



Legislation Text

File #: 22-2776, **Version:** 1

STRATEGIC PRIORITY: Economic Development
AGENDA DATE: December 14, 2022
COUNCIL DISTRICT(S): 3
DEPARTMENT: Department of Planning and Urban Design
EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments for consideration and adoption of the Hensley Field Master Plan as a component of the City's Comprehensive Plan, an area generally along the edge of the Dallas Global Industrial Complex and Cottonwood Bay (western boundary), Mountain Creek Lake (southern boundary), East Jefferson Street (northern boundary), and Hensley Field Drive (eastern boundary); and an ordinance amending the Comprehensive Plan of the City of Dallas by adopting The Hensley Field Master Plan - Financing: No cost consideration to the City

BACKGROUND

Hensley Field is the site of the former Dallas Naval Air Station, a 738-acre property owned by the City of Dallas and located in Dallas' southwestern quadrant adjacent to the City of Grand Prairie. Hensley Field was leased by the U.S. Navy from the City of Dallas from 1949 to 1999. Since the Naval Air Station Dallas (NAS) closure, the site has been used for a patchwork of temporary storage, City functions, and unrelated leases. Current uses have not represented the highest and best use of this property to maximize community benefits.

The U.S. Navy is obligated under the 2002 Settlement Agreement to clean up Hensley Field and remains committed to coordinating with the City. A key consideration to enhance coordination of cleanup efforts was for the City to undertake and adopt a redevelopment master plan and identify future land uses.

Situated on the north shore of Mountain Creek Lake, the site has over two miles of lake frontage and excellent views to the skyline of Downtown Dallas, ten miles to the northeast. The Master Plan sets forth the vision and policies for the reuse and redevelopment of this strategic site. The vision is of an authentic, climate-smart, mixed-use, mixed-income and walkable community with a balance of jobs, housing, amenities, and services in an economically vibrant district of the City that brings new opportunities to its residents and workers and one that establishes a unique sense of community tied to the history and character of the place.

The Plan builds on City of Dallas initiatives and public policy including: Forward Dallas, the City's Comprehensive Plan first adopted in 2006 and currently being updated; the Comprehensive Environmental and Climate Action Plan that addresses resiliency and the challenges of climate change; the Comprehensive Housing Policy of 2018 with its strategies for overcoming patterns of segregation and poverty; Connect Dallas promoting compact and transit-oriented development; and the City of Dallas Economic Development Policy that focuses on job creation and reinvestment in Southern Dallas.

Hensley Field represents a unique opportunity for proactive redevelopment of city-owned land to create:

- A sustainable/resilient community in alignment with the Comprehensive Environment and Climate Action Plan (CECAP)
- Mixed-income housing to advance the Comprehensive Housing Policy
- A mixed-use regional center and "15-minute neighborhoods" to advance the Connect Dallas Mobility Plan and the *forwardDallas!* Comprehensive Land Use Plan
- A catalytic economic engine for Southern Dallas and the entire region to advance the City's Strategic Economic Development Plan

An overview video of the plan can be found at this [link](#)

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.youtube.com%2Fwatch%3Fv%3D3DVY6S8HsGo%26t%3D33s&data=05%7C01%7Cyolanda.hernandez%40dallas.gov%7Ced0805cd18f64062141908dac7f3b40f%7C2935709ec10c4809a302852d369f8700%7C0%7C0%7C638042146764257006%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikk1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=1csKiXDS85ZpCILW3S1tXQdvEQFpluAyF2CPSUBiLPI%3D&reserved=0> and the draft plan can be found on the project website at <https://www.hensleyfield.com/project-reports> <https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.hensleyfield.com%2Fproject-reports&data=05%7C01%7Cyolanda.hernandez%40dallas.gov%7Ced0805cd18f64062141908dac7f3b40f%7C2935709ec10c4809a302852d369f8700%7C0%7C0%7C638042146764257006%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikk1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=b9QRYi4ViKciiIVH8B6QYo1Hlu7nKjOI42YUyWnOAM%3D&reserved=0>.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Environmental Commission was briefed regarding this matter on March 9, 2022.

The Environment and Sustainability Committee was briefed regarding this matter on November 7, 2022.

The Park and Recreation Board was briefed regarding this matter on May 5, 2022.

The Park and Recreation Board toured Hensley Field on April 22, 2022.

The Economic Development Committee was briefed regarding this matter on August 3, 2020.

The Economic Development Committee was briefed regarding this matter on January 4, 2021.

The Economic Development Committee was briefed regarding this matter on September 21, 2021.

The Economic Development Committee was briefed regarding this matter on November 7, 2022.

FISCAL INFORMATION

No cost consideration to the City.

OWNER

City of Dallas

MAP

Attached