechamber.com	(325) 677-7241		
Cynthia Nesmith	Executive Administrator, Military Affairs	Abilene Chamber of Commerce	cynthia@abilenechamber.com	(325) 677-7241		
Don Green	Director of Transportation Services	City of Abilene	don.green@abilenetx.gov	(325) 676-6061		
Goodfellow AFB						
Michael Noret		Goodfellow AFB	michael.noret@us.af.mil			
Allison Strube		City of San Angelo	allison.strube@cosatx.us			
Joint Reserve Base Ellington						
Eugene "Gene" Tulich		Houston Military Affairs Committee	gene42@flash.net	(281) 376-0061		
Sheppard AFB						
Karen Montgomery		City of Wichita Falls	karen.montgomery@witchita-fallstx.gov			

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Name		Entity	Email	Phone-office	Phone-mobile	Notes
Statewide						
Robin Howard	EMS/ACUB/Compatible Use Plans Program Supervisor Construction	Texas Military Department	robin.a.howard12.nfg@army.mil	(512) 782-6929	(512) 426-8305	
Toni Parisi		Texas A&M Natural Resource Institute	Tony.Parisi@ag.tamu.edu			
Alison Lund	Program Coordinator	Texas A&M Natural Resource Institute	Alison.Lund@ag.tamu.edu	(210) 277-0292 x105		
Roel Lopez	Director	Texas A&M Natural Resource Institute	Roel.Lopez@ag.tamu.edu	(210) 277-0292 x100		
Bruce Beard	Associate Director	Texas A&M Natural Resource Institute	bruce.beard@ag.tamu.edu	(703) 299-0351		
Scott Spencer	Deputy Program Director, Military Installation Sustainability	Office of Local Defense Community Coordination	scott.j.spencer.civ@mail.mil		(571) 344-0104	
Jay Sweat		Office of Local Defense Community Coordination	jason.e.sweat2.civ@mail.mil			
Jessie Moore		Office of Local Defense Community Coordination	jessie.e.moore23.civ@mail.mil			
Keith Graf	Executive Director	Texas Military Preparedness Commission	Kgraf@gov.texas.gov	(512) 475-0487		
Kevin Pottinger	Chairman	Texas Military Preparedness Commission	kevinpottinger@gmail.com			
Please Contact Amanda Wilson (awilson@nctcog.org) to Provide Additional Contact Information and Correct Base/Organization						
Curtis Robertson			curtis.robertson.4@ua.af.mil			
Christopher Henning			christopher.e.henning.civ@mail.mil			

**TEXAS COMPATIBLE USE FORUM:
APPENDIX 3**

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TEXAS COMPATIBLE USE FORUM

MAY 5, 2022

10:00-11:30 AM CENTRAL

AGENDA

1. Welcome and Introductions.....Amanda Wilson
2. San Antonio Military Protections Areas.....Daniel Hazlett
3. OLDCC Update.....OLDCC Staff
4. Texas Military Preparedness Commission Update.....Keith Graf

Next Meeting:

Thursday, August 4, 2022

10:00-11:30 am Central

**TEXAS COMPATIBLE USE FORUM:
APPENDIX 4**

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TEXAS COMPATIBLE USE FORUM

AUGUST 4, 2022

10:00-11:30 AM CENTRAL

AGENDA

1. Welcome and Introductions.....Amanda Wilson
2. Texas Military Preparedness Commission Update.....Keith Graf
3. Legislative Discussion.....Amanda Wilson, All
4. Ideas for Future Meeting Topics.....All

Next Meeting:

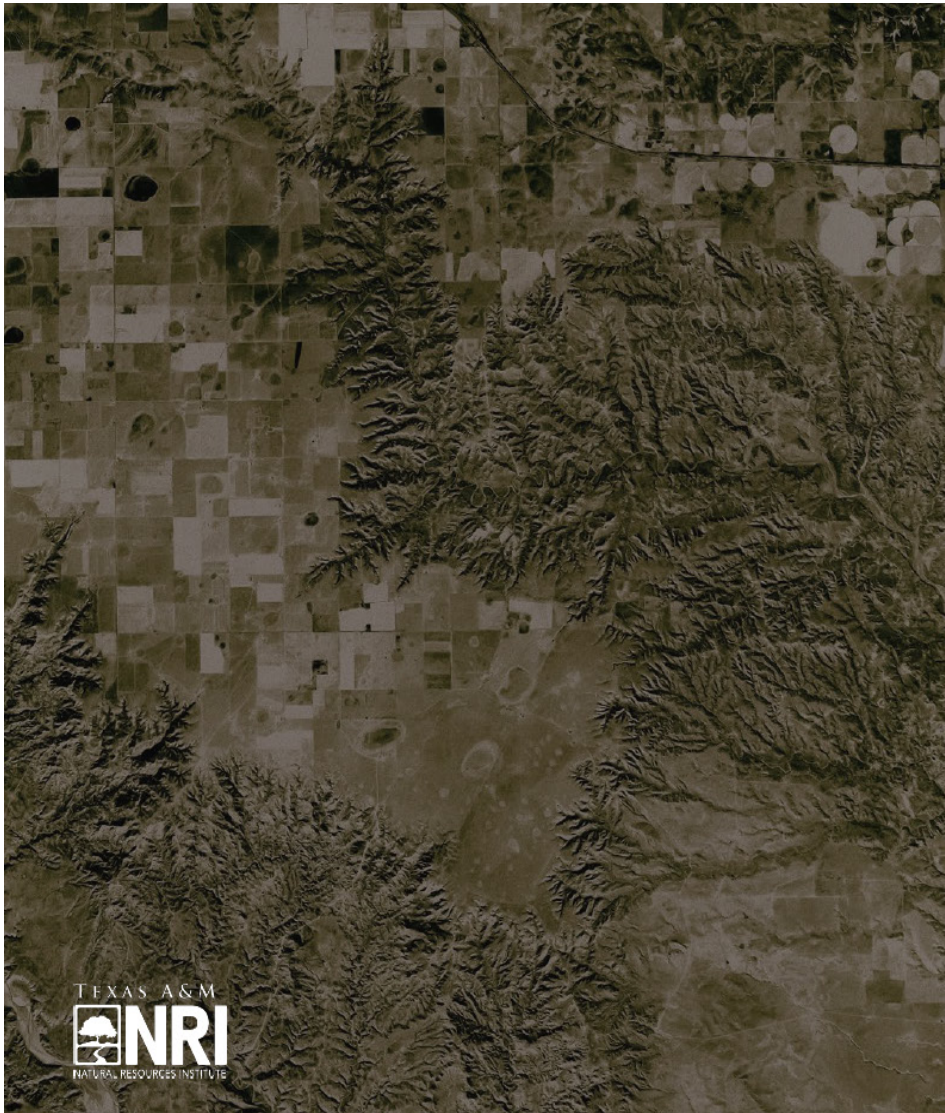
Thursday, November 3, 2022

10:00-11:30 am Central

**TEXAS COMPATIBLE USE FORUM:
APPENDIX 5**

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Protecting Military Readiness in Texas: Phase III

Texas A&M Natural Resources Institute

Tony Parisi; tony.parisi@ag.tamu.edu

Alison Lund; alison.lund@ag.tamu.edu

Garrett Powers; garrett.powers@ag.tamu.edu

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Goal: *Facilitate and encourage communication and coordination across the state between the services, energy industry and local communities.*

Past products:

- *Webtools*
 - Texas Early Notification Tool – tent.nri.tamu.edu
 - Texas Airspace Planning and Forecasting Tool – tapft.nri.tamu.edu
- *Issue Reports*
 - **Military Land Use Compatibility Report** (2021)- Identifies statewide compatibility issues and actions to address them.
 - **Threatened and Endangered Species Forecast Guidebook** (2021) - Identifies species most likely to be listed as T&E under the U.S. Endangered Species Act in the next 5 years, and that may occur on military installations in Texas.

Scan to
learn more ↘



tx.ag/dK36hve

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Next Phase: Proposed Tasks

Energy Transmission Infrastructure Encroachment Analysis

- ISSUE- Planned improvements to transmission lines threaten to encroach into military equities, potentially altering the use of these vital training & testing spaces.
- APPROACH- NRI will project energy demand and development using predictive models to provide a longer-range forecast to inform the planning processes of both the energy industry and the military.
- PRODUCT- Report and webtool

Projected Incompatible Development Surrounding Air Installations

- ISSUE- Military leaders have voiced the need for tools to assist in alleviating incompatible development in within areas not compliant with AICUZ, namely public and private schools.
- APPROACH- NRI will inform planning and facilitate early communication among local communities and installations.
- PRODUCTS- 1) stakeholder engagement and education, 2) creation of educational materials (handouts, webtool, etc.) , and 3) legislation development

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QUESTIONS?

Texas A&M Natural Resources Institute

Tony Parisi; tony.parisi@ag.tamu.edu

Alison Lund; alison.lund@ag.tamu.edu

Garrett Powers; garrett.powers@ag.tamu.edu

**TEXAS COMPATIBLE USE FORUM:
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UPDATE



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LAND USE ANALYSIS UPDATE

- JLUS report in 2018 contained a land use analysis – comparison of land uses and compatibility before and after initial JLUS and creation of the RCC in 2008
- Demonstrated great progress in more development/redevelopment being compatible as effort was placed on this topic in communities
- DOD appreciated this work because it demonstrated a positive impact to the military value of the investment in our region’s JLUS work and funding
- Current implementation grant is updating the information to add the 2016-2020 timeframe to the initial 2005-2015 timeframe

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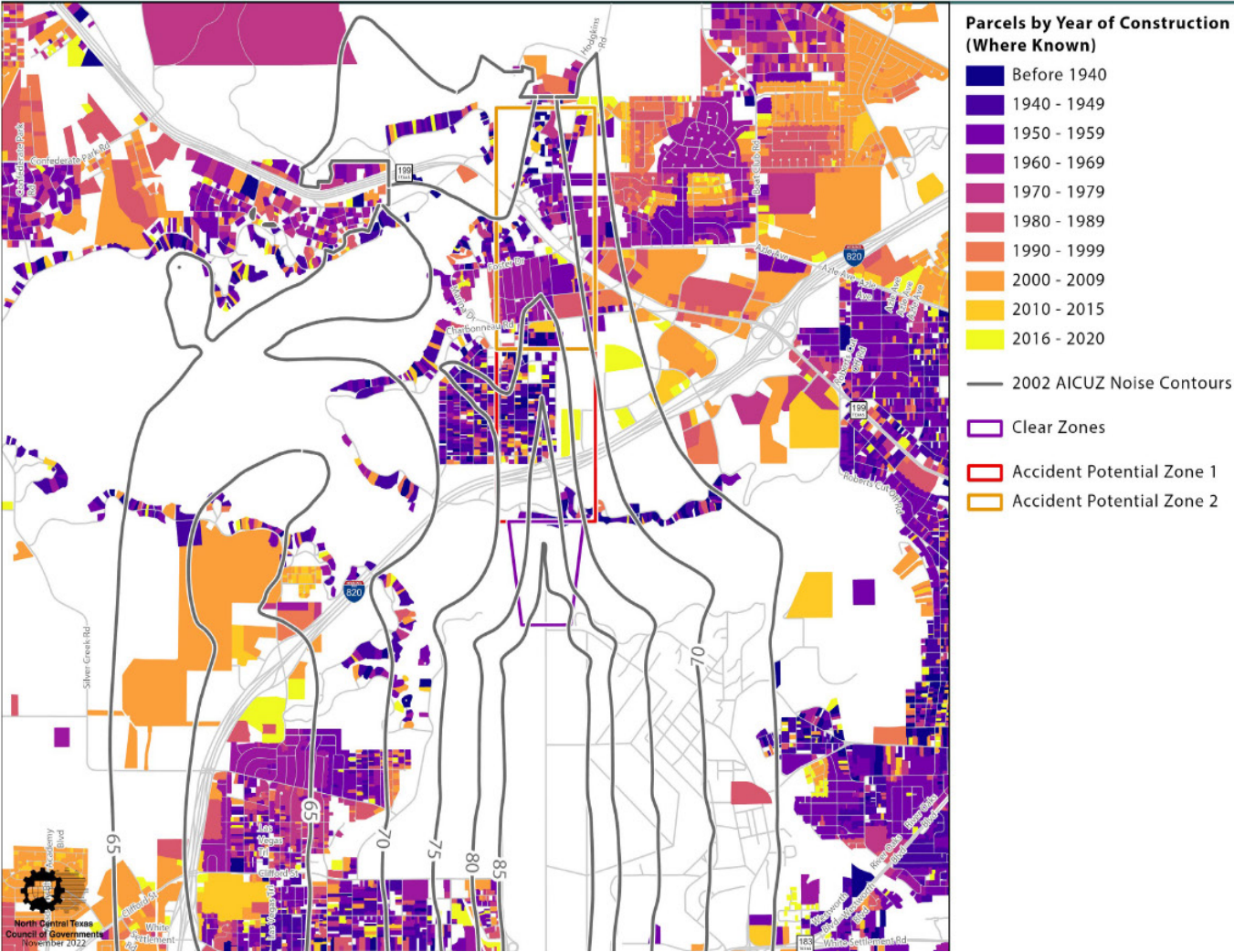
LAND USE ANALYSIS UPDATE

- Work is still preliminary and undergoing a review process with the RCC Technical Subcommittee
- Maps and analysis to be produced
 - Development by decade
 - 2020 land use
 - Highlighting parcels developed/redeveloped by 5-year period
 - Land use of newly developed parcels
 - Compatibility of newly developed parcels – specific in-depth focus on parcels that are less compatible, rate of development and compatibility change over time (*not completed*)

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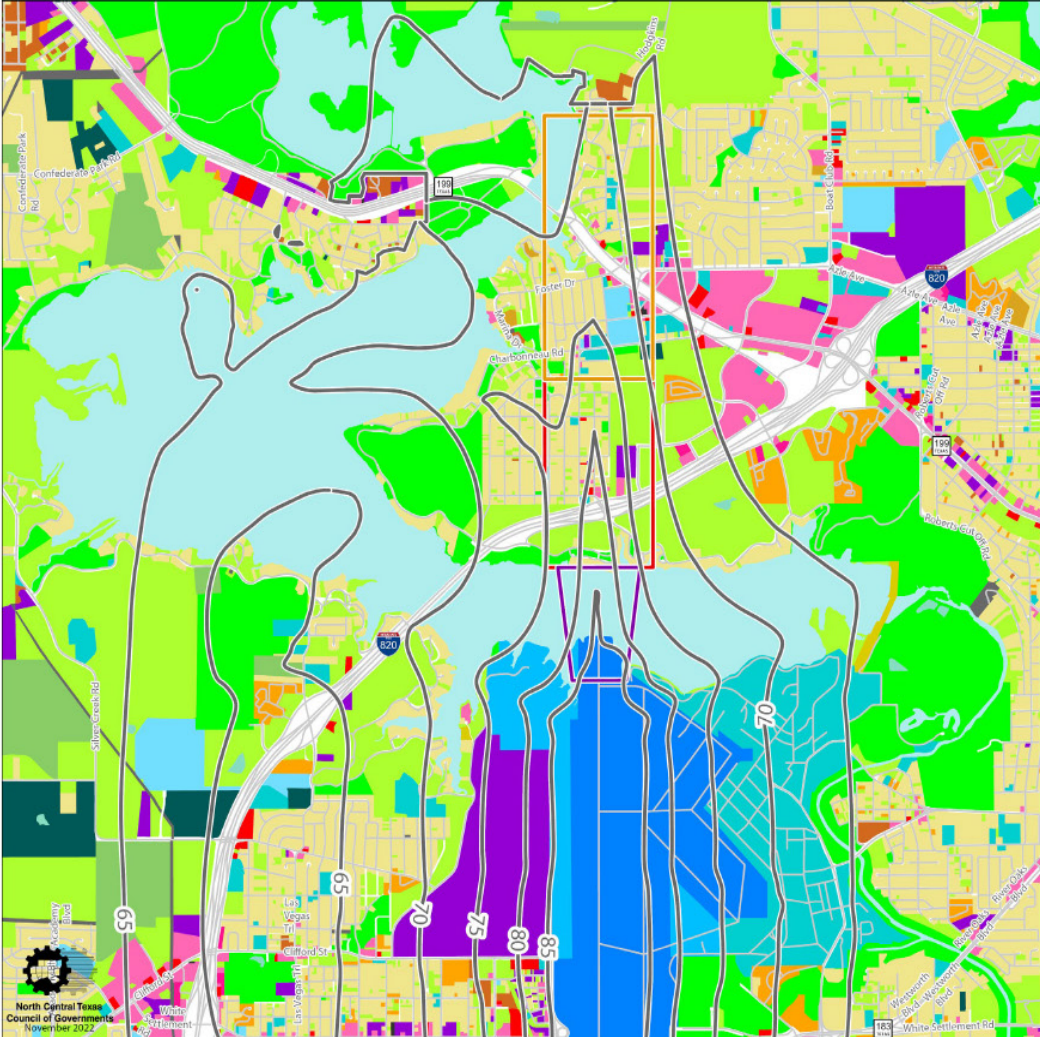
Development by Decade (North)



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2020 Land Use (North)



2020 NCTCOG Land Use

- Single Family
- Multi Family
- Mobile Home
- Office
- Retail
- Hotel / Motel
- Venue
- Industrial
- Group Quarters
- Institutional / Semipublic
- Education
- Utilities
- Railroad
- Communication
- Transit
- Airport
- Runway
- Parks / Recreation
- Landfill
- Cemeteries
- Flood Control
- Vacant
- Residential Acreage
- Improved acreage
- Parking
- Water
- Small Water Bodies
- 2002 AICUZ Noise Contours
- Clear Zones
- Accident Potential Zone 1
- Accident Potential Zone 2

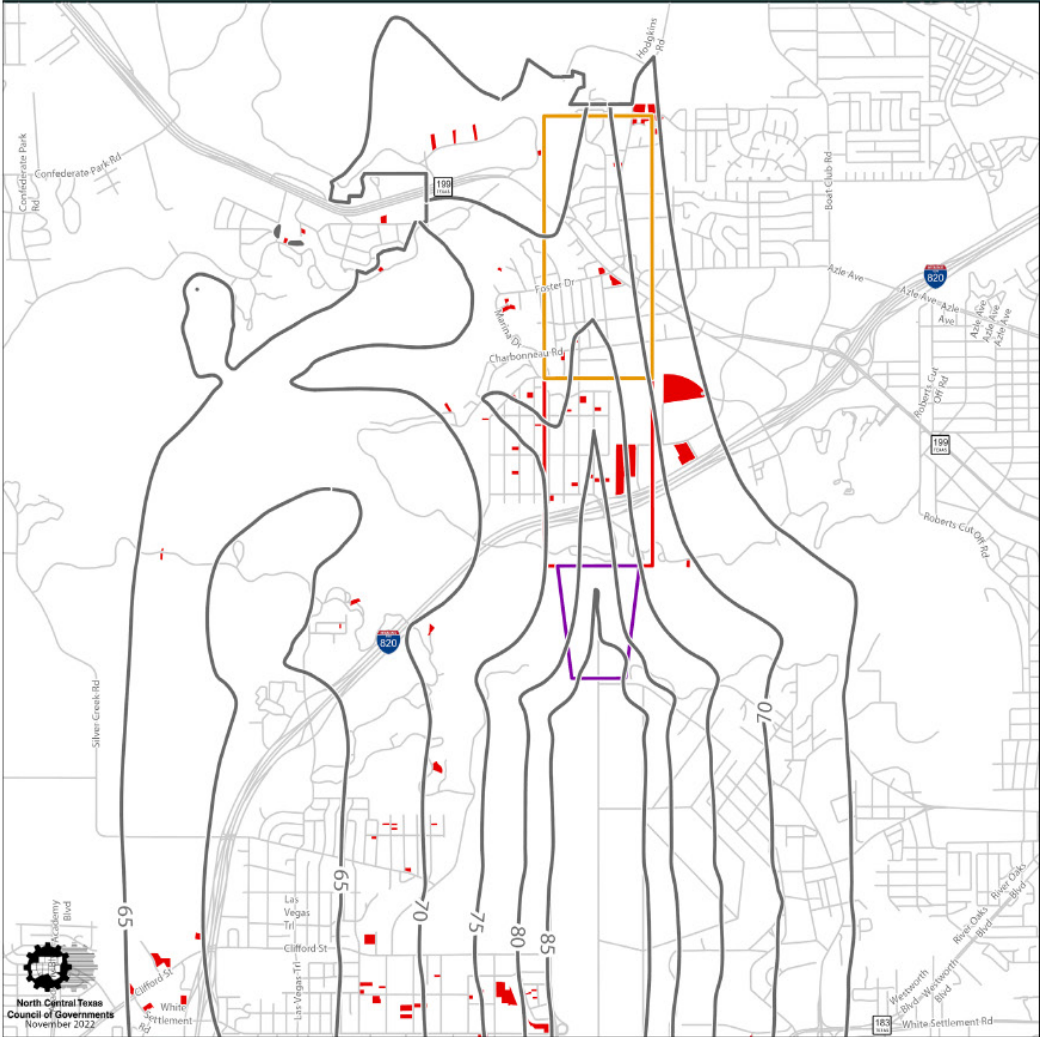


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Council of Governments
November 2022

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Parcels Developed or Redeveloped 2016-2020 (North)



- Parcels Developed or Redeveloped (2016-2020)
- 2002 AICUZ Noise Contours
- Clear Zones
- Accident Potential Zone 1
- Accident Potential Zone 2

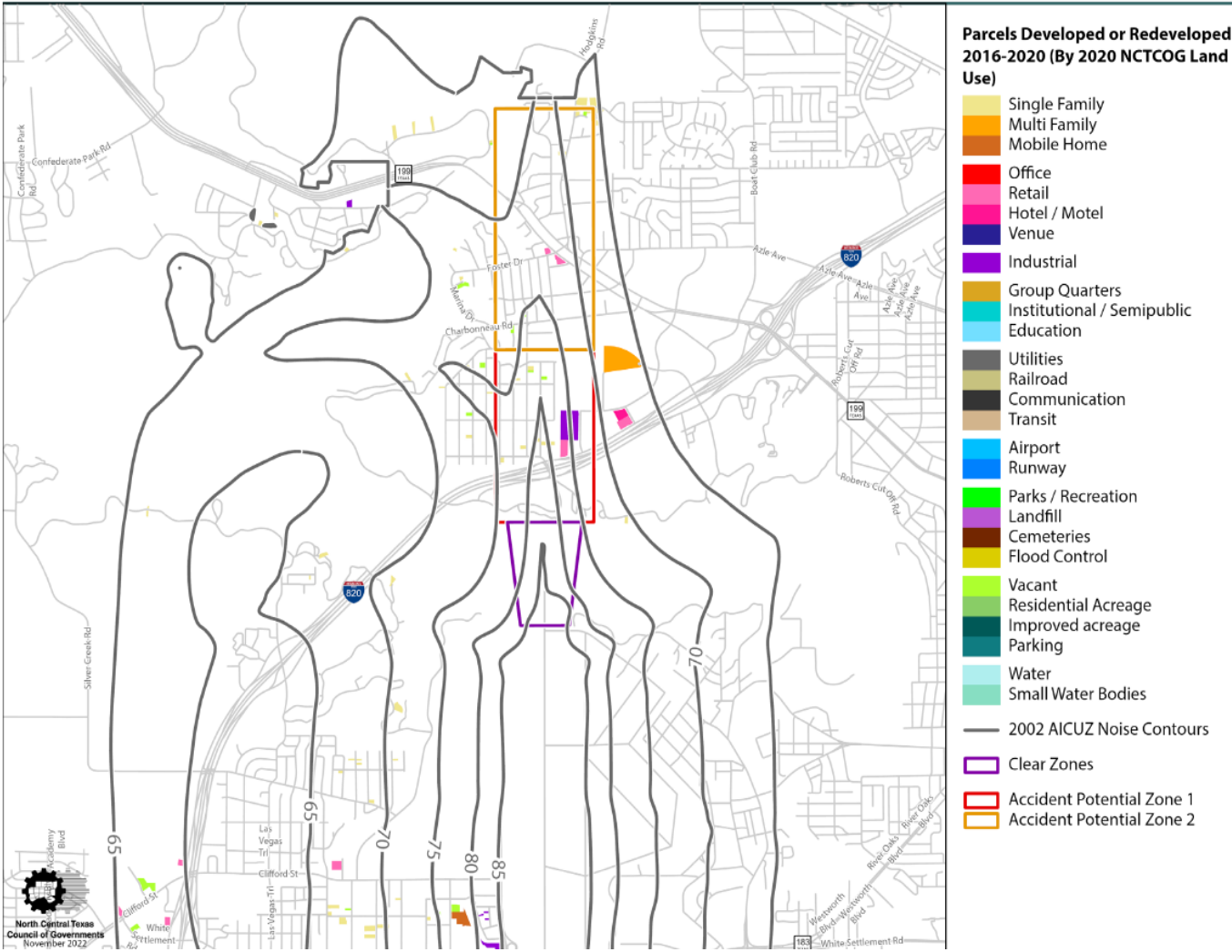


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November 2022

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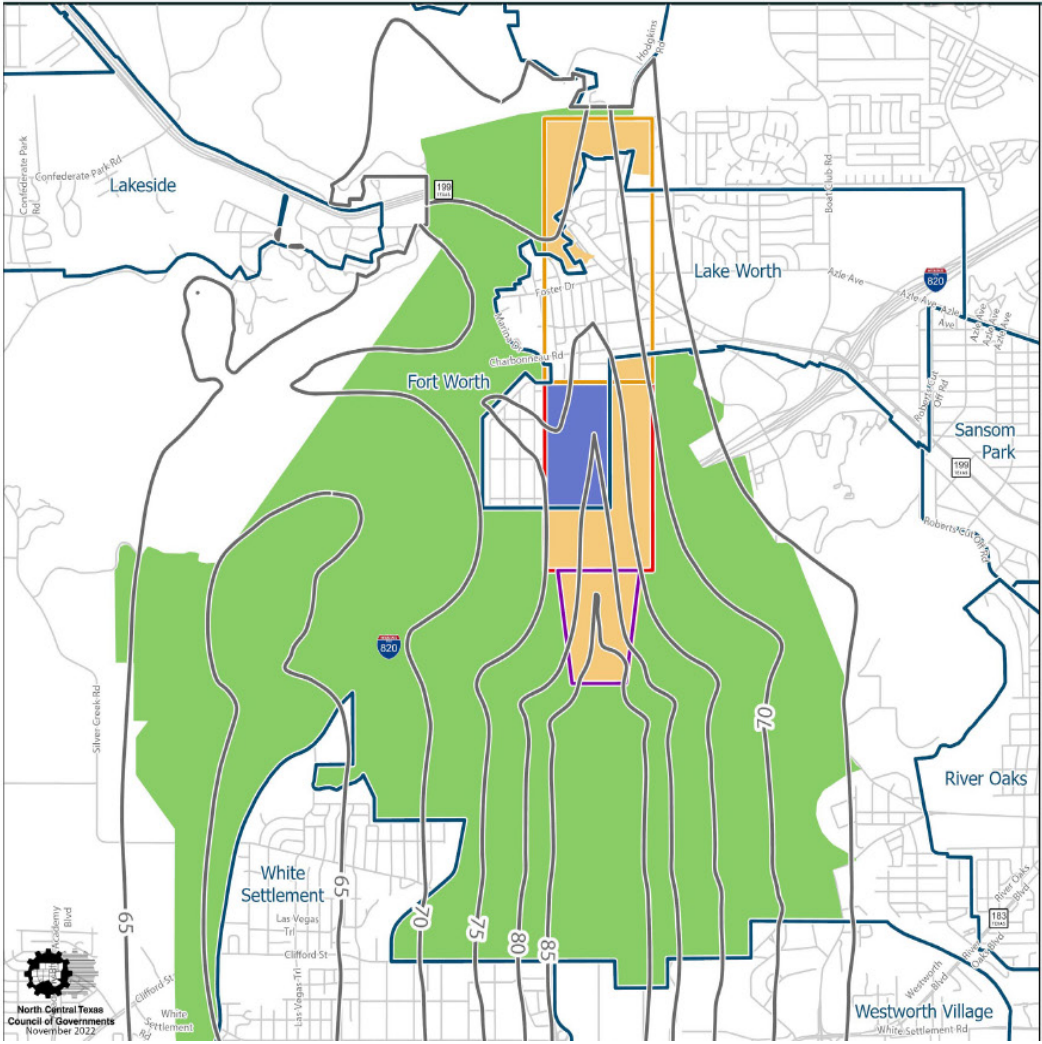
Changed Parcels by Current Land Use (North)



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Zoning Overlay Districts (North)



- Zoning Overlay Districts**
- Benbrook (2012/2013)
 - Fort Worth (2013)
 - Fort Worth (2014)
 - Lake Worth (2019)
- 2002 AICUZ Noise Contours
- City Boundaries
- Clear Zones
- Accident Potential Zone 1
- Accident Potential Zone 2



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November 2022

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REVIEW OF ZONING ORDINANCES

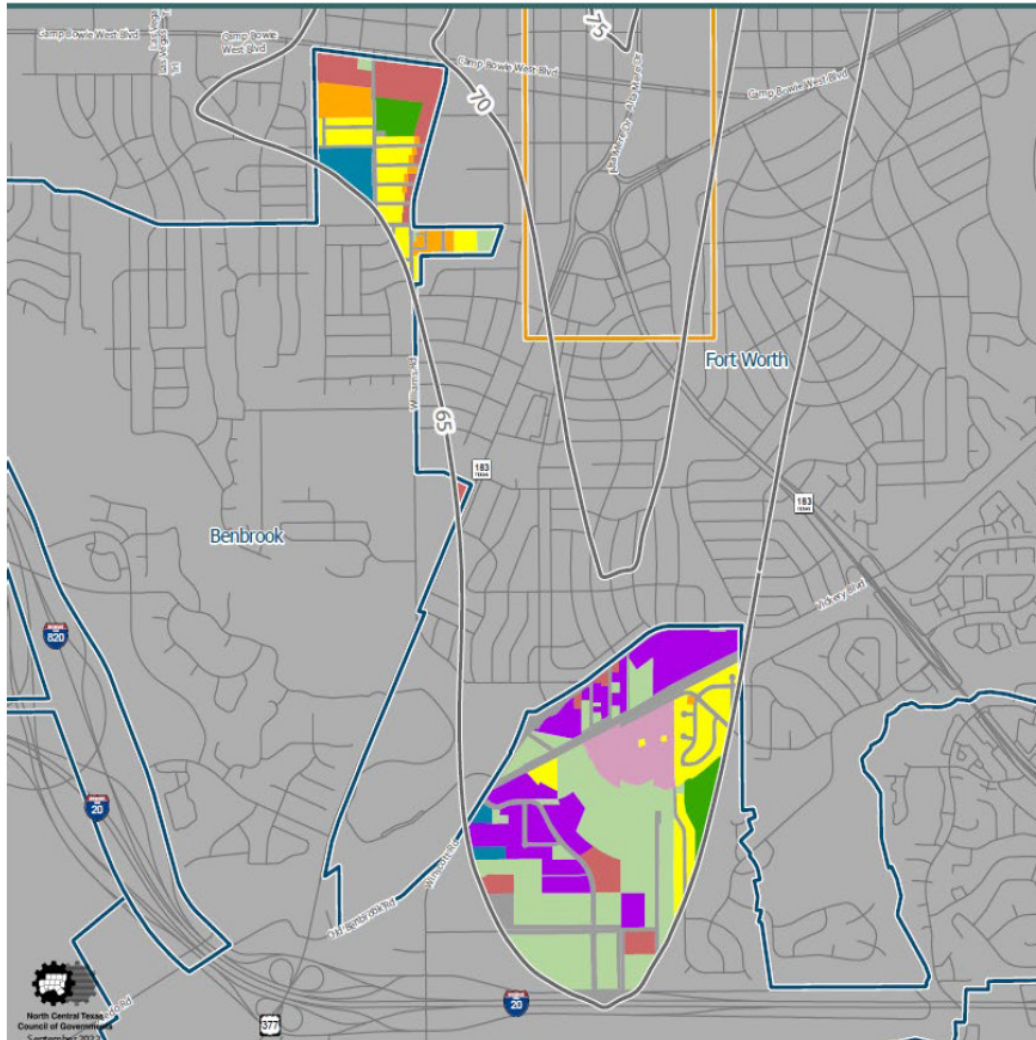
- Taken a deep dive into city zoning ordinances
- DOD guidance on what is/is not considered compatible is based on very old land use codes – also separate compatibility for noise contours and APZ/CZ, but we have many parcels that overlap both
- Simplified the DOD guidance into a single compatibility recommendation in a combined area of noise/safety
- Reviewed zoning districts, allowed uses, and compatibility within each city and provided specific recommendations
- Cities will review and determine whether further action is necessary or feasible

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Land Use: Benbrook - Outside Safety Zone - Inside 65dB Noise Contour



Basic Information

City: Benbrook
 Safety Zone: Outside Safety Zone
 Noise Contour: 65dB
 Acres: 488.12 (6.89% of Benbrook's total land area)
 Population: 1,112 (Estimated)
 Property Value: \$178,717,493 (Estimated)

Land Use (2020)

Single-Family Res.	62 acres (12.7%)
Multi-Family Res.	17.43 acres (3.57%)
Commercial/Office	45.38 acres (9.3%)
Institutional	15.2 acres (3.11%)
Industrial	79.79 acres (16.35%)
ROW/Utilities ¹	85.01 acres (17.42%)
Communication	0 acres (0%)
Parks	19.29 acres (3.95%)
Cemeteries	0 acres (0%)
Resources ²	28.51 acres (5.84%)
Vacant	135.52 acres (27.76%)
Base Property ³	0 acres (0%)
Other	0 acres (0%)

Noise/Safety Compatibility

Yes	378.36 acres (77.51%)
Noise Attenuation ⁴	30.33 acres (6.21%)
Discouraged ⁵	79.43 acres (16.27%)
No	0 acres (0%)
Base Property ³	0 acres (0%)

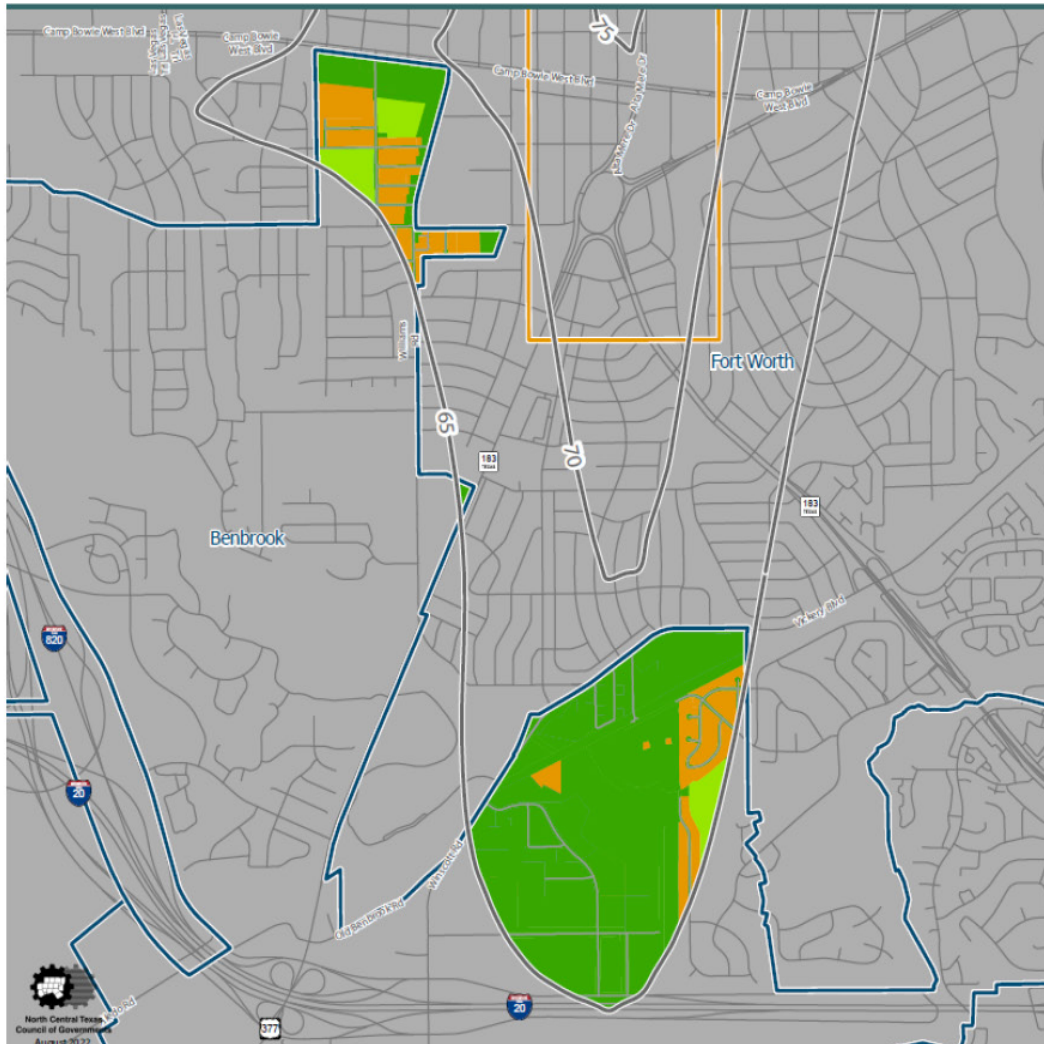
- Accident Potential Zone 1
- Accident Potential Zone 2
- Clear Zones
- City Boundaries
- 2002 AICUZ Noise Contours

1. Includes transportation right-of-way (ROW) not otherwise classified in NCTCOG Land Use dataset.
 2. Includes "Improved Acreage" land use classification.
 3. Areas within NAS JRB Fort Worth boundary and additional nearby aviation-related land uses (including but not limited to Lockheed Martin). These areas were not classified in the compatibility determination analysis.
 4. Compatible if sound attenuation of 25-35db is present in all or parts of the structure.
 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

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Compatibility: Benbrook - Outside Safety Zone - Inside 65dB Noise Contour



Basic Information

City: Benbrook
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 Noise Contour: 65dB

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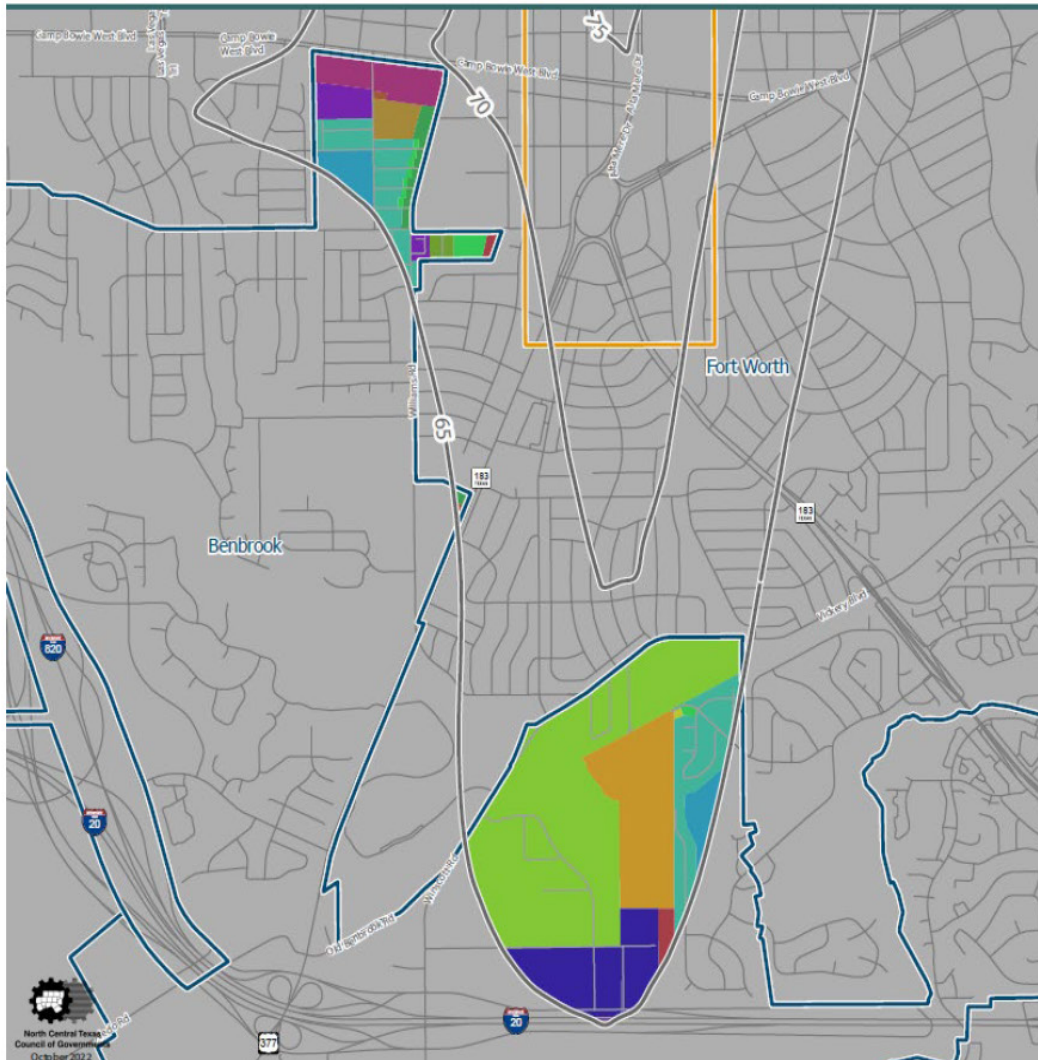
- ▭ Accident Potential Zone 1
- ▭ Accident Potential Zone 2
- ▭ Clear Zones
- ▭ City Boundaries
- ▭ 2002 AICUZ Noise Contours

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 5. Discouraged, but compatible if sound attenuation of 25-30db is present in the structure.

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NORTH TEXAS

Zoning: Benbrook - Outside Safety Zone - Inside 65dB Noise Contour



Basic Information
 City: Benbrook
 Safety Zone: Outside Safety Zone
 Noise Contour: 65dB
 Acres: 488.12 (6.89% of Benbrook's total land area)
 Population: 1,112 (Estimated)
 Property Value: \$178,717,493 (Estimated)

Zoning

A	70.52 acres
B-PD	0.42 acres
C	7.65 acres
CF	9.1 acres
CF-PD	23.21 acres
D	6.68 acres
D-PD	13.71 acres
E	0.34 acres
E-PD	9.32 acres
F	24.79 acres
F-PD	1.3 acres
G	56.5 acres
H	198.3 acres
HC	0.01 acres
PD	6.36 acres
SD	62.52 acres

- 2002 AICUZ Noise Contours
- ▭ City Boundaries
- ▭ Clear Zones
- ▭ Accident Potential Zone 1
- ▭ Accident Potential Zone 2

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AutoSave On City zoning category comparison_091922 • Last Modified: November 28 Amanda V

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	A	B	C	D	E
1	Department of Defense	Benbrook	Lake Worth	Westworth Village	White Settlement
3		House Detached - Single Family Dwelling	Single Family Dwellings	Single-Family Detached	Dwellings, single-family, detached
4	Single units: detached			Single-Family Zero Lot/Tract Line/Patio Home	Dwellings, single-family, zero lot line
5	Single units, semi-detached				
6			Single Family Attached		Dwellings, single-family, attached
7	Single units: attached row			Single-Family Townhouse (Attached)	
8	Two units, side-by-side	House Attached - Two Family Dwelling		Duplex/Two-Family	Duplex (two-family)
9	Two units, one above the other	House Attached - Two Family Dwelling			
10		Multi-Dwelling Structure MAX: 25 DU/AC			
11		Multi-Dwelling Structure DU/AC >25			
12	Apartments: walk-up		Multifamily dwellings	Multifamily (apartments)	Apartment (multifamily)
13		Multi-Dwelling Structure MAX: 25 DU/AC			
14		Multi-Dwelling Structure DU/AC >25			
15	Apartment: elevator		Multifamily dwellings	Multifamily (apartments)	Apartment (multifamily)
16		Group Home	Group Home		Group home for the disabled or disadvantaged

Sheet1

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NORTH TEXAS

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Clipboard Font Alignment Number Styles Cells Editing Analysis Sensitivity

A1

	A	B	C	D	E	F	G
1		65-69dB	70-74dB	75-79dB	80-84dB	85+ dB	
2		Residential	Residential	Residential	Residential	Residential	
3		Single units: detached - 25dB noise reduction, discouraged	Single units: detached - 30dB noise reduction, discouraged				
4		Single units, semi-detached - 25dB noise reduction, discouraged	Single units, semi-detached - 30dB noise reduction, discouraged				
5		Single units: attached row - 25dB noise reduction, discouraged	Single units: attached row - 30dB noise reduction, discouraged				
6		Two units, side-by-side - 25dB noise reduction, discouraged	Two units, side-by-side - 30dB noise reduction, discouraged				
7		Two units, one above the other - 25dB noise reduction, discouraged	Two units, one above the other - 30dB noise reduction, discouraged				
8		Apartments: walk-up - 25dB noise reduction, discouraged	Apartments: walk-up - 30dB noise reduction, discouraged				
9		Apartment: elevator - 25dB noise reduction, discouraged	Apartment: elevator - 30dB noise reduction, discouraged				
10		Group quarters - 25dB noise reduction, discouraged	Group quarters - 30dB noise reduction, discouraged				
11		Residential Hotels - 25dB noise reduction, discouraged	Residential Hotels - 30dB noise reduction, discouraged				
12		Mobile home parks or courts - 25dB noise reduction, discouraged	Mobile home parks or courts - 30dB noise reduction, discouraged				
13		Transient lodgings - 25dB noise reduction, discouraged	Transient lodgings - 30dB noise reduction, discouraged	Transient lodgings - 35dB noise reduction, discouraged			
14		Other residential - 25dB noise reduction, discouraged	Other residential - 30dB noise reduction, discouraged				
15		Manufacturing	Manufacturing	Manufacturing	Manufacturing	Manufacturing	

Compatibility by Safety-Noise Benbrook

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AutoSave On Table of Compatible Uses-Combined Benbrook 080122 • Last Modified: November 21

File Home Insert Page Layout Formulas Data Review View Help Acrobat

Clipboard Font Alignment Number Styles Cells Editing Analysis Sensitivity

A1 Compatible

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U		
1	Compatible	Navy	Benbrook	Zoning Districts in Area, Permitted/Conditional, and Compability											Notes								
2	Conditional			SD	A	B	C	D	CF	E	F	G	H										
3	Addressed																						
4	Incompatible	Residential (65-09, outside safety)																					
5		Single units: detached - 25dB noise reduction, discouraged	House Detached - Single Family Dwelling	P	P	P																	
6		Single units: semi-detached - 25dB noise reduction, discouraged																					
7		Single units: attached row - 25dB noise reduction, discouraged																					
8		Two units, side-by-side - 25dB noise reduction, discouraged	House Attached - Two Family Dwelling				P	P															
9		Two units, one above the other - 25dB noise reduction, discouraged	House Attached - Two Family Dwelling				P	P															
10		Apartments: walk-up - 25dB noise reduction, discouraged	Multi-Dwelling Structure MAX: 25 DU/AC					P															
11			Multi-Dwelling Structure DU/AC >25																				
12		Apartment: elevator - 25dB noise reduction, discouraged	Multi-Dwelling Structure MAX: 25 DU/AC																				
13			Multi-Dwelling Structure DU/AC >25																				
14		Group quarters - 25dB noise reduction, discouraged	Group Home	P	P	P	P	P															
15		Residential Hotels - 25dB noise reduction, discouraged																					
16		Mobile home parks or courts - 25dB noise reduction, discouraged	Manufactured Home																				
17			RV Camping Area					C	C	P	P	P	P										
18		Transient lodgings - 25dB noise reduction, discouraged																					
19			Three or Four Family Dwelling				P	P															
20		Other residential - 25dB noise reduction, discouraged	Accessory Use as a Primary Use, Residential		C	C																	
21		Manufacturing																					

Compatibility by Safety-Noise Benbrook

Check that the ordinance would apply noise reduction to group homes

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Compatibility Recommendations

Benbrook

Confirm or specify that convalescent home and group quarters fall under the noise reduction for multifamily dwellings.

Add the following uses to the noise reduction requirement:

- Health care facility
- Daycare
- Government Installations
- Safety Services

If feasible, add the following uses to the noise reduction requirement:

- Recreation and Entertainment, Outdoor (for any office or indoor facilities that receive the public)
- Riding Arena (for any office or indoor facilities that receive the public)
- Skating Rink
- Parks and Open Area (for any office or indoor facilities that receive the public)

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88TH TEXAS LEGISLATURE

- Bill drafted (contacting potential sponsors) to create a new statute preventing UAS from disrupting operations over/around military installations
- Necessary due to NPPA vs. McGraw ruling declaring Texas Government Code Chapter 423 unconstitutional
- Looking for additional statewide support once the bill is introduced

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88TH TEXAS LEGISLATURE

- SB 491 (Hughes): Relating to building height restrictions in certain municipalities
 - Cities over 750,000 would not be able to regulate the height of a structure on a parcel based on the proximity to another parcel
- Several other bills introduced that would restrict placement of wind energy or meteorological towers near military installations or joint use airports
- Other potential legislation to discuss?

**TEXAS COMPATIBLE USE FORUM:
APPENDIX 7**

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TEXAS COMPATIBLE USE FORUM

MAY 4, 2022

10:00-11:30 AM CENTRAL

AGENDA

1. Welcome.....Amanda Wilson
2. Update from Laughlin AFB/Del Rio.....Carlos Velarde
3. Legislative Update.....Nick Allen
4. Notice of Upcoming Conferences.....Amanda Wilson
 - a. DOD Climate Resilience Workshop | July 10-13 | St. Louis, MO
 - b. ADC Installation Innovation Forum | November 6-8 | Orlando, FL
5. Ideas for Future Meeting Topics.....All

Next Meeting:

Thursday, August 3, 2022

10:00-11:30 am Central

**TEXAS COMPATIBLE USE FORUM:
APPENDIX 8**

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LAUGHLIN AFB
Compatible
Use Study

Project Update

May 4, 2023

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Project Milestones



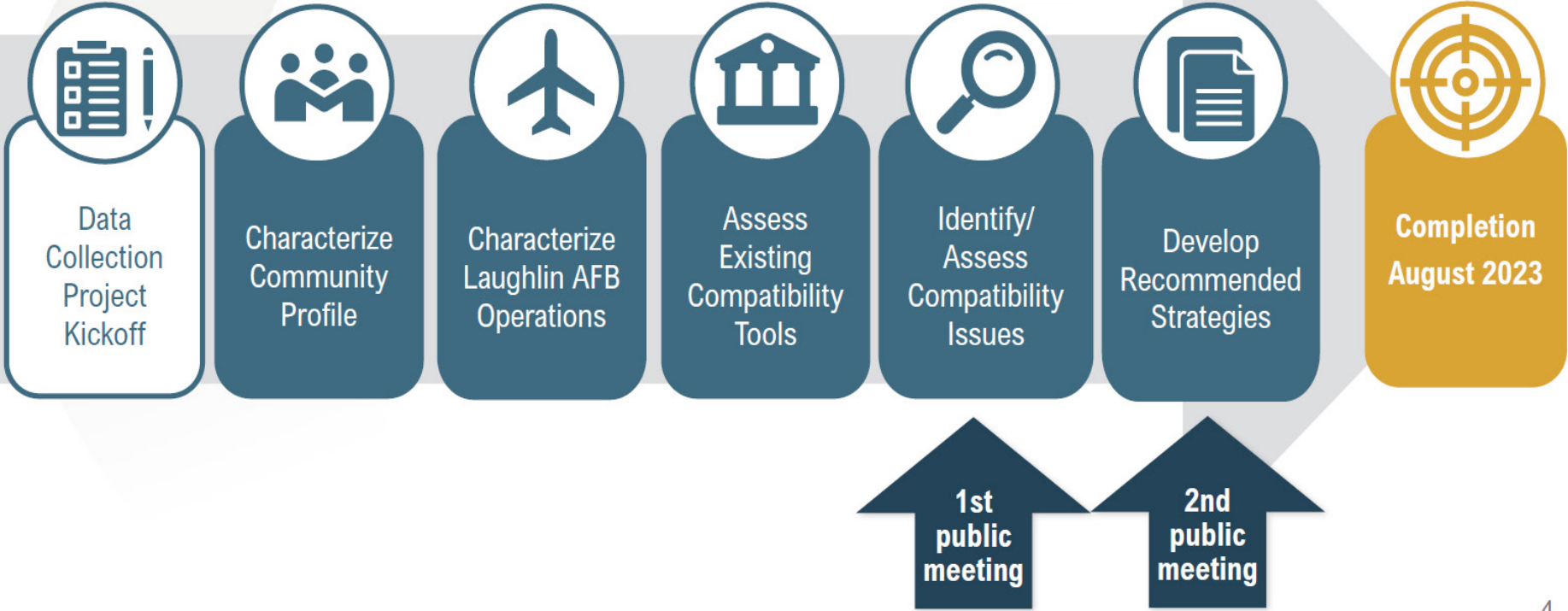
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Project Process

Discovery Phase

Study



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Compatibility Findings

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25 Compatibility Findings

Social Factors		10	Resource Factors		7	Development Factors		8
Communication / Coordination	1	Air Quality		Anti-Terrorism / Force Protection	1			
Cultural Resources	1	Biological Resources		Dust / Smoke / Steam				
Legislative Initiatives	1	Frequency Spectrum Capacity	1	Energy Development				
Housing Availability	1	Land / Airspace Competition	1	Frequency Spectrum Impedance	1			
Public Services	6	Resiliency	3	Infrastructure Extension				
Public Trespassing		Scare Natural Resources		Land Use	1			
		Water Quality / Quantity	2	Light and Glare				
				Noise	1			
				Roadway Capacity				
				Safety	3			
				Vertical Obstructions	1			
				Vibration	7			

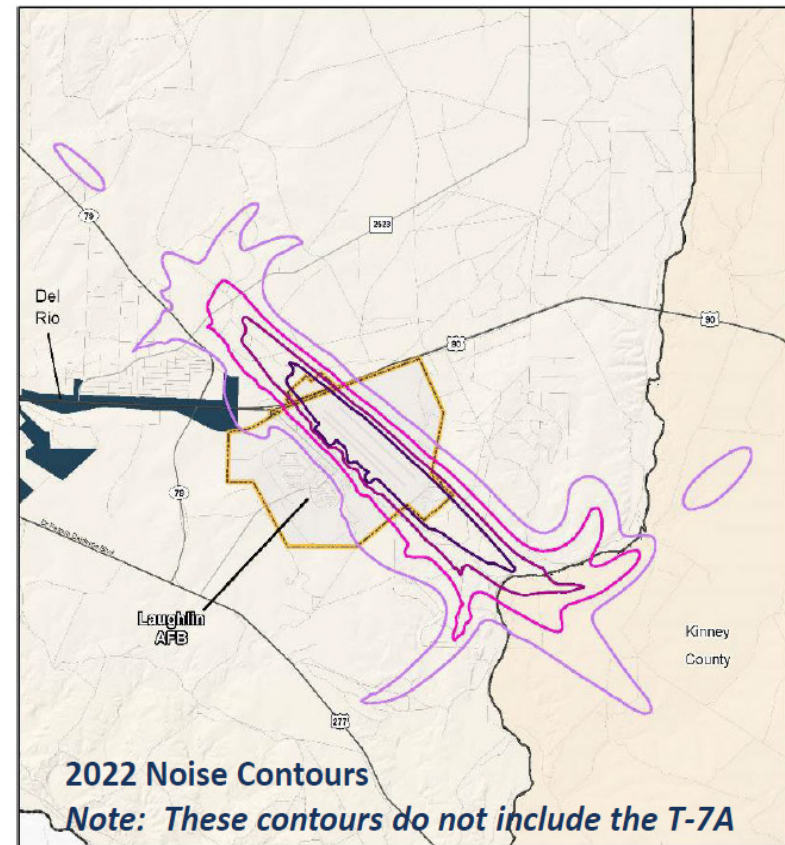


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T-7A Red Hawk - New Aircraft Platform

- **Number of T-7A Aircraft**
 - Add 65 to 79 T-7A aircraft between 2030 and 2033
 - Lose T-38 aircraft by 2030
- **Training at Night**
 - T-7A will introduce 490 to 630 night-time training operations between 10 pm to 7 am
- **Laughlin AFB Population**
 - Additional 190 staff and 361 dependents (2030 to 2033)
 - Decrease of 60 staff and 114 dependents (2030)
 - Total Increase 130 staff and 247 dependents (2033)
- **Increased noise contours**



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Compatibility Findings

- **Airfield Safety**
 - Obstructions within Clear Zones - Union Pacific and Trees
 - Need for a new CZ, APZ 1, and APZ 2 to support T-7A training profile

- **North CZ**
 - Highway 90
 - Union Pacific Rail
- **South CZ**
 - Trees and vegetation



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Compatibility Findings

■ Noise Contours

- Increase in Noise contours due to future stationing of T-7A Red Hawk aircraft
- New T-7A noise contours likely to fall outside CCLUA
 - State eliminated the ability for cities to regulate within the Extraterritorial Jurisdiction (ETJ)
 - Use of property (land or buildings)
 - Building size, bulk or height
 - Number of dwelling units
 - Building code

■ Remote and isolated duty location challenges

- Housing (quality and quantity for new T-7A personnel)
- Transportation (loss of regional airline carrier to Del Rio)
- Education (need for additional classrooms)
- Amenities (restaurants, shopping)

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Compatibility Findings

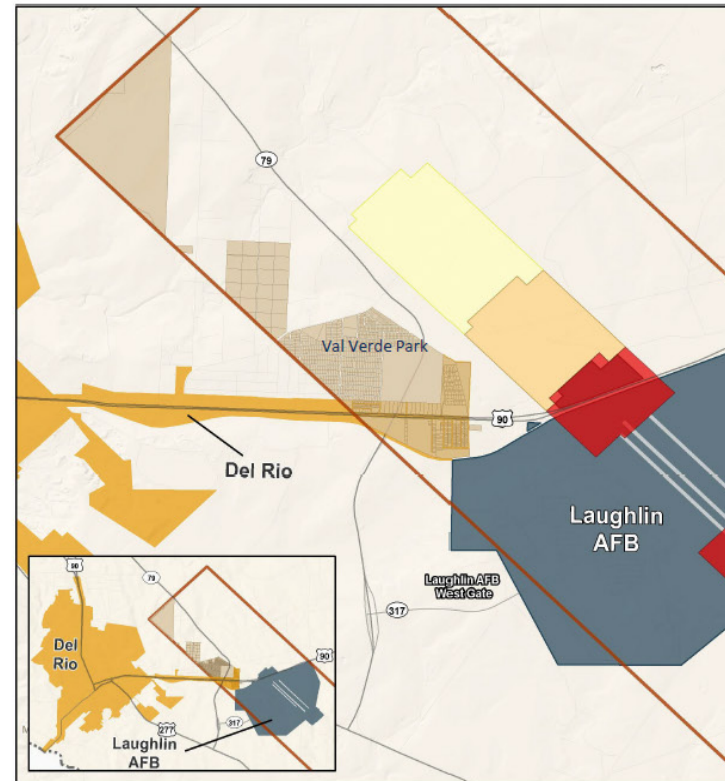
- **Redundant Energy Supply**
 - Lack of redundant energy supply impacts the operational integrity at Laughlin AFB
 - Back-up power generation for all mission-critical facilities is in place
- **Redundant Water Supply**
 - Lack of redundant water supply impacts the operational integrity at Laughlin AFB
 - Potable water storage can cover short-term loss of supply
- **Frequency Spectrum**
 - Interference from wind turbines

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Compatibility Findings

- **Incompatible Land Use**
 - Joint Airport Zoning Board / Controlled Compatible Land Use Area (CCLUA) – working well
 - ETJ Challenges outside CCLUA



Legend

- | | | |
|---|---|--------------------------|
| Controlled Compatible Land Use Area (CCLUA) | Accident Potential Zone (APZ) Category CZ | City of Del Rio Boundary |
| Subdivisions within CCLUA | APZ-I | Laughlin Air Force Base |
| | APZ-II | International Border |



Source: Val Verde County, Texas, 2021



Subdivisions within CCLUA

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Bird Strike Hazard (Safety)

- **Bird strikes within 5 miles of Laughlin Airfield**
 - ~33 (July 2021 to July 2022)
 - >200 (2017-2022)
- **Bird attractants increase the probability of bird airstrike**
- **Local contractor-operated municipal landfill attracts birds**



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Remote and Isolated Installation Challenges

- Housing
- Education
- Transportation
- Amenities



Source: GAO analysis of Department of Defense data; Map Resources (map). | GAO-21-276

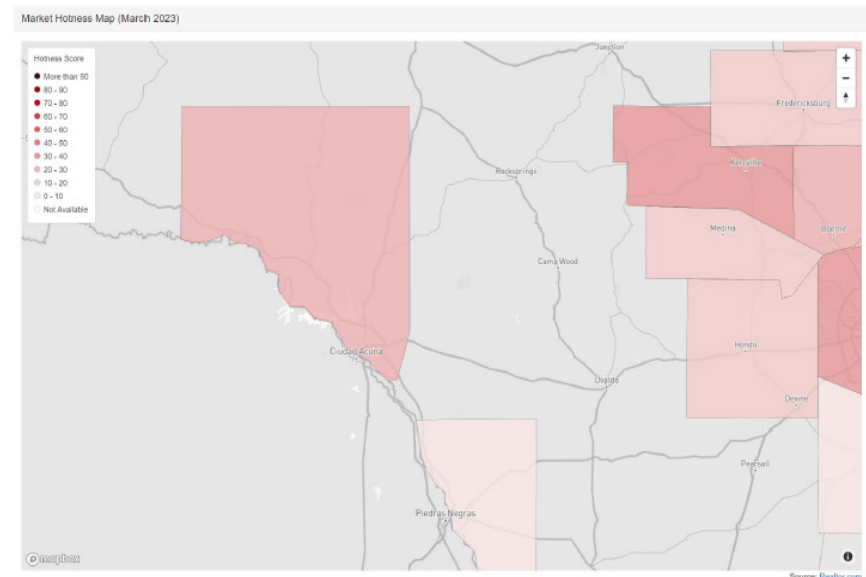
Laughlin AFB
Del Rio, Texas

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Housing Availability

- LAFB has 451 housing units at 98% fill
- Anticipated increase in military personnel, families and civilian staff of ~500



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Regional Transportation

- **Loss of regional air carrier affects**
 - Area residents and businesses
 - LAFB personnel
 - Federal agencies
- **Limited public transportation options**

NEWS // LOCAL

American Airlines ending service to Del Rio due to 'soft demand,' pilot shortage



Patrick Danner, Staff writer

Jan. 8, 2023 | Updated: Jan. 9, 2023 1:54 p.m.



2 of 4

Passengers board an American Airlines flight to Dallas-Fort Worth International Airport at Del Rio International Airport in 2020. Air carrier service between the airports will end in April, American announced.

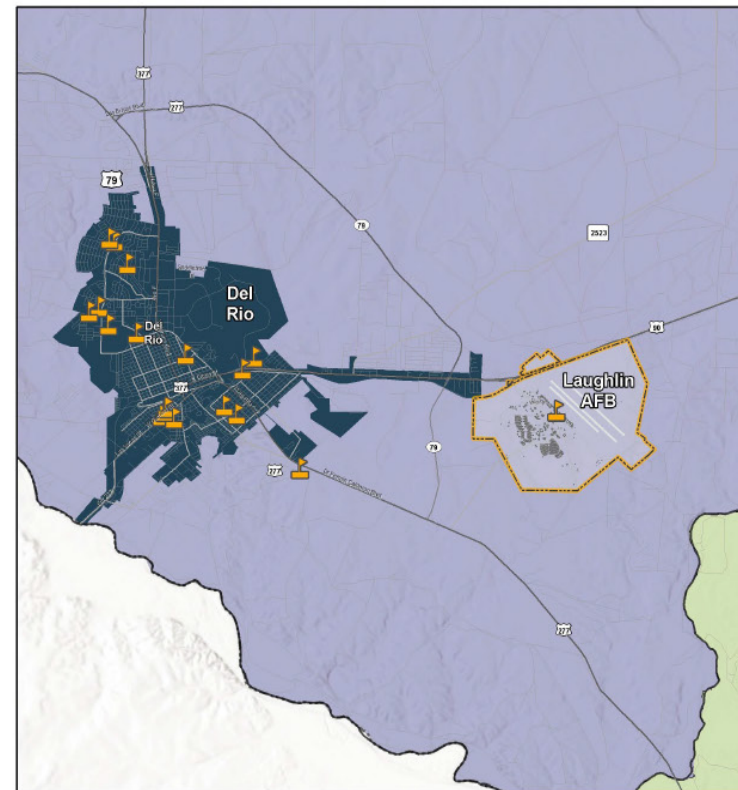
Billy Calzada, Staff / Billy Calzada

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Education Challenges and Opportunities

- Anticipated growth of school-age military family needs due to an increase in military personnel for T-7A stationing
- San Felipe School District operates the elementary school on base (K-5)
 - Classroom facilities, staff and security
- Laughlin AFB supports adding higher grade-level offerings (6-8) at the on-base school



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Installation Electrical Power

- **Single external electrical feed to the base**
 - City of Del Rio bulk power supplier
 - Champion Electric is the on-base provider
- **Base backup power generation**
 - Critical facilities have diesel-powered generators
 - Generators can provide 5 days of power on 1 tank of fuel
 - Requires external resupply between 3-5 days

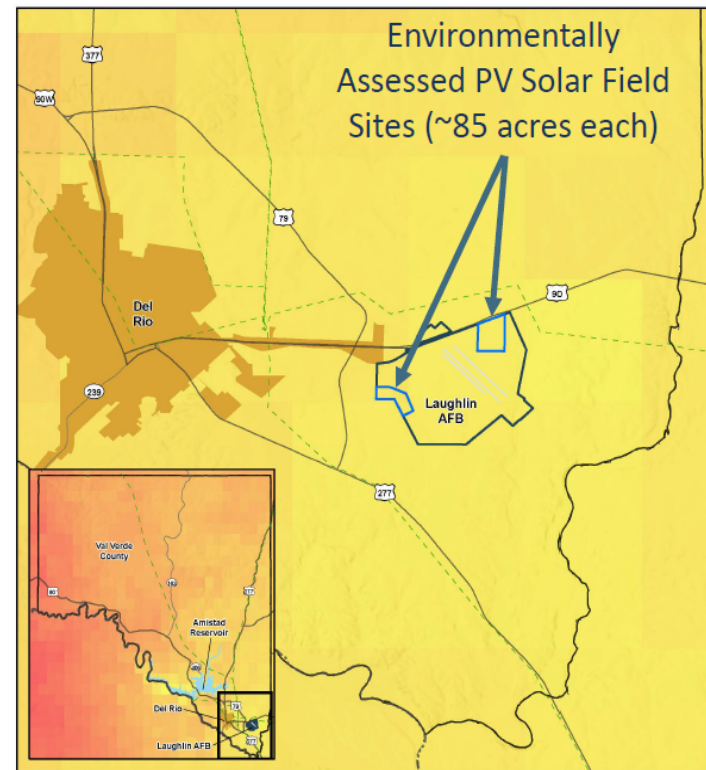


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Solar Power Potential

- **Alternative Energy Concept**
- **Proposed PV Solar System**
 - 10-MegaWatt PV Array
 - 100% of installation requirements
- **2011 Environmental Assessment**
 - Finding of No Significant Impact (FONSI)
- **Opportunity for partnership**



*Direct Normal Irradiation is the amount of solar radiation received per unit area by a surface that is perpendicular to the Sun's rays. The DNI for a sunny region is about 6.0 kWh / m² / day.

**As assessed in the 2011 Environmental Assessment for the Construction of a Photovoltaic Solar Array at Laughlin Air Force Base, Texas.



Sources: DoD AP18, February 25 2021, Texas Early Identification Tool (TEIT), 2022

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Installation Water Supply / Distribution

- **Water Supply**
 - Municipal water source is San Felipe Springs
 - Draws from Edwards Aquifer
 - Increasing demand for municipal water due to shallow well challenges
- **Water Distribution**
 - Single municipal water line
 - City of Del Rio provides potable water supply
 - LAFB has 2 water storage tanks
 - 1.25 million gallons of storage
 - 3-4 days of water supply; 5 days of drinking water



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Installation Stormwater Infrastructure

- **Concern when there is 3 inches or more of rainfall**
 - Large rainfall events can washout the perimeter security fence
- **Stormwater Outfall #3**
 - Drains airfield
 - Outflow to private property at installation boundary



Legend

Standing Water	Laughlin Air Force Base
Settlement Pond	City of Del Rio
Outfalls	Val Verde County
NHD Flowline (Creek)	

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Next Steps

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Next Steps

Near Term

Summer 2023

- Public Meeting #1 – Project Overview & Initial Findings
- Public Meeting #2 – Initial Strategies & How to Review and Comment on the Draft CUS
- Draft CUS for Committee Review
- Revised Draft CUS for Public Review

Upcoming

Next Committee Meetings

- Summer 2023
- Review preliminary strategies and present Draft CUS

Revised Final Draft CUS

- July/August

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LAUGHLIN AFB
Compatible
Use Study

Thank You!