

**HENSLEY FIELD MASTER PLAN AND
TEXAS MILITARY DEPARTMENT CHINOOK
RELOCATION: TECHNICAL MEMO**

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HENSLEY FIELD MASTER PLAN AND TEXAS MILITARY DEPARTMENT CHINOOK RELOCATION

MARCH 2024

INTRODUCTION

The Texas Military Department's Dallas Army Aviation Support Facility is located in far west Dallas, immediately adjacent to residential properties in Grand Prairie, on the site of the former Dallas Naval Air Station, also known as Hensley Field. There are several TMD operations at this site, including operations and maintenance for Chinook helicopters, among others. Hensley Field is owned by the City of Dallas and TMD has a lease on property through 2039. It is likely that Dallas will not renew the lease past this date. The 2018 Joint Land Use Study recommended that additional analysis be conducted to determine the feasibility of relocating the TMD operations, particularly the Chinooks.

The City of Dallas and the United States Navy have been in an ongoing legal process through which the Navy has been undertaking environmental cleanup of the site. This work paused at some point in the past decade and was not completed to the originally agreed upon level, which would have allowed residential development on the entire site. The City of Dallas began development of a master plan in order to clarify the needs of future development to identify the necessary levels of continued cleanup by the Navy.

TEXAS MILITARY DEPARTMENT EFFORTS

An Environmental Assessment was conducted by TMD to move the Chinook operations to Naval Air Station Joint Reserve Base Fort Worth in 2020. The Draft EA is included as **Appendix 1**. The EA proposed to move six CH-47 Chinook helicopters, associated maintenance and support equipment and personnel from Dallas to NAS JRB Fort Worth, occupying two hangars, Building 1404 and 1405 in a phased approach. The Navy and TMD have since entered into a lease agreement for TMD's use of these hangars. To date TMD has not been able to secure all necessary funding to complete construction on the hangars and move operations, but efforts to secure funding are underway.

CITY OF DALLAS EFFORTS

The City of Dallas engaged a planning firm to develop a master plan for Hensley Field, a 738-acre site in west Dallas on the north shore of Mountain Creek Lake. Staff from the North Central Texas Council of Governments, including JLUS project staff, participated as part of the study's Technical Advisory Group. This property represents the largest site of potential new development in the City of Dallas but it is complicated by the history as a military installation with generally industrial uses. The master plan was

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needed to determine a path forward to attract new development, but also for the Navy to understand the level of environmental cleanup still needed. The Dallas City Council approved the Hensley Field Master Plan in 2023 (**Appendix 2**). The legal process with the Navy has restarted.

TMD-DALLAS COORDINATION

A meeting was held in January 2024 to connect City of Dallas and TMD leadership to better understand timelines of each entity with regard to relocation of TMD operations. TMD stated that operations will need to continue through the term of the lease and inquired about Dallas' timeline for beginning to implement the master plan. Dallas stated a minimum timeline of 3-5 years for the planning and procurement effort, then another 5-10 years for construction, which could be phased to leave the TMD facilities for the last phase. The meeting was extremely helpful to all sides to gain greater understanding of the two entities' plans. There was general agreement to continue ongoing coordination. The next step is a workshop planned for spring 2024 to define all stakeholders' interests and continue to discuss timelines.