



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: May 10, 2016

Reference: Consider amending the International Residential Building Code and Subdivision Ordinance to establish noise attenuation standards for new residential construction located within an area 2,000 feet east of the centerline of Freeport Parkway.

2030: **Special Place to Live**

Introduction:

This item is the result of a Council Goal that directed staff to review noise attenuation guidelines. Staff researched airport related noise complaints, the noise policies/regulations of other cities that are affected by airport noise and the recent zoning/subdivision cases affected by airport noise and the conditions placed on each of them.

In order to attenuate noise to a higher standard than standard construction techniques (20 dB), a 25 dB noise level reduction is recommended for the noise attenuation zone. Prescriptive standards are proposed to be included as an appendix to the International Residential Building Code. These include minimum STC ratings for exterior walls, roofs & ceilings, windows and exterior doors and minimum requirements for ventilation and penetration points.

Analysis:

In February 2016, Staff gave a presentation at the Council Work Session. At that meeting, staff advised that there was not a consistent recommendation for new residential development affected by airport noise. Staff proposed a zone of 1,500 feet from an already established 65 DNL Policy Contour designated by the DFW Airport where a note would be placed on the plat for all new subdivisions. Staff also recommended noise attenuation of 25 decibels within the zone be required in the construction of a new single family home or habitable addition. The direction staff received at that meeting was to proceed with drafting prescriptive noise attenuation standards and to bring these to the Planning and Zoning Commission for a recommendation.

The boundaries of the recommended zone have changed slightly subsequent to the Council workshop. A more tangible boundary is recommended to be used in lieu of the 65 DNL line on a map. The centerline of Freeport Parkway was chosen as the western limit as there is no residential development west of Freeport, a distance of 2,000 feet from Freeport coincides closely to the 1,500-foot distance from the 65DNL and Freeport centerline survey data is readily available.

On April 21, 2016, Staff briefed the Planning and Zoning Commission on the proposed ordinance

amendments and the Planning Commission unanimously recommended to bring these forward for approval.

Legal Review:

The City Attorney reviewed this Ordinance

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval.

Attachments:

Staff Report

Noise Complaints 2003-2005

Draft Ordinances – Chapter 15 - Appendix K, Sound Transmission and Attenuation Standards &
Chapter 13 – Subdivision Note