

# Floodplain Fill Permit Neighborhood Meeting

**FP 26-01**

**1402 Naylor St. Dallas TX**



Dallas Water Utilities  
Floodplain Management

05/05/2026



**City of Dallas**

# Attendees



## City of Dallas – Floodplain Management

- David Phan – Engineering Program Administrator
- Raheel Khan – Technical Lead – Engineering
- Nazrul Chowdhury – Senior Engineer
- Gautam Eapi – Engineer I
- Charles Bunton - Project Coordinator II

## Engineer

- Kenneth Nwankpa – GEICS Engineering LLC

## Representatives for Property Owner and/or Developer

- Steve Browne - Owner



# Registering Attendance



Welcome, and thank you for joining us.

Please register your attendance by:

- Either by entering your name and email in the chat window to your right
- By stating your name and e-mail if you called in by phone,
- Or by emailing the city at [FloodplainManagement@Dallas.Gov](mailto:FloodplainManagement@Dallas.Gov)

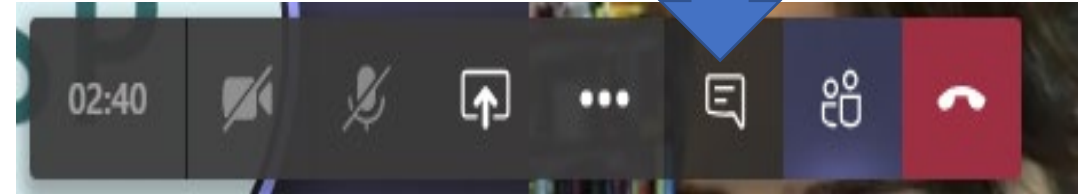


# Chat Function



For Microsoft Teams, click on the Chat icon

- It may be located at the bottom of the screen or in the top-right corner
- You can then type your introduction or any questions into the chat.



# Floodplain Management Duties



- Regulate development within the City's regulatory floodplain
- Conduct capital drainage and erosion assessments for inclusion in the Needs Inventory
- Coordinate regulatory requirements with FEMA, USACE, and TCEQ for floodplains and city owned dams/levees.
- Provide technical assistance to City departments for proposed activities in the floodplain

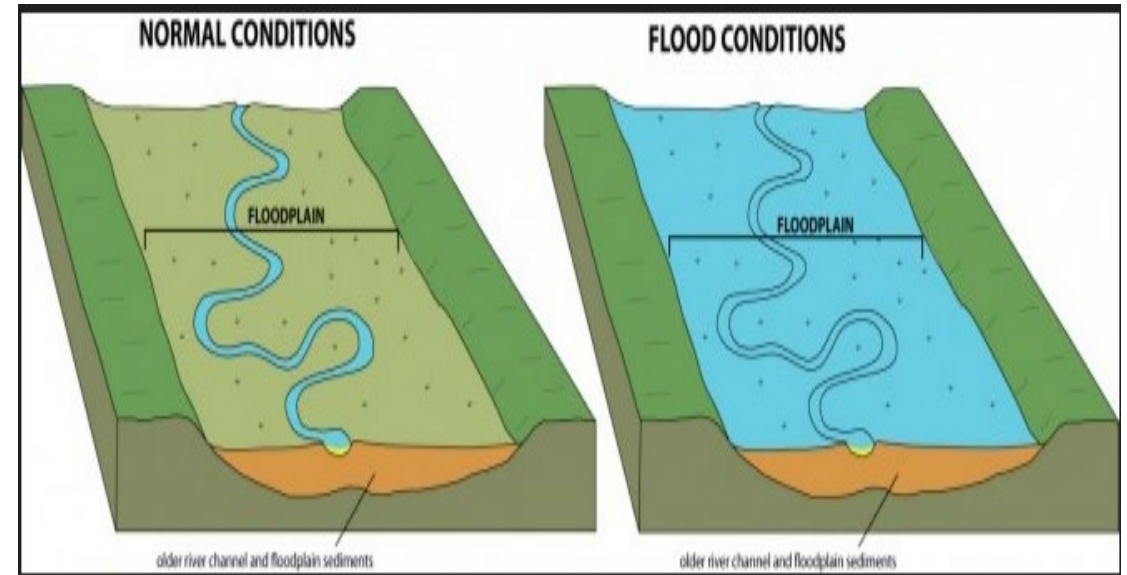


# What is a Floodplain?



Floodplain is a low-lying area of land adjacent to a river or creek that stores floodwater after heavy rainfall until it can drain downstream.

- 100-year flood: A flood event that has a 1-in-100 chance (1% probability) of being equaled or exceeded in any given year.
- 100-Year Floodplain: The area of land that is expected to flood during a 1% annual chance flood event.



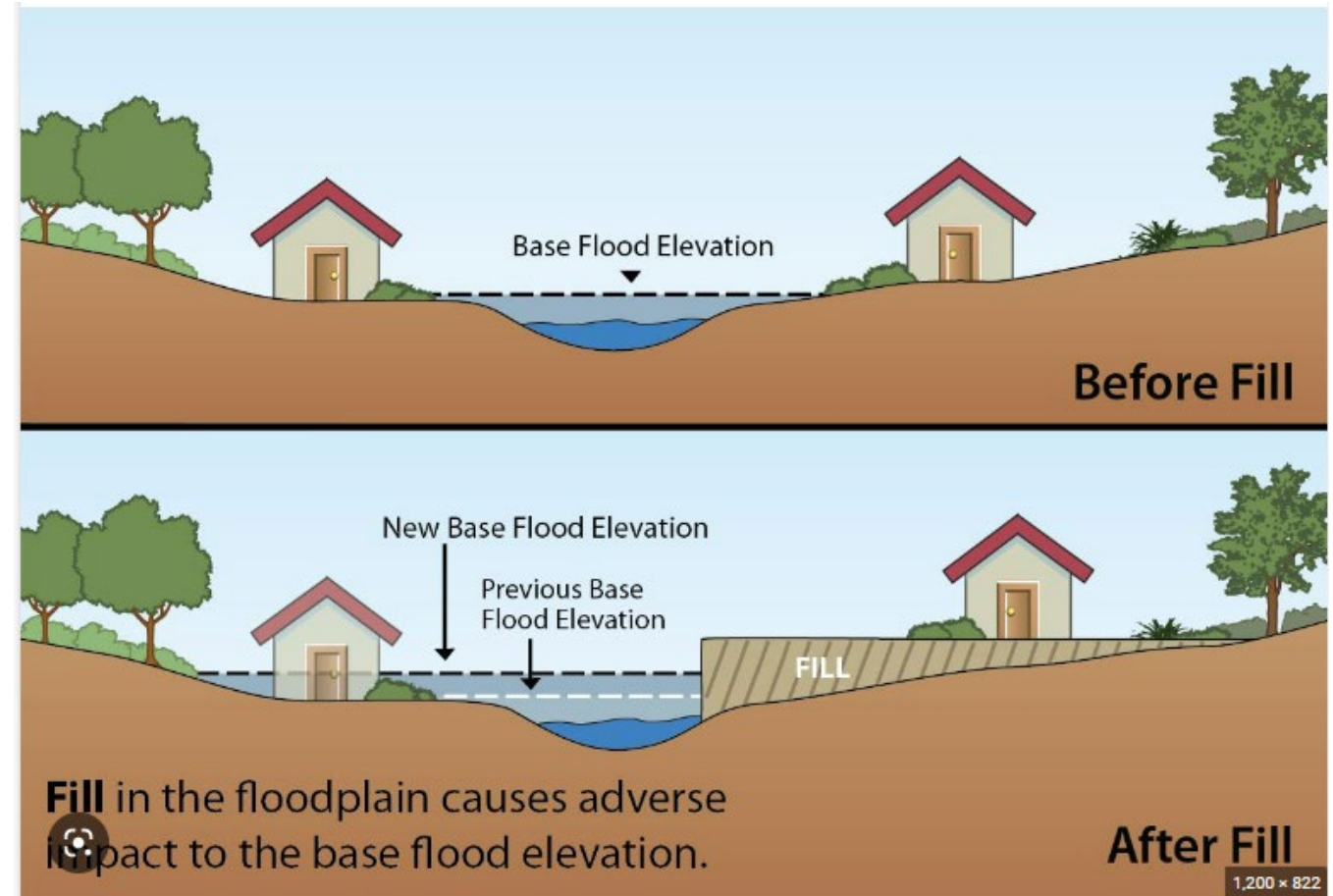
# Why is Floodplain Regulation Important?



To ensure that a property owner's development choices do not worsen flooding conditions.

Priorities include:

- Public Safety
- Protection of property



# Location & Current 100-Year Floodplain – FEMA

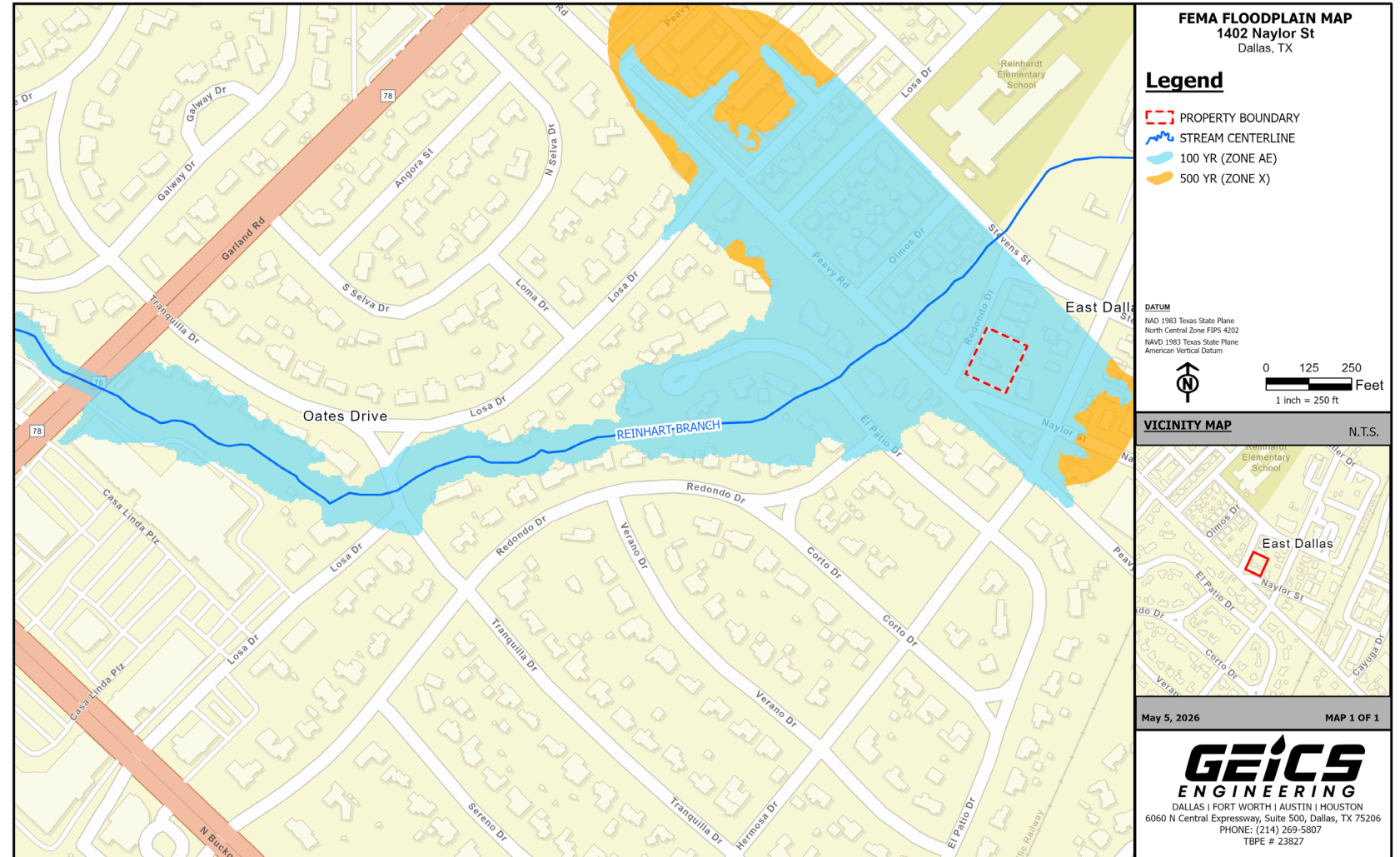


Located in east Dallas  
(NE of SL 12 and SH 78)

National Flood Hazard  
Layer (NFHL)

- Panel: 48113C0355K
- Effective: 07/07/2014
- Reinhardt Branch  
(Zone AE)

Council District 9



# Location & Current 100-Year Floodplain – City of Dallas



Located partially in the  
100-year floodplain  
(City of Dallas)

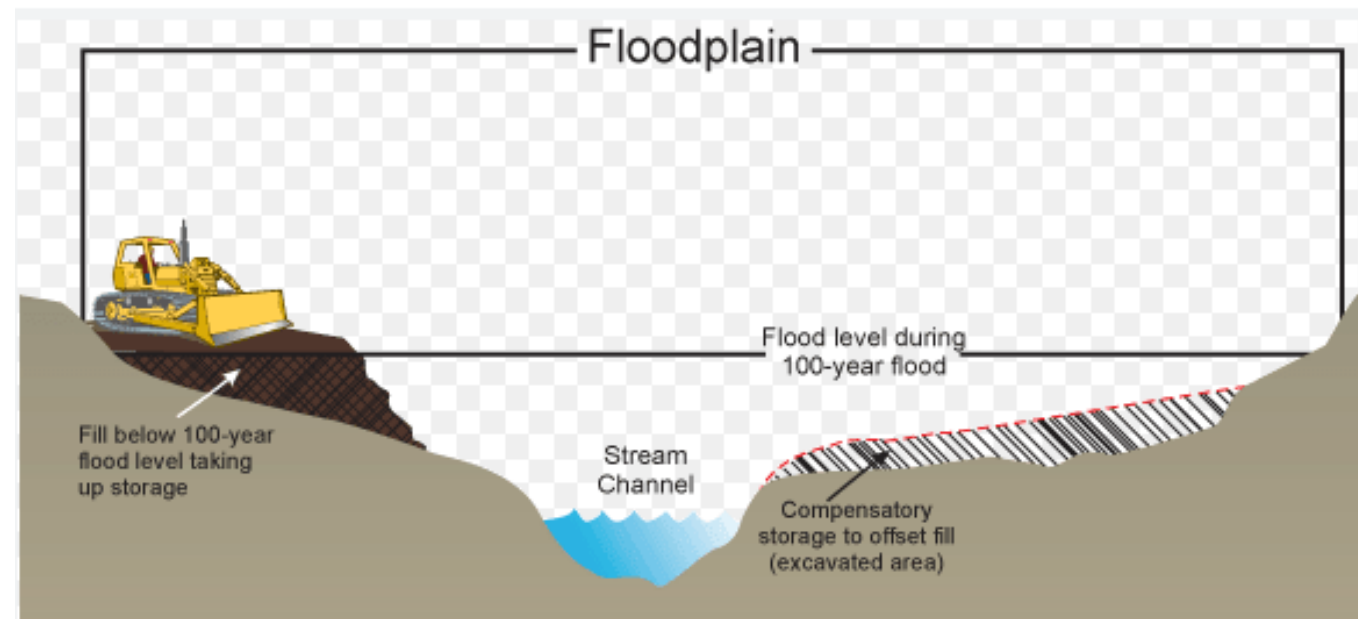


# What is a Fill Permit?



- **Fill Permit**

- Required for development activities that reclaim land from the floodplain for development.
- All new residential and commercial structures within the floodplain must obtain a fill permit.



# Why is a Permit Required?



The Dallas Development Code prohibits the placement or storage of fill, construction of structures, excavation, or any other development activity within the 100-year floodplain unless a fill permit is obtained in advance.



# Why is a Permit Required?



## No Adverse Impact Policy

- Not allow development that will cause flood or flood risk to other properties.

City of Dallas is a member of National Flood Insurance Program (NFIP) and must enforce our floodplain regulations.



# 100-year Floodplain Criteria the City Considers



## Floodplain Engineering Criteria – All 10 must be met

- No rise in existing water surface elevations\*
- No increase in erosive velocities
- Valley Storage mitigation requirements
- Environmental Impact Study
- Landscape and erosion control plans

Ecological Criteria

Recreational Criteria



\*Rises are allowed for detention basins and ponds specifically designed for flood control

# Fill Permit Process Timeline



We Are Here



\*Letter of Map Revision (LOMR) are required for floodplain reclamation within FEMA's NFHL.

# Summary of Work



- The existing structures on the site were demolished, the land has been cleared of debris, and three (3) duplex residential structures will be constructed.
- Building pad will be elevated two (2) above the 100-year water-surface elevation.
- Finished floor elevation will be elevated three (3) feet above the 100-year water-surface elevation.
- One (1) foot-high retaining wall will be used at western corner for slope stabilization.



# Summary of Work



- No rise in 100-year water surface elevation.
- No causing or worsening of erosive velocities
- Valley storage reduction is within the allowable limits.



# Pre-Project 100-Year Floodplain



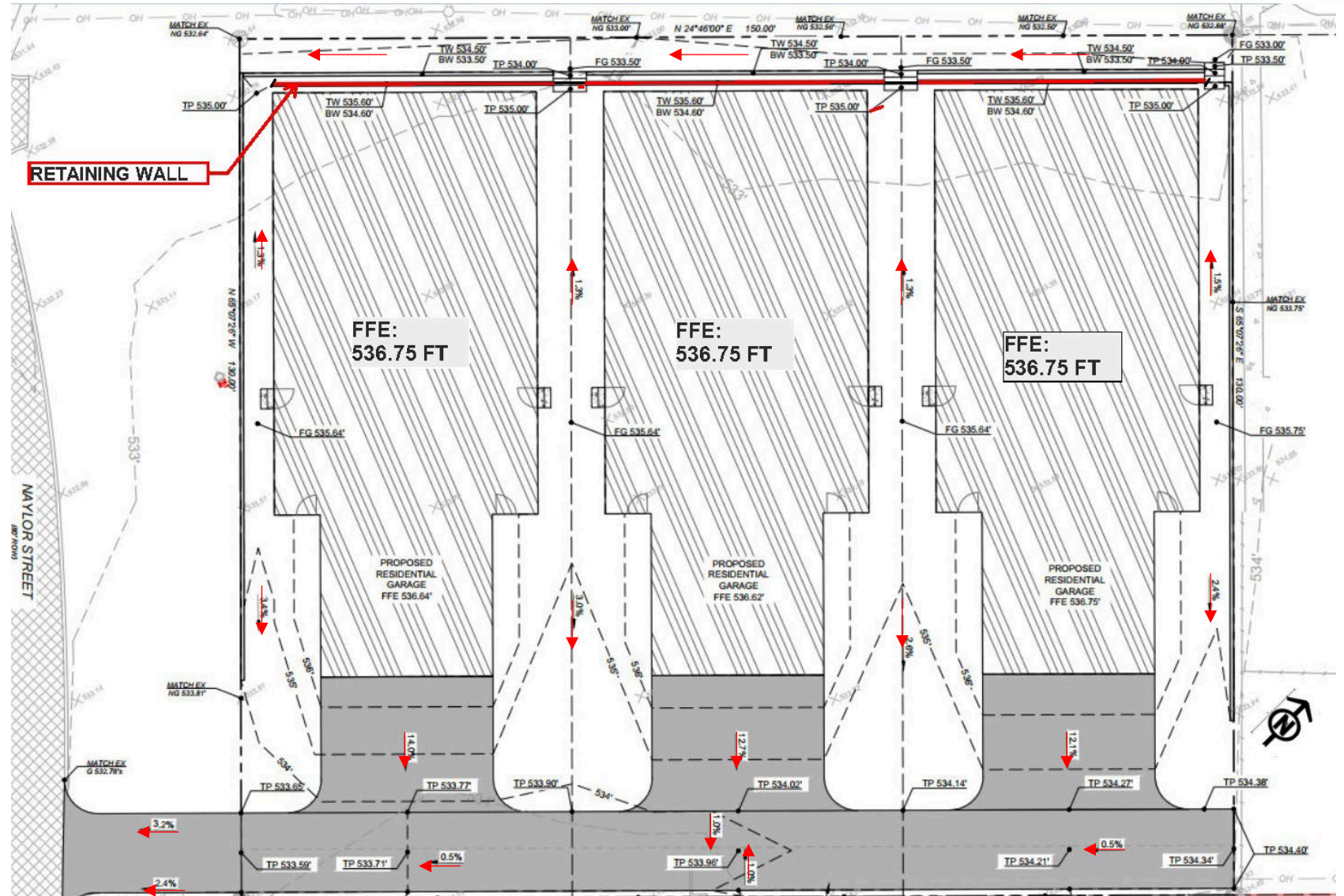
# Post-Project 100-Year Floodplain



# Proposed Site Grading



- Approx. 1 ft retaining walls.
- Drainage swales at building corners.
- Drainage flows to alley and street.
- On average, the building finished floor will be raised approx. 3 feet above current elevation.



# Questions?



- Ask them aloud
- Type them into the chat
- Email [FloodplainManagement@Dallas.Gov](mailto:FloodplainManagement@Dallas.Gov)

A recording of this presentation will be posted here:

<https://dallascityhall.com/departments/waterutilities/stormwater-operations/Pages/FloodplainandDrainageManagement.aspx>



# Floodplain Management Contact



Dallas Water Utilities – Stormwater Operations, Floodplain Management

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Dallas, Texas 75207

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[FloodplainManagement@dallas.gov](mailto:FloodplainManagement@dallas.gov)

