



City of Dallas

Floodplain Fill Permit Neighborhood Meeting

FP 25-01

**(4519 Elsie Faye Heggins
Street)**



Dallas Water Utilities
Floodplain Management

03/24/2025

Attendees



City of Dallas – Floodplain Management

- David Phan – Engineering Program Administrator
- Tam Vu – Floodplain Coordinator
- Ivan Hernandez-Engineer II

Engineer

- Kenneth Nwankpa, PE, CFM (GEICS Engineering)

Representatives for Property Owner and/or Developer

- Troy Rich (Devcol Group)



Registering Attendance



Welcome and thank you for joining us.

Register your attendance by:

- Either entering your name and email into the chat window to your right
- By stating your name and e-mail on the phone if you called in
- Or by emailing Ivan Hernandez at ivan.hernandez@dallas.gov or at FloodplainManagement@Dallas.Gov

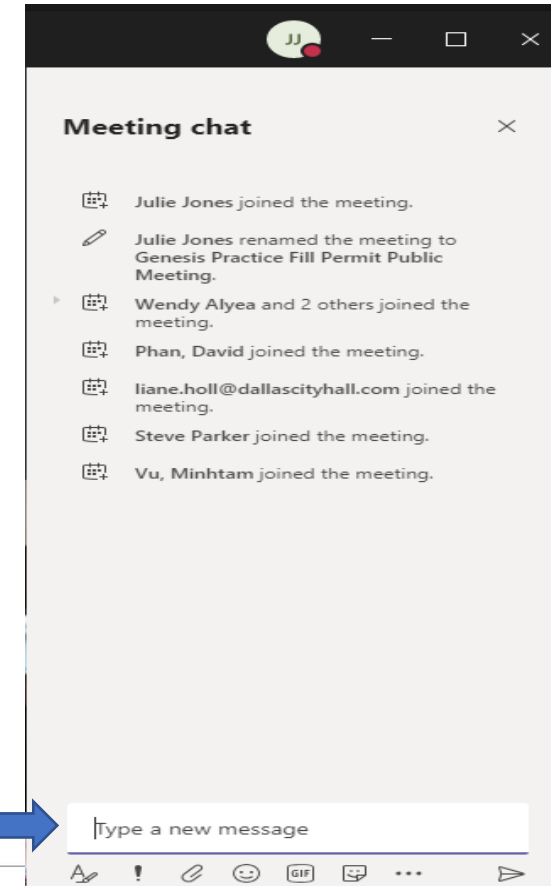
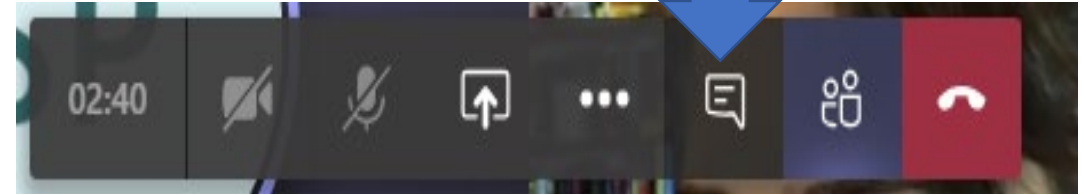


Chat Function



For Microsoft Teams, Click on the Chat icon

- It may be at the bottom of the screen or at the top right
- You can then type into the chat function for your introduction or with any questions



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 floodplain and city owned dams/levees.
- Provide technical assistance to City departments for proposed activities in the floodplain

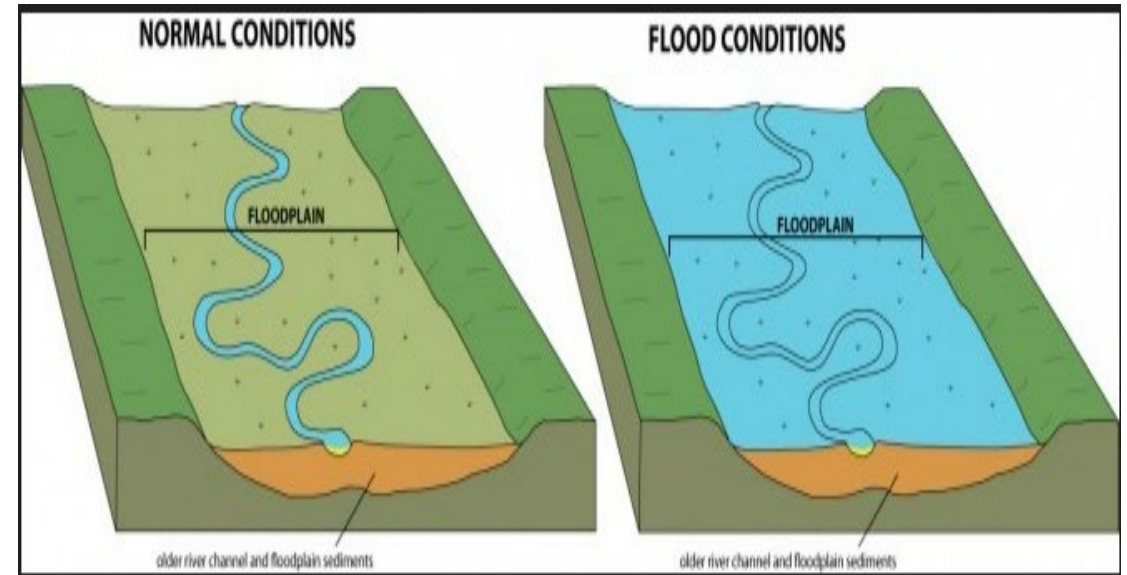


What is a Floodplain?



Floodplain is a low-lying area of ground, adjacent to a river or creek, that stores the flood water after heavy rain events 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: An area of land that will flood from the 1% chance event in any given year.



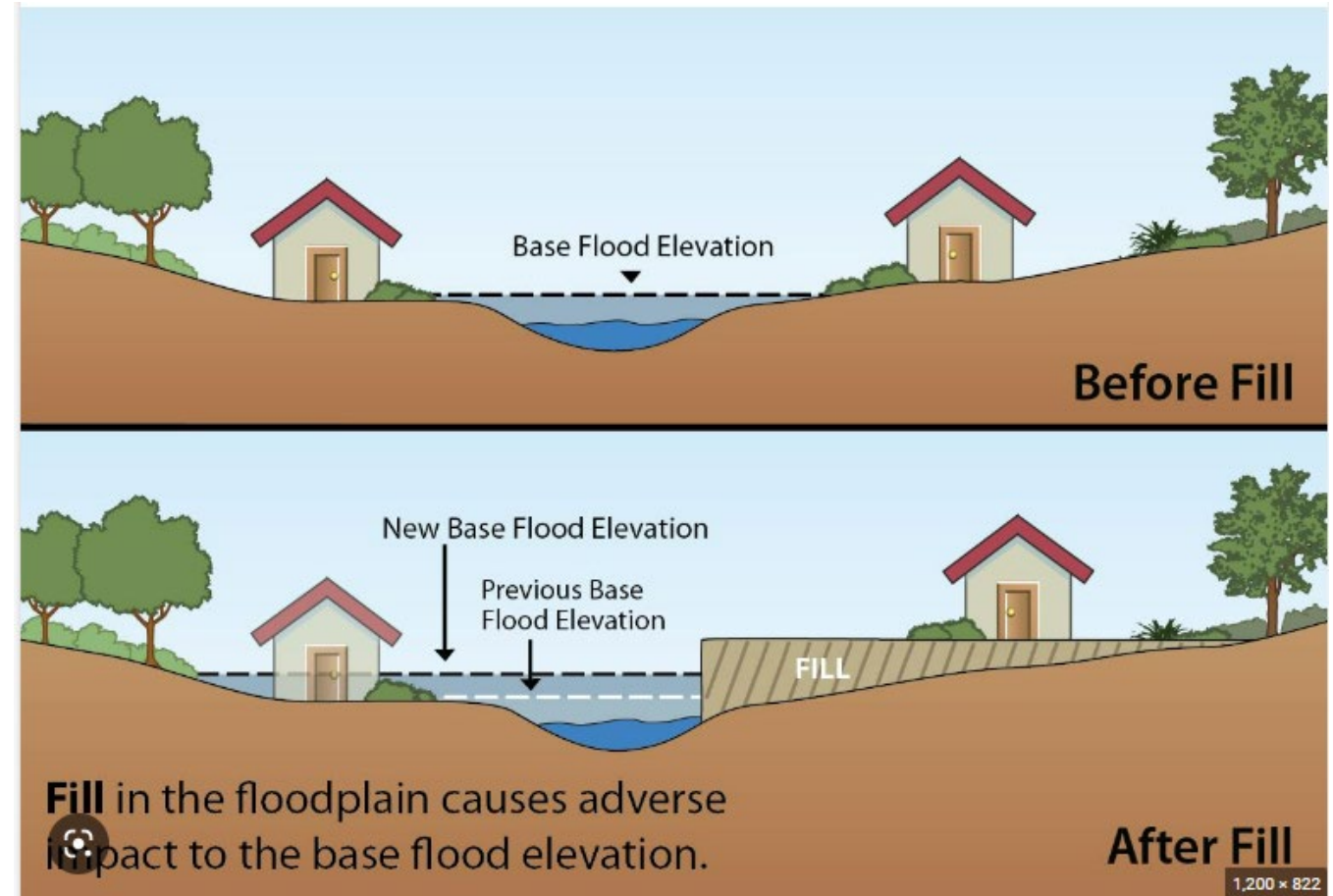
Why is Floodplain Regulation Important?



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

Prioritizing:

- Public Safety
- Protection of property



Location & Current 100-Year Floodplain – FEMA

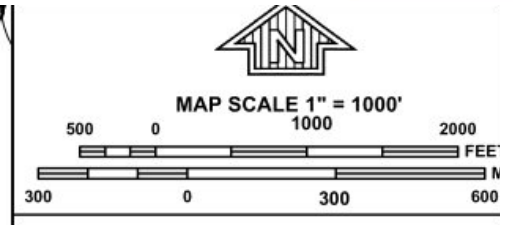


National Flood Hazard Layer (NFHL)

- Panel: 48113C0365K
- Effective July 7, 2014

Council District 7

Southwest corner of
Lyons St and Elsie Faye
Heggins St



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0365K

FIRM
FLOOD INSURANCE RATE MAP
DALLAS COUNTY,
TEXAS
AND INCORPORATED AREAS

PANEL 365 OF 725
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
DALLAS CITY OF 481171 3365 K

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

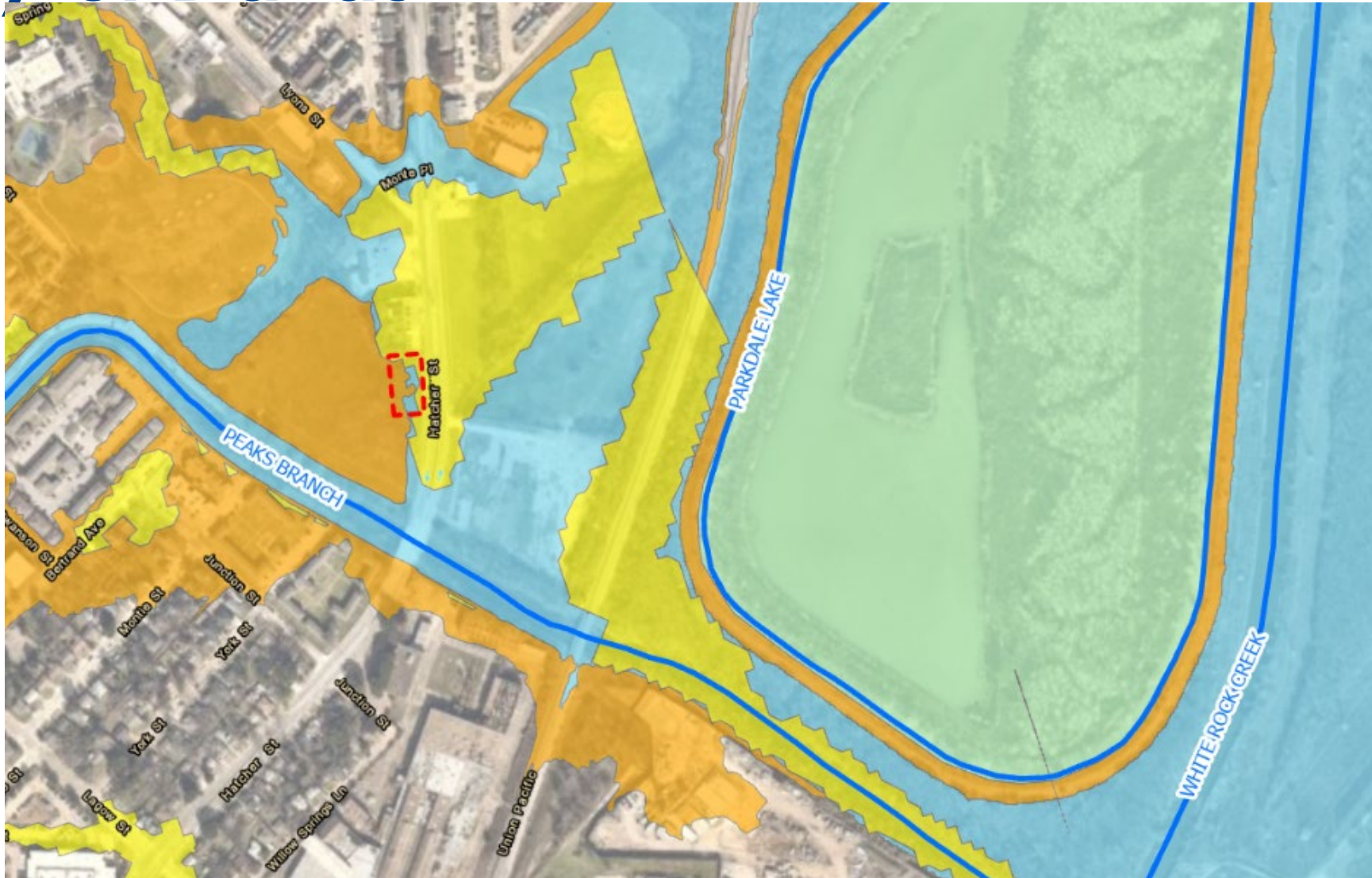
MAP NUMBER
48113C0365K
MAP REVISED
JULY 7, 2014

Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.



Location & Current 100-Year Floodplain – City of Dallas



- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- PEAK'S BRANCH

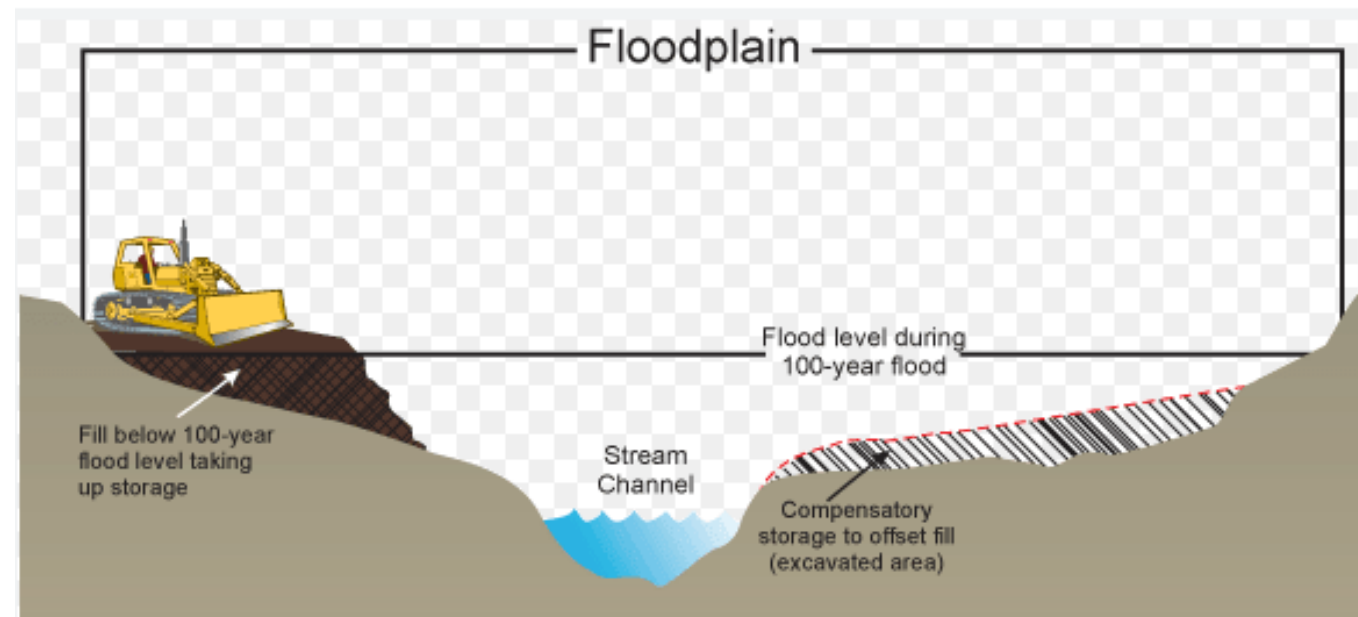


What is a Fill Permit?



- **Fill Permit**

- For development activities that reclaim land from the floodplain for development.
- New residential and commercial structures in the floodplain must obtain fill permits



Why is a Permit Required?



Dallas Development Code prohibits the deposition or storage of fill, placement of a structure, excavation, or any other development activity in the 100-year floodplain unless a fill permit is first obtained.



Why is a Permit Required?



No Adverse Impact Policy

- Not allow development that will flood or cause flooding to others.

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



General 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



- **Residential development on an approximately 0.42-AC property at 4519 Elsie Faye Heggins**
- **Grading (fill) reclaiming 100-YR floodplain of Peaks Branch and White Rock Creek Overflow Channel**
 - Existing floodplain on property: 0.40 AC
 - Proposed floodplain on property: 0.30 AC
 - Proposed floodplain removal: 0.10 AC
- **Floodplain impacts meet City 10-point criteria**
 - No fill proposed in active conveyance area of Peaks Branch and White Rock Creek (no impact to floodplain WSE, channel velocity)
 - On-site excavation is provided to mitigate valley storage impacts



Pre-Project 100-Year Floodplain



Post-Project 100-Year Floodplain



Questions?



- Ask them aloud
- Type them into the chat
- Email Ivan Hernandez at ivan.hernandez@dallas.gov or at 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

2245 Irving Boulevard, 2nd Floor

Dallas, Texas 75207

(214) 671-2219

FloodplainManagement@dallas.gov

