

Floodplain Fill Permit Neighborhood Meeting FP 24-05

University Hills Fill Permit February 7, 2025



**David Phan, P.E., CFM
Engineering Program Administrator**

**Floodplain Management
Dallas Water Utilities**



Attendees

City of Dallas – Floodplain Management

- David Phan – Engineering Program Administrator
- Tam Vu – Floodplain Coordinator

KFM Engineering & Design

- David Pitcher, PE, CFM

Representatives for Property Owner & Developer

- Matthew Dawson, VM FUND 1 LLC
- Arthur Santa-Maria, Hoque Global



Attendees

Welcome and thank you for joining us. Please let us know who is joining us!

Register your attendance by:

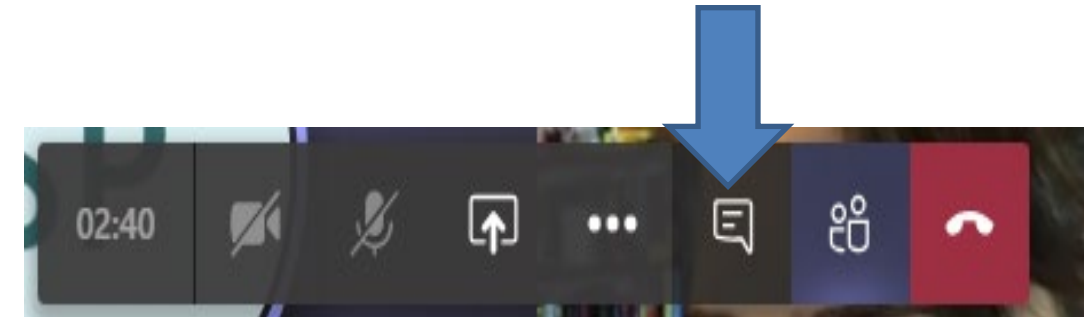
- **Either entering your name and email into the chat window to your right**
- **By stating your name and e-mail on the phone if you called in**
- **Or by emailing David Phan at David.Phan@Dallas.Gov or at FloodplainManagement@Dallas.Gov**



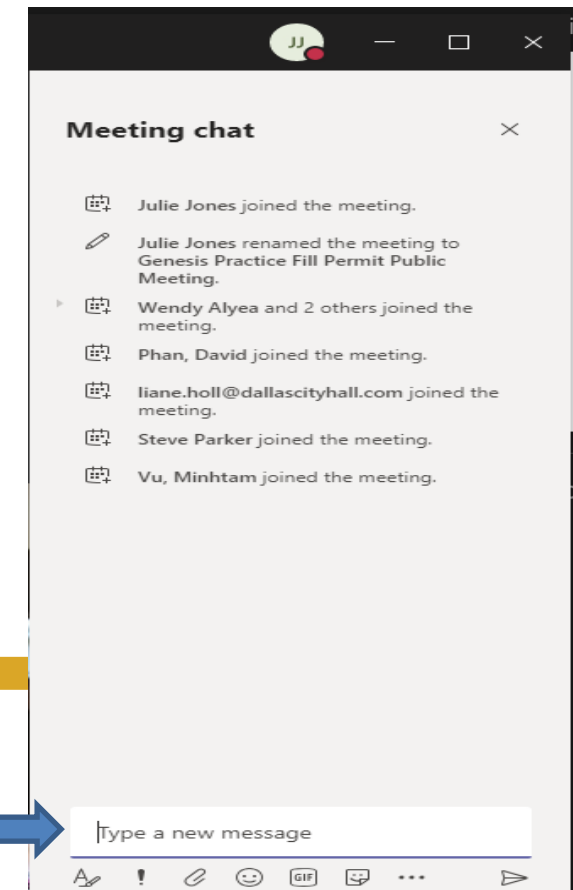
Chat Function

Click on the Chat icon

- It may be at the bottom of the screen or at the top right

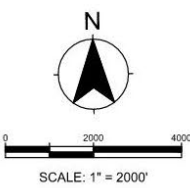
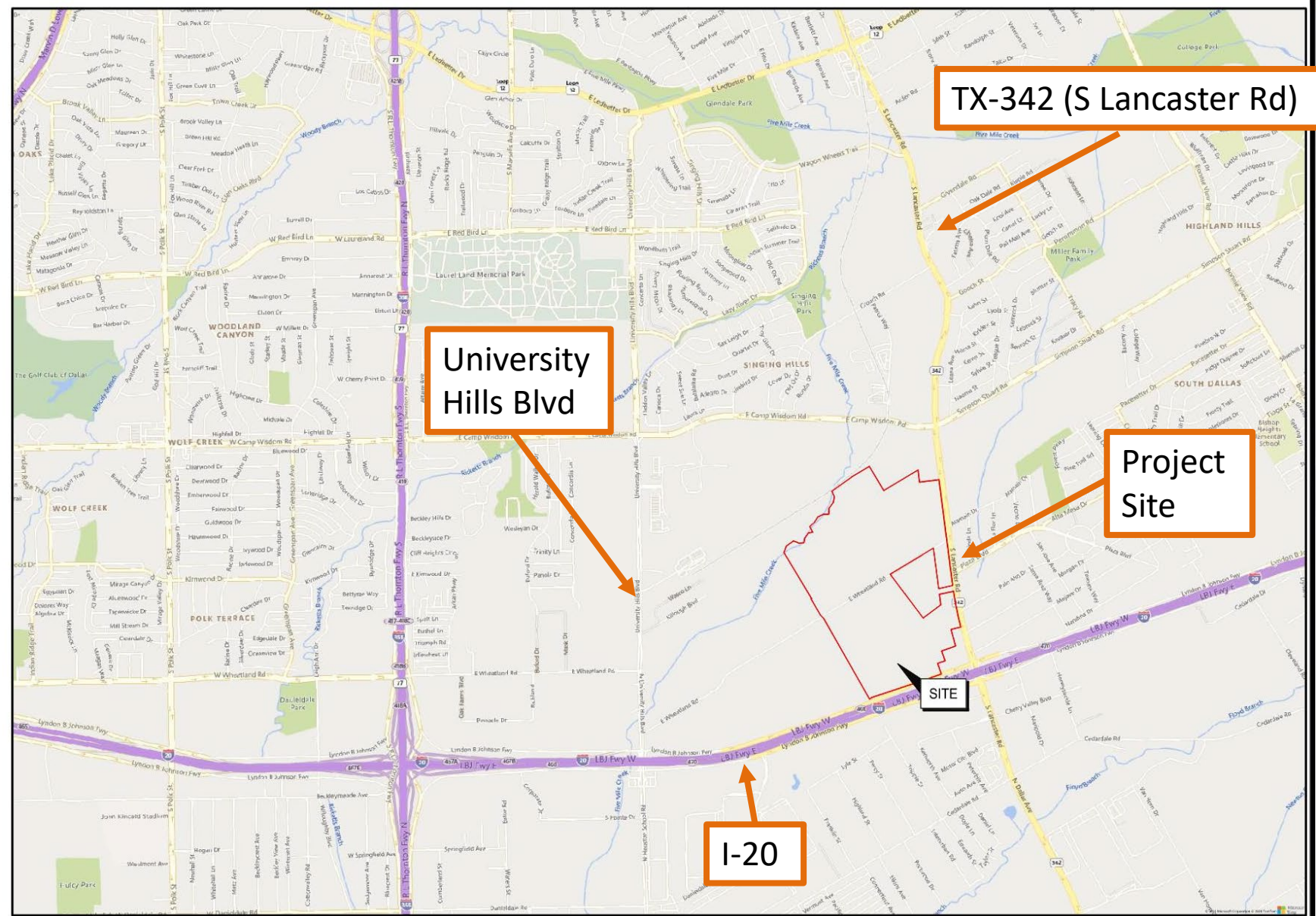


- You can then type into the chat function for your introduction or with any questions



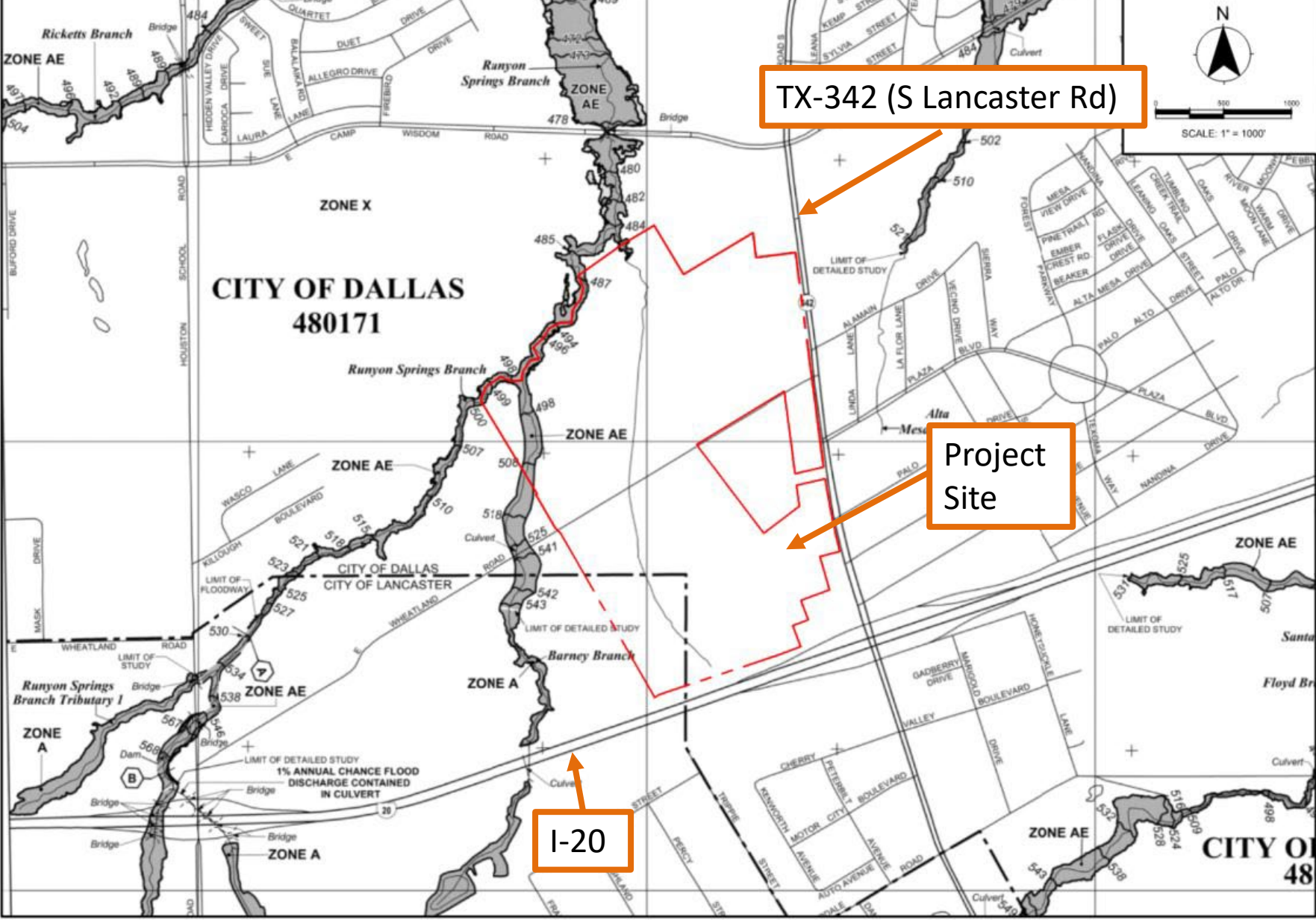
Project Location

- Council District 8
- Near I-20 and TX-342 (S Lancaster Rd)
- Between University Hills Blvd and S Lancaster Rd.



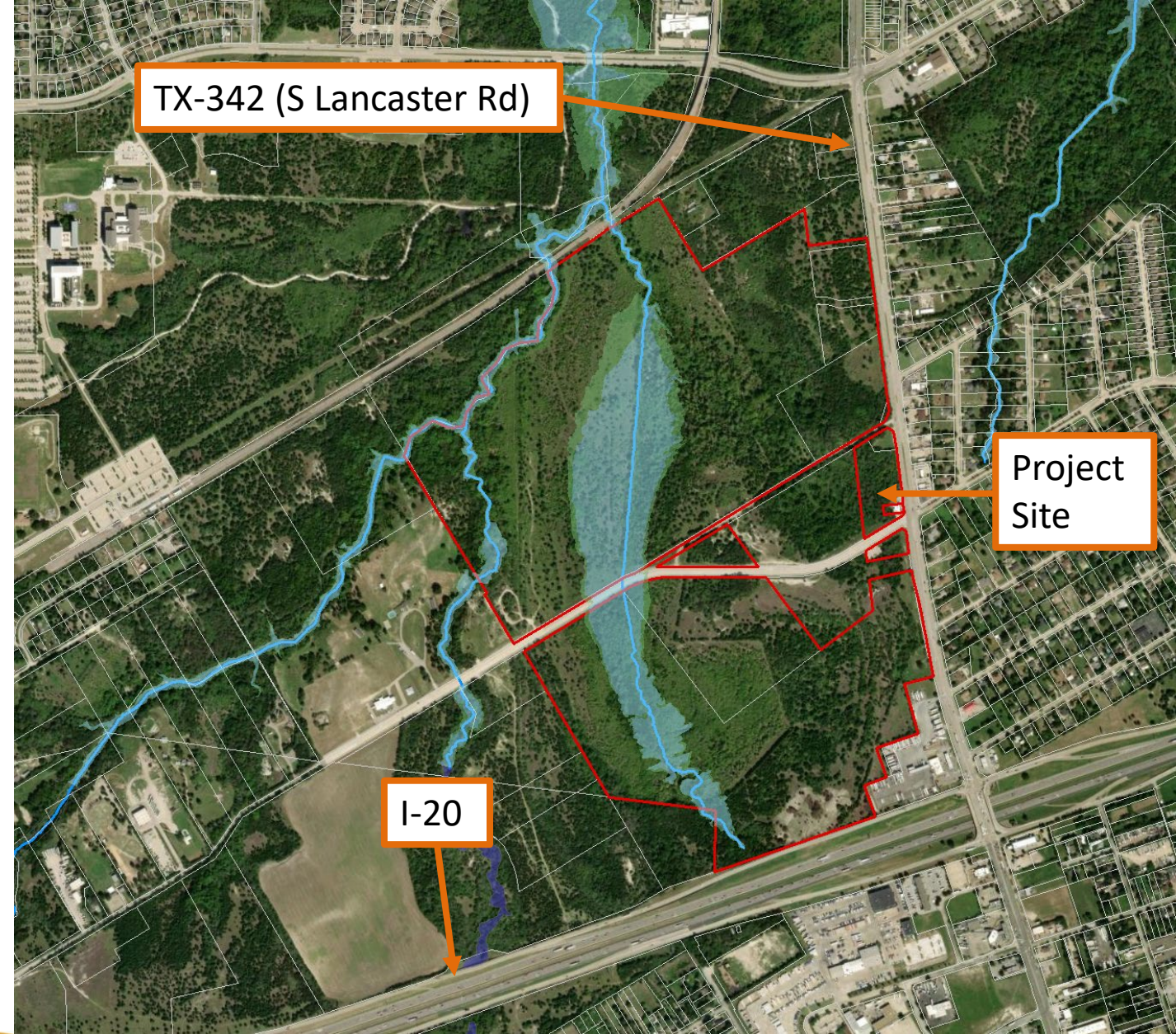
Current 100-Year FEMA Floodplain

- FEMA FIRM Map Number 48113C0495K
- July 2014



Preliminary 100-Year FEMA Floodplain

- City of Dallas regulates development based on this preliminary data.
- Based on Cooperating Technical Partners study completed in 2016



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.

- **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 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 Criteria the City Considers

Engineering criteria – All 10 must be met

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

Ecological criteria

Recreational criteria



Fill Permit Approval Timeline

We Are Here



Takes Approximately 6 Months to 1 Year

Completion within
5-Years before Fill Permit
Expires

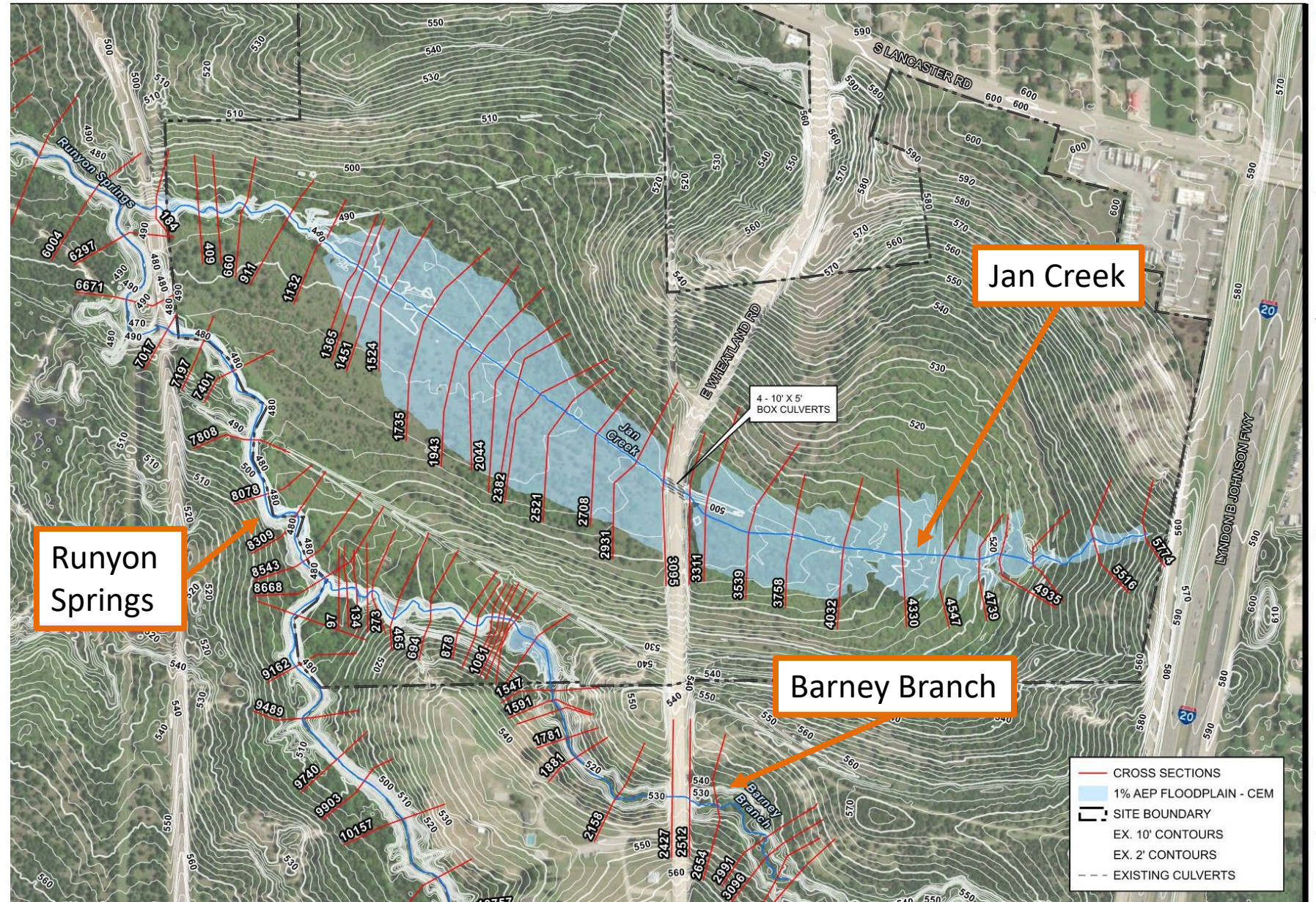


Summary of Work

- **Proposed Mixed-Use Development has met the City of Dallas floodplain requirements.**
 - **Phase 1 – Single Family**
- **Proposed improvements and activities in the Jan Creek and Barney Branch floodplain include:**
 - **Grading and retaining walls to reclaim floodplain areas for single family lots**
 - **Infrastructure including culverts, waterlines, etc.**
 - **Proposed ponds**



Current Site Grading & Current 100-Year Floodplain



Jan Creek – Proposed Grading and Floodplain Part 1 of 2

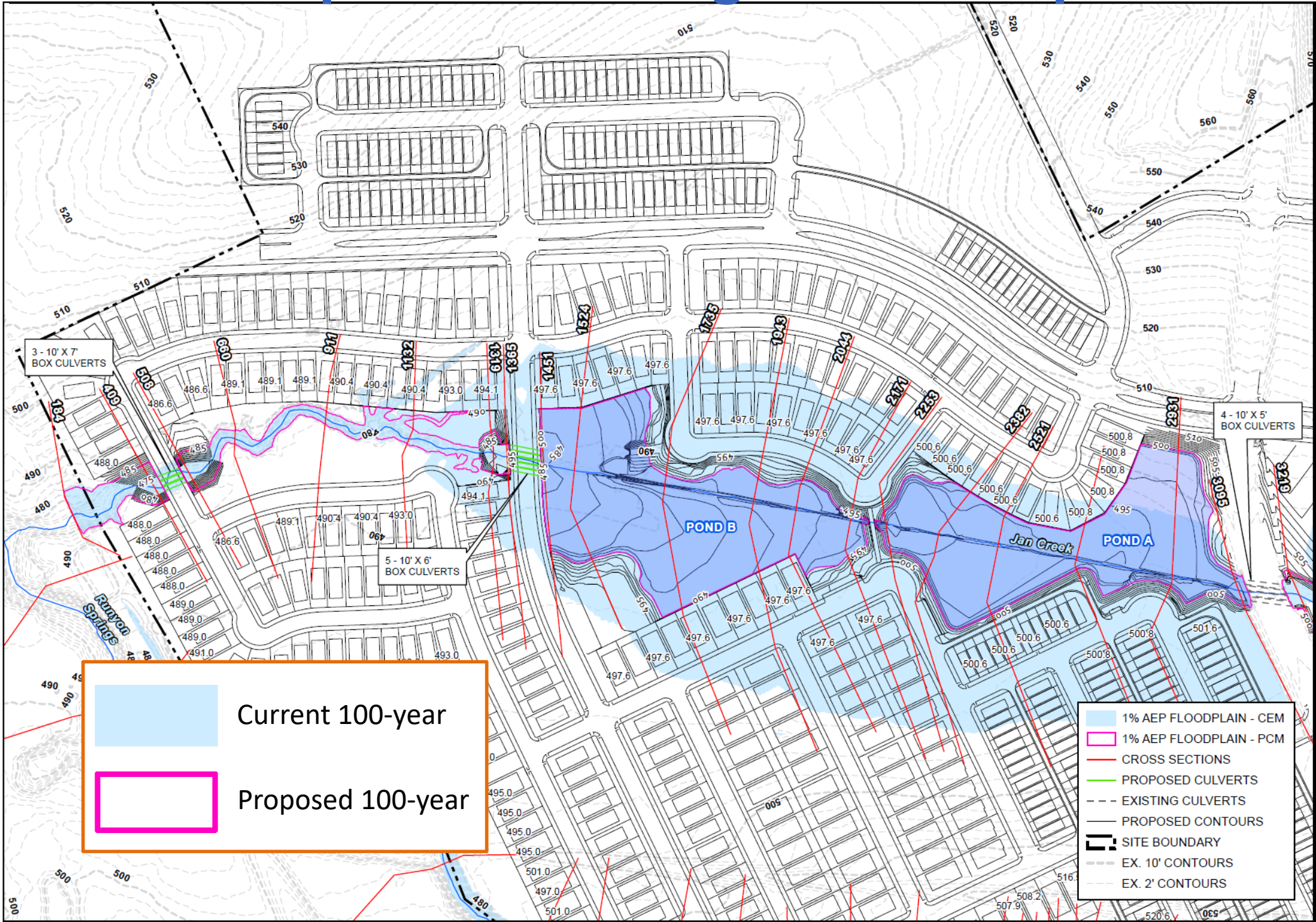


3501 OLYMPUS BLVD STE 100
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WWW.KFM-LLC.COM
TBPE: F-20821

PROJECT
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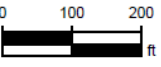
TITLE
FIGURE C-2.1
PCM FLOODPLAIN EXHIBIT

CLIENT
HOQUE GLOBAL



	Current 100-year
	Proposed 100-year

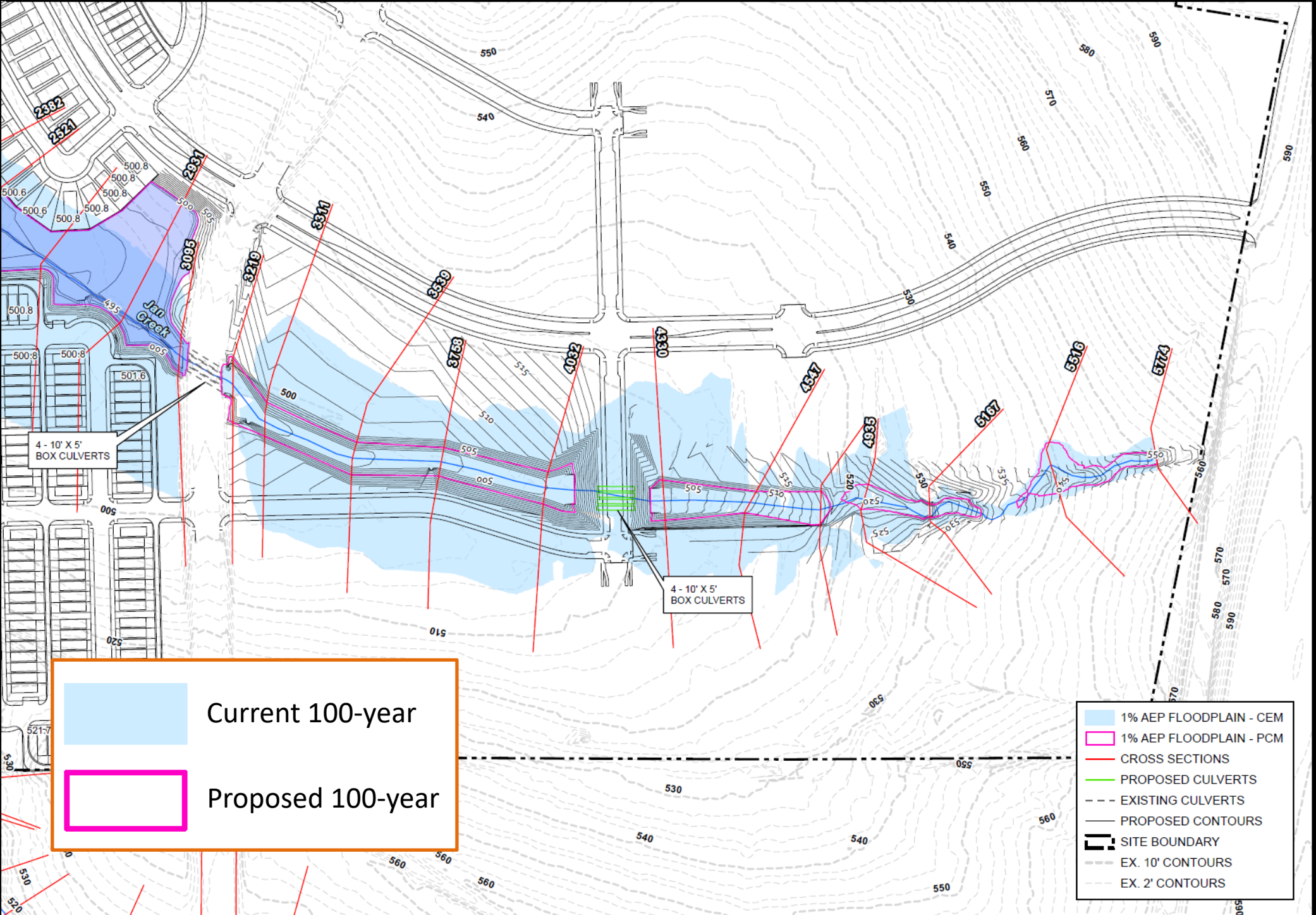
	1% AEP FLOODPLAIN - CEM
	1% AEP FLOODPLAIN - PCM
	CROSS SECTIONS
	PROPOSED CULVERTS
	EXISTING CULVERTS
	PROPOSED CONTOURS
	SITE BOUNDARY
	EX. 10' CONTOURS
	EX. 2' CONTOURS



1 in = 200 ft

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Jan Creek – Proposed Grading and Floodplain Part 2 of 2



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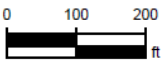
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TITLE
FIGURE C-2.2
PCM FLOODPLAIN EXHIBIT

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Current 100-year
 Proposed 100-year

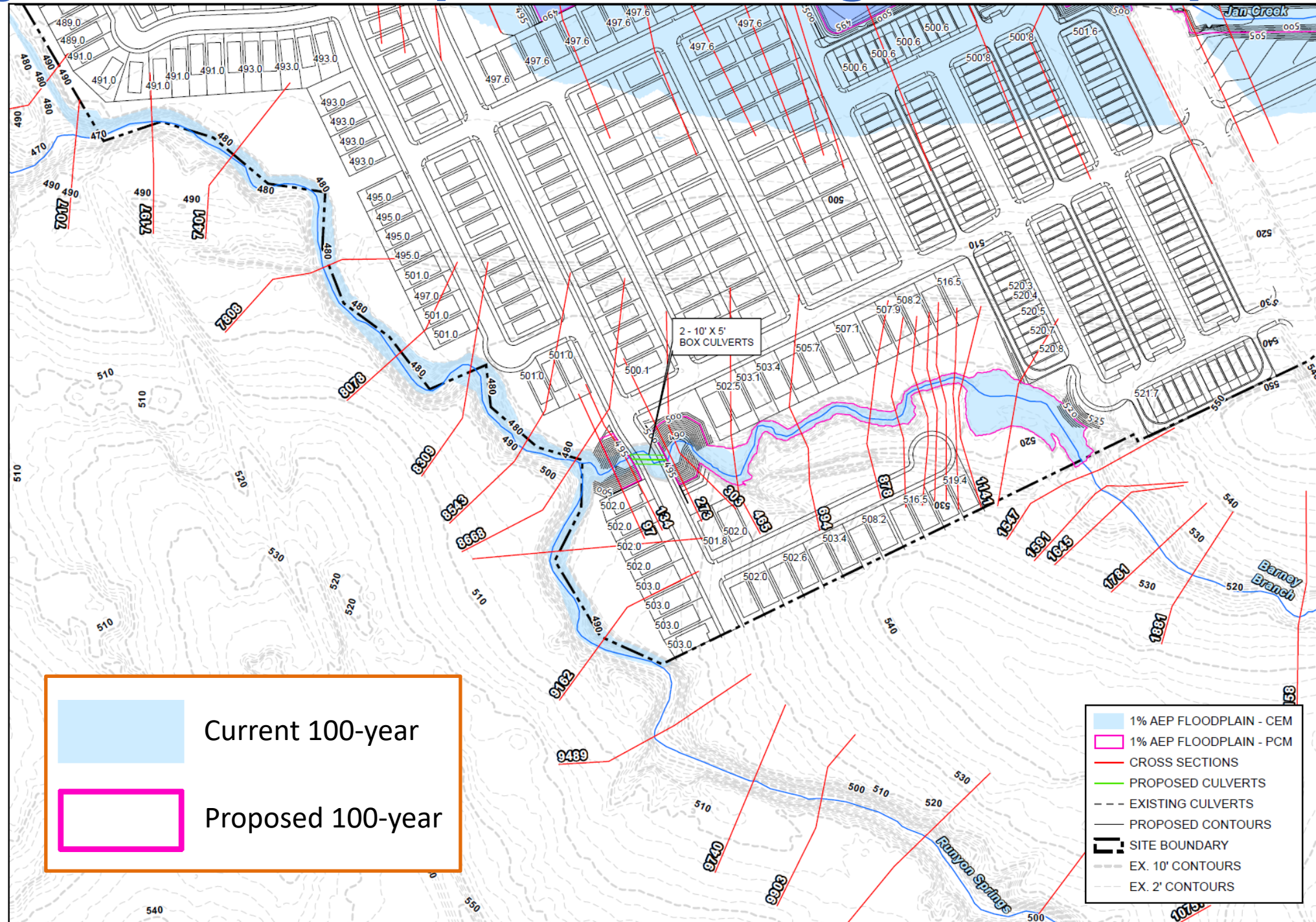
- 1% AEP FLOODPLAIN - CEM
- 1% AEP FLOODPLAIN - PCM
- CROSS SECTIONS
- PROPOSED CULVERTS
- EXISTING CULVERTS
- PROPOSED CONTOURS
- SITE BOUNDARY
- EX. 10' CONTOURS
- EX. 2' CONTOURS



1 in = 200 ft

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Barney Branch – Proposed Grading and Floodplain

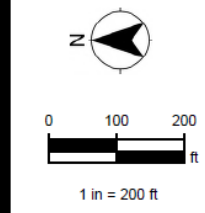


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TITLE
FIGURE C-2.3
 PGM FLOODPLAIN EXHIBIT

CLIENT
 HOQUE GLOBAL



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QUESTIONS?

- **Ask them aloud**
- **Type them into the chat**
- **Or email David Phan at David.Phan@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>



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