Updated Study Schedule

Joint Land Use Study Policy Committee
May 21, 2007

Mike Sims, A.I.C.P.

North Central Texas Council of Governments
Transportation Department
Joint Land Use Study
Schedule of Policy Committee Meetings

May 21, 2007 – River Oaks
June 18, 2007 – Tarrant County
July 16, 2007 – Benbrook
Aug. 20, 2007 – Fort Worth
Sept. 17, 2007 – Lake Worth
Oct. 15, 2007 – River Oaks
Nov. 19, 2007 – Tarrant County (if needed)
Dec. 17, 2007 – Westworth Village (if needed)
Joint Land Use Study
Schedule of JLUS Briefings

May 24, 2007 at 6:30 p.m.
Presentation to Westworth Village City Council

June 21, 2007 at 7:00 p.m.
Presentation to Sansom Park City Council
Joint Land Use Study
Schedule of Consultant Events

Consultant Tour of NAS JRB       June 2007
Consultant Meeting – Builders/Realtors       June 2007
Consultant Meeting – Base Officials       July 2007
Policy Committee Approval of Recommendations for City Council Meetings       August 2007
City Council Meetings       Sept. 2007
Policy Committee Approval of Final Report       October 2007
Joint Land Use Study

Tentative Schedule of Public Meetings
Held in Conjunction with September 2007 City Council Meetings

Benbrook       1st/3rd Thursday
Fort Worth     Every Tuesday
Lake Worth     2nd Tuesday
River Oaks     2nd/4th Tuesday
Westworth Village 2nd Tuesday
White Settlement 2nd/4th Tuesday
For More Information:

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Preliminary Land Use Analysis

Joint Land Use Study Policy Committee
May 21, 2007

Rachel Wiggins, E.I.T.
Michael Mallonee
North Central Texas Council of Governments
Transportation Department
Analysis Assumptions

- Parcel data is based from Tarrant Appraisal District (2005)
- All parcels within or touching the 65 DNL line were included
- Land use equivalency tables used to determine the AICUZ land use (SLUCM) recommendations that match State Land Use Classification (SLUC)
- 40 parcels ID codes were identified with the North American Industry Classification System (NAICS)
- Additional parcels were identified with the 2005 NCTCOG Land Use Data
Parcels Within or Touching the 65 DNL Line
Summary of Matched SLUCM Parcels

- **SLUCM Identified**
- **SLUCM Unidentified**
  (Pending small parcel analysis of commercial/institutional uses)
- **Lake**
- **Vacant**
Summary of SLUCM Identified Parcels

- Total number of parcels in the 65 DNL = 12,792
- Number of parcels for which a SLUCM was identified = 11,113
- 87% have been matched to a SLUCM
Summary of SLUCM Identified
Acreage

• Total acreage of parcels that are all or in part within the 65 DNL = 16,567

• Number of acres for which a SLUCM was identified = 14,794.0

• 89%* have been matched to a SLUCM
  *includes Lake Worth acreage
Summary of SLUCM Identified

Land Value

- Total land value that is within the 65 DNL = 1.4 B
- Value of land for which a SLUCM was identified = 1.2 B
- 85% have been matched to a SLUCM
## Analysis

<table>
<thead>
<tr>
<th>SLUC (State Land Use Code)</th>
<th>SLUCM</th>
<th># of Parcels</th>
<th># of Acres</th>
<th>$ Total Value (millions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1 (single family)</td>
<td>11.11</td>
<td>9982</td>
<td>3203.3</td>
<td>757.9</td>
</tr>
<tr>
<td>A4 (town homes)</td>
<td>11.13</td>
<td>21</td>
<td>.4</td>
<td>1.1</td>
</tr>
<tr>
<td>B1 (multi-family)</td>
<td>11.21</td>
<td>59</td>
<td>286.5</td>
<td>101.8</td>
</tr>
<tr>
<td>B2 (duplex)</td>
<td>11.22</td>
<td>201</td>
<td>40.6</td>
<td>14.3</td>
</tr>
<tr>
<td>A3/B3/B4 (condominiums)</td>
<td>11.31/11.32</td>
<td>141</td>
<td>22.3</td>
<td>1.5</td>
</tr>
<tr>
<td>A2/M3 (mobile)</td>
<td>14</td>
<td>14</td>
<td>140.6</td>
<td>.3</td>
</tr>
</tbody>
</table>

Total Residential = 81% of total parcels, 23% of total acreage, 62% of total value
<table>
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<th># of Acres</th>
<th>$ Total Value (millions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>D1 (acreage, ranch)</td>
<td>81</td>
<td>16</td>
<td>676.8</td>
<td>3.7</td>
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<tr>
<td>D3/E3 (farm land)</td>
<td>81.5/81.7</td>
<td>2</td>
<td>15.9</td>
<td>.2</td>
</tr>
<tr>
<td>F1/C2 (commercial/industrial)</td>
<td>NA (NAICS codes)</td>
<td>21</td>
<td>348.3</td>
<td>35.4</td>
</tr>
<tr>
<td>J3/J4/J7 (utilities)</td>
<td>49</td>
<td>51</td>
<td>149.9</td>
<td>5.3</td>
</tr>
<tr>
<td>F2 (real, industrial)</td>
<td>39</td>
<td>20</td>
<td>622.4</td>
<td>4.8</td>
</tr>
</tbody>
</table>
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<th># of Acres</th>
<th>$ Total Value (millions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Retail</td>
<td>59</td>
<td>274</td>
<td>617.0</td>
<td>274.4</td>
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<tr>
<td>Government</td>
<td>67</td>
<td>36</td>
<td>1717.5</td>
<td>0</td>
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<tr>
<td>Schools</td>
<td>68</td>
<td>11</td>
<td>105.7</td>
<td>0</td>
</tr>
<tr>
<td>Parks</td>
<td>76</td>
<td>81</td>
<td>4293.4</td>
<td>36.1</td>
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<tr>
<td>Vacant Land</td>
<td>190</td>
<td>153</td>
<td>1985.7</td>
<td>15.9</td>
</tr>
<tr>
<td>Religious Services</td>
<td>191</td>
<td>8</td>
<td>2.0</td>
<td>0</td>
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</tbody>
</table>
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Conservation and Encroachment Partnering

Joint Land Use Study Policy Committee
May 21, 2007

Mike Sims, A.I.C.P.
North Central Texas Council of Governments
Transportation Department
Encroachment Partnering

Background

Need:
• Increasing pressure from urban sprawl and development
• Environmental regulations
• Need for more compatible land use around military installations to preserve their mission.

Objective:
To protect military training and testing operations through partnerships with non-Federal entities who share a common interest in preserving land.
Encroachment Partnering Legislation

Adopted in 2002, Amended in 2005

- 10 USC § 2684a. Agreements to limit encroachments and other constraints on military training, testing, and operations.

  - The Secretary of Defense or the Secretary of a military department may enter into an agreement with an eligible entity to address the use or development of real property in the vicinity of, or ecologically related to, a military installation or military airspace for purposes of--
    - (1) limiting any development or use of the property that would be incompatible with the mission of the installation; or
    - (2) preserving habitat on the property in a manner that-
      - (A) is compatible with environmental requirements

10 USC § 2684a. Does not authorize land acquisition for active military use
Conservation Partnering

Eligible Entities

- Federal, state, and local governments.
- Non-Profit Organizations
- Conservation Agencies (such as The Trust for Public Land and the Nature Conservancy)
- National Parks Service
- Local Game and Wildlife Commissions
Conservation Forum

Event Details

Tuesday, June 12, 2007
4:00 – 6:00 p.m.

Naval Air Station Joint Reserve Base

Agenda and Location Details will be sent to you via email and U.S. Mail
Conservation and Encroachment Partnering

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