



# City of Dallas

## Floodplain Fill Permit Neighborhood Meeting

**FP 25-06  
(3890 Whitehall Drive)**



Dallas Water Utilities  
Floodplain Management  
01/22/2026

# 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

- Michelle Schulz(Property Owner)
- Allen Walker (Contractor)



# 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](mailto:ivan.hernandez@dallas.gov) or at [FloodplainManagement@Dallas.Gov](mailto:FloodplainManagement@Dallas.Gov)

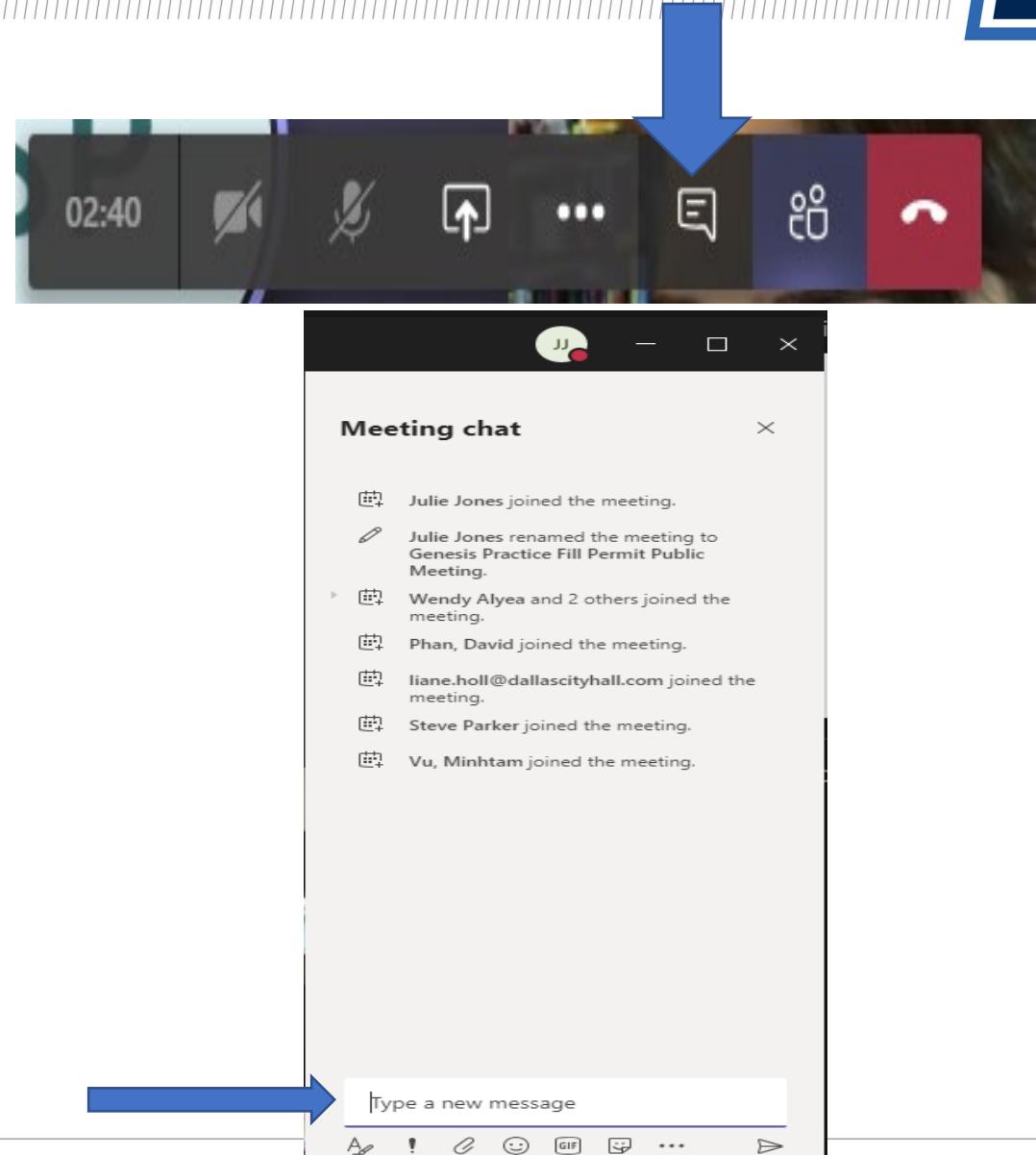


# Chat Function



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

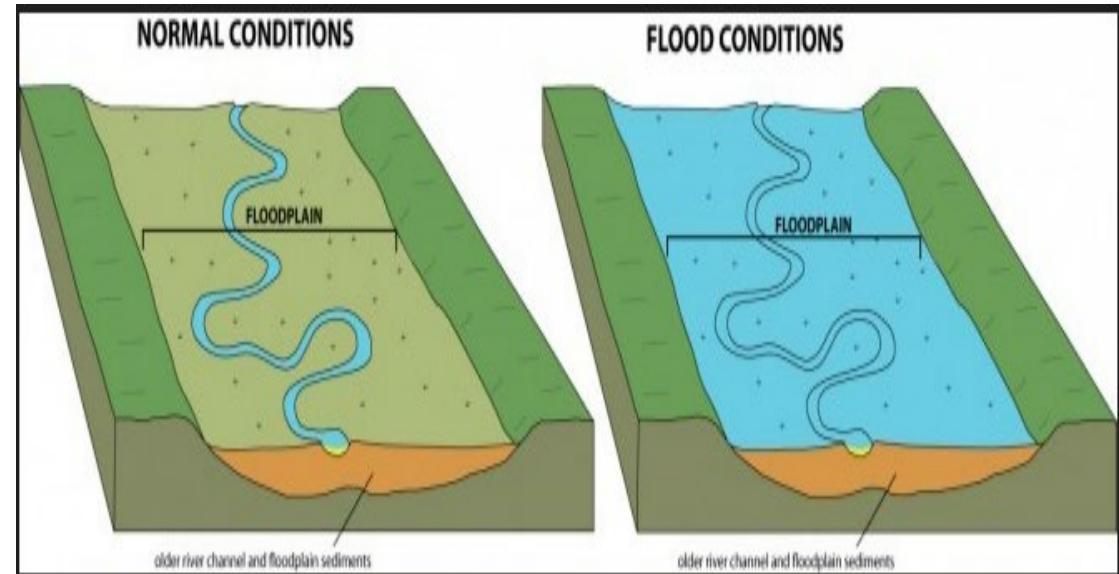


# What is a Floodplain?



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.



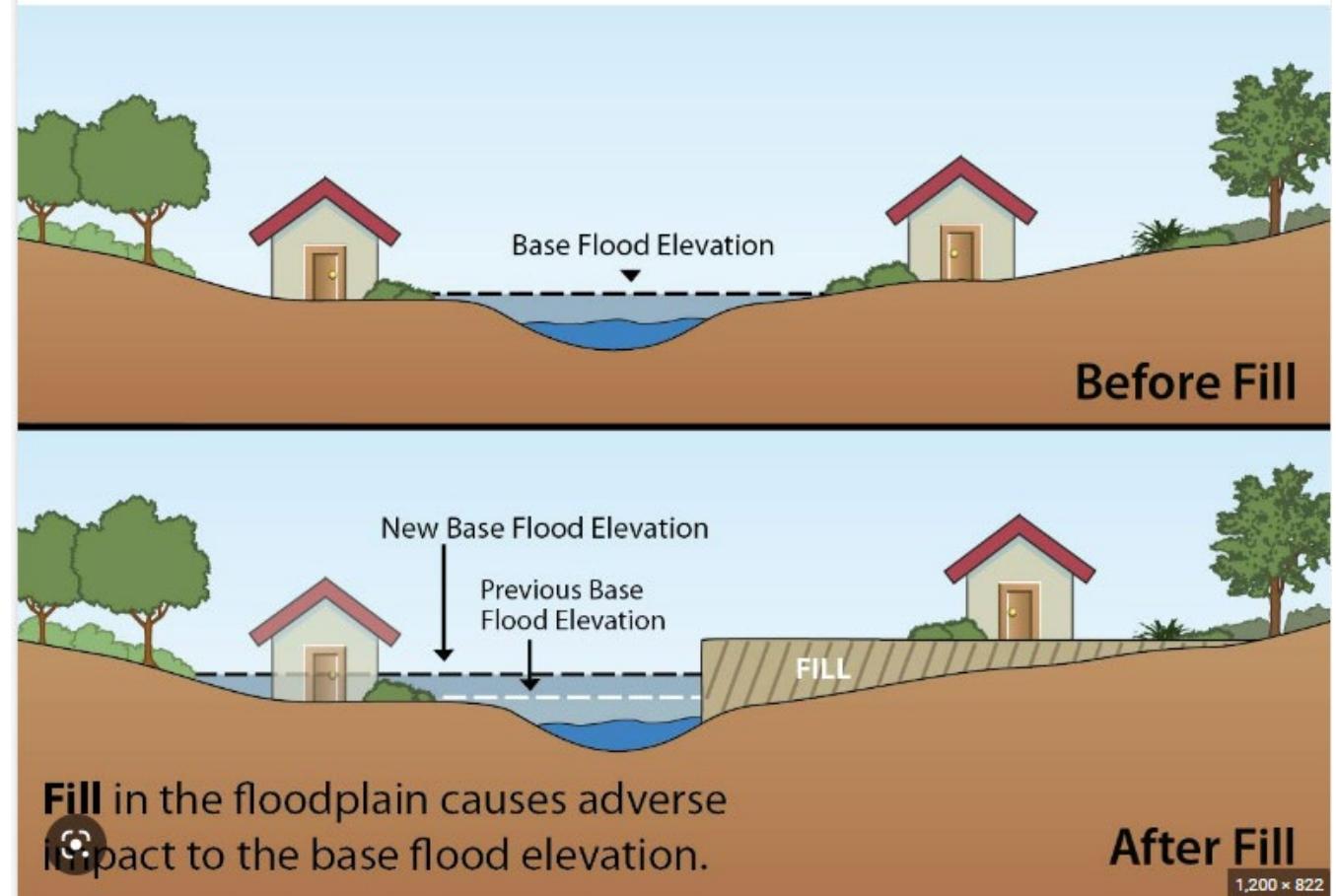
# Why is Floodplain Regulation Important?



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 -

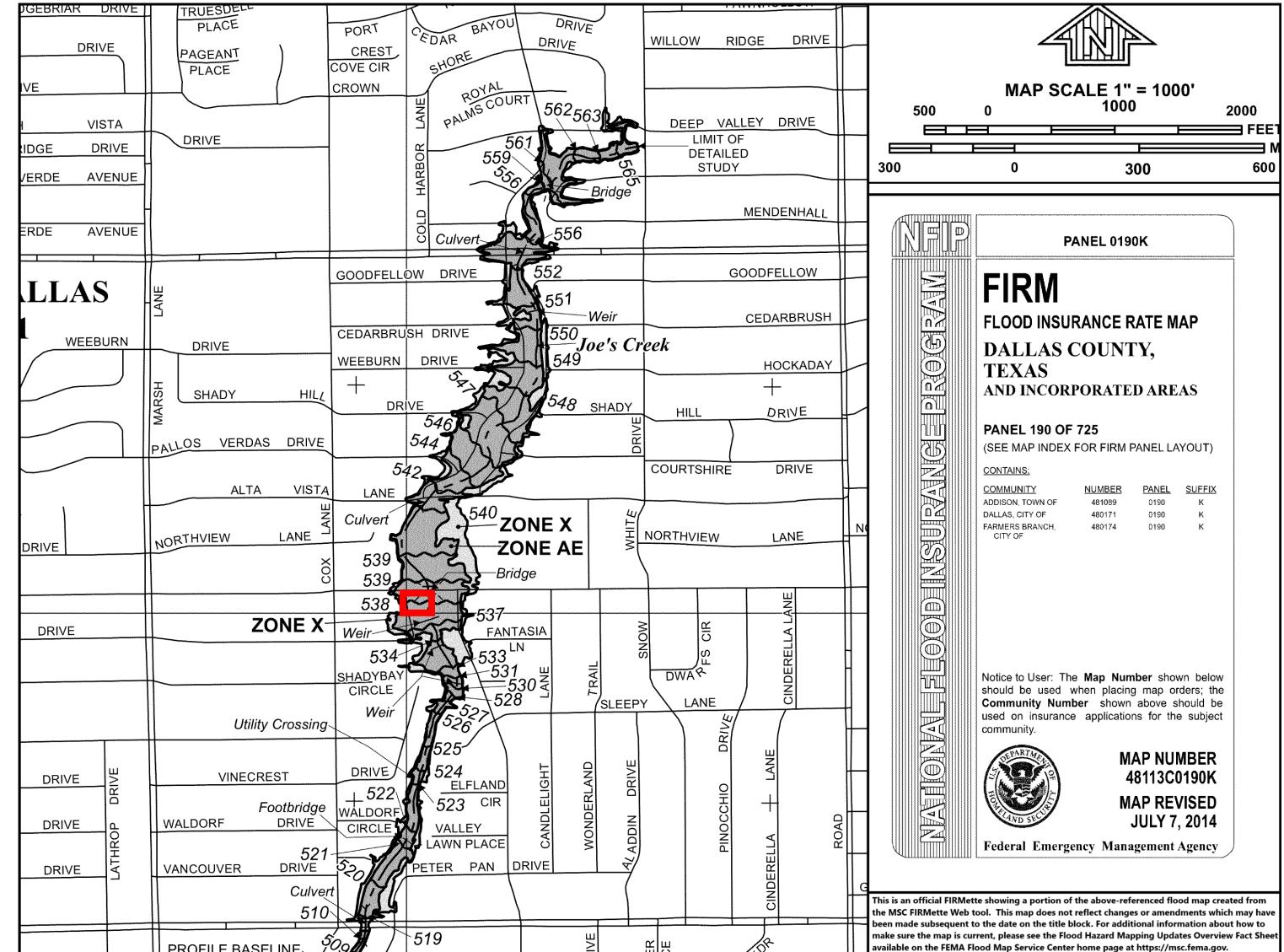
## FEMA

### National Flood Hazard Layer (NFHL)

- Panel: **48113C0190K**
- Effective **July 7, 2014**

### Council District **13**

**Southeast corner of  
Northaven Road and  
Whitehall Drive**



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

- Located in Zone AE 100-year Floodplain of Joe's Creek

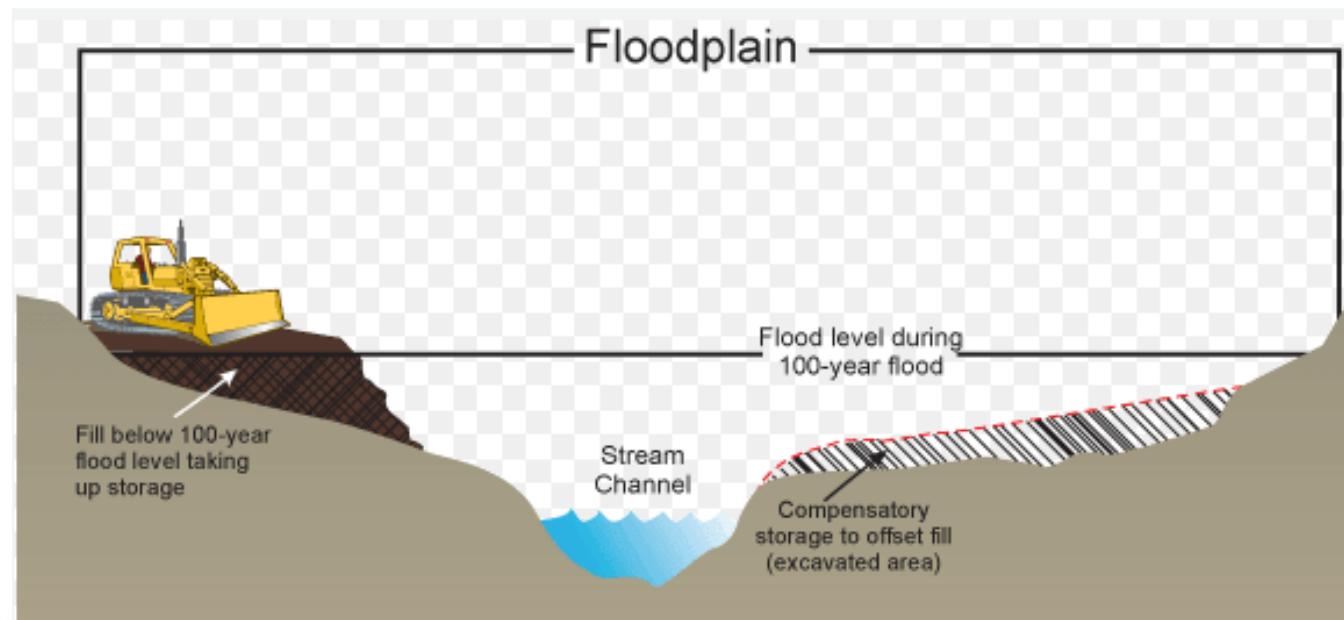


# What is a Fill Permit?



- **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



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

# Fill Permit Approval



- At the time of this meeting, the fill permit package is still being finalized to ensure compliance with City floodplain regulations.



# Summary of Work



- **Residential development on an approximately 0.45-ac property located at 3890 Whitehall Dr, Dallas, TX**
  - Demolish existing residential structure and construct new residence.
  - Elevate building pad and finished floor above the Base Flood Elevation (BFE).
- **Grading (fill) reclaiming 100-YR floodplain of Joe's Creek**
  - Existing floodplain on property: 0.45 AC
  - Proposed floodplain on property: 0.29 AC
  - Proposed floodplain removal: 0.16 AC
- **Floodplain impacts meet City 10-point criteria**
  - No increase to floodplain WSE and no worsening of erosive velocities
  - Valley storage loss of 2% is within acceptable limits (max allowable is 15%)



# Pre-Project 100-Year Floodplain



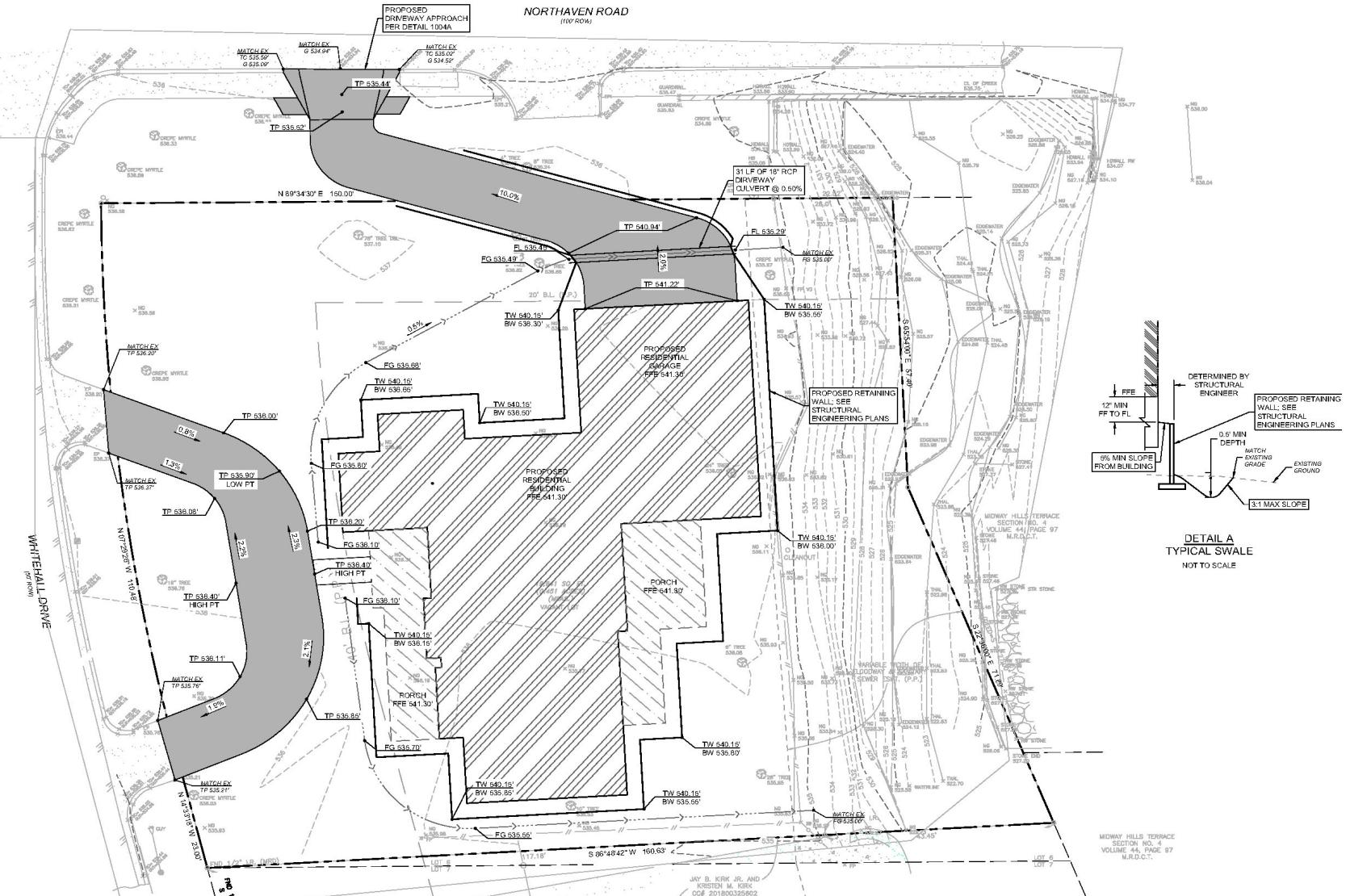
# Post-Project 100-Year Floodplain



# Proposed Site Grading



- Minimum Pad Elevation - 2 ft above Base Flood Elevation (BFE)
- Minimum Finished Floor Elev – 3 ft above BFE
- Retaining Walls
- Driveway



# Questions?



- Ask them aloud
- Type them into the chat
- Email Ivan Hernandez at [ivan.hernandez@dallas.gov](mailto:ivan.hernandez@dallas.gov) or at [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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