



City of Dallas

Floodplain Fill Permit Neighborhood Meeting

FP 25-11

Parkhill Junior High School

**(12034 Shirestone Lane,
Dallas, TX 75244)**



Dallas Water Utilities
Floodplain Management

04/29/2026

Attendees



City of Dallas – Floodplain Management

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

Engineer

- Kenneth Nwankpa – GEICS Engineering (Floodplain Fill Permit)
- Ted Uwague – Lentz Engineering (Site Grading)

Representatives for Property Owner and/or Developer

- Mark Dorsey (Builder)
- Sandy Wu (Property Owner)

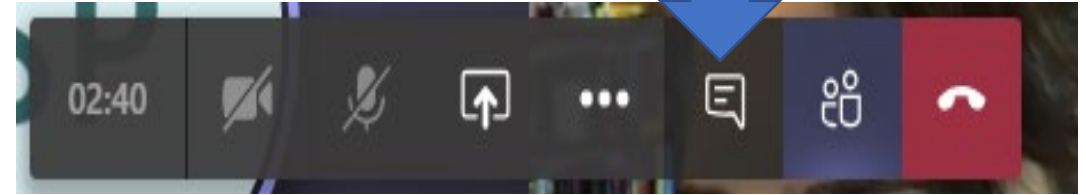


Chat Function



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



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



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

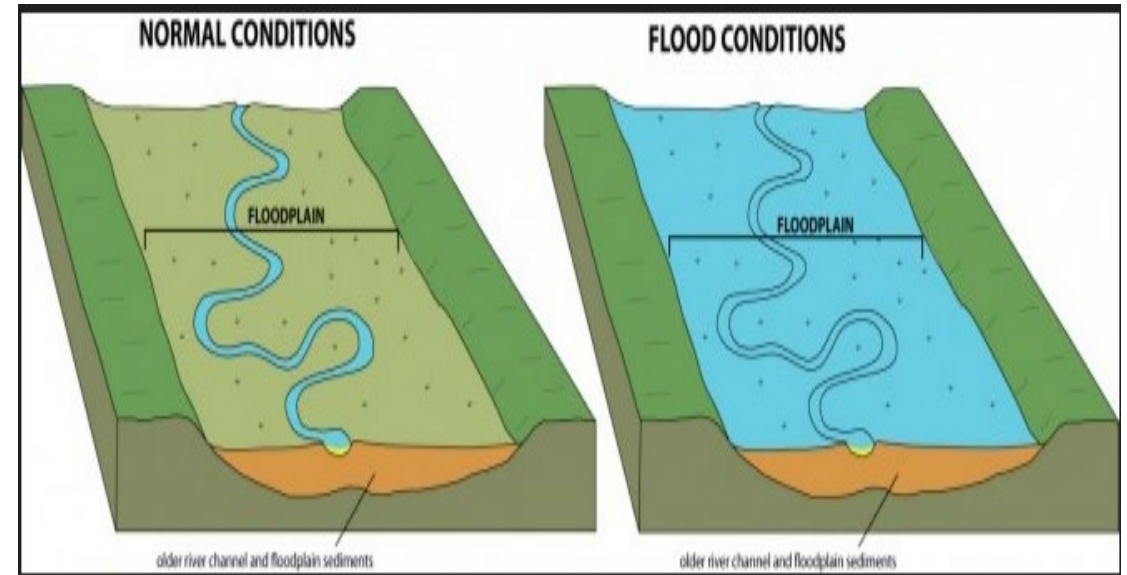


What is a Floodplain?



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.



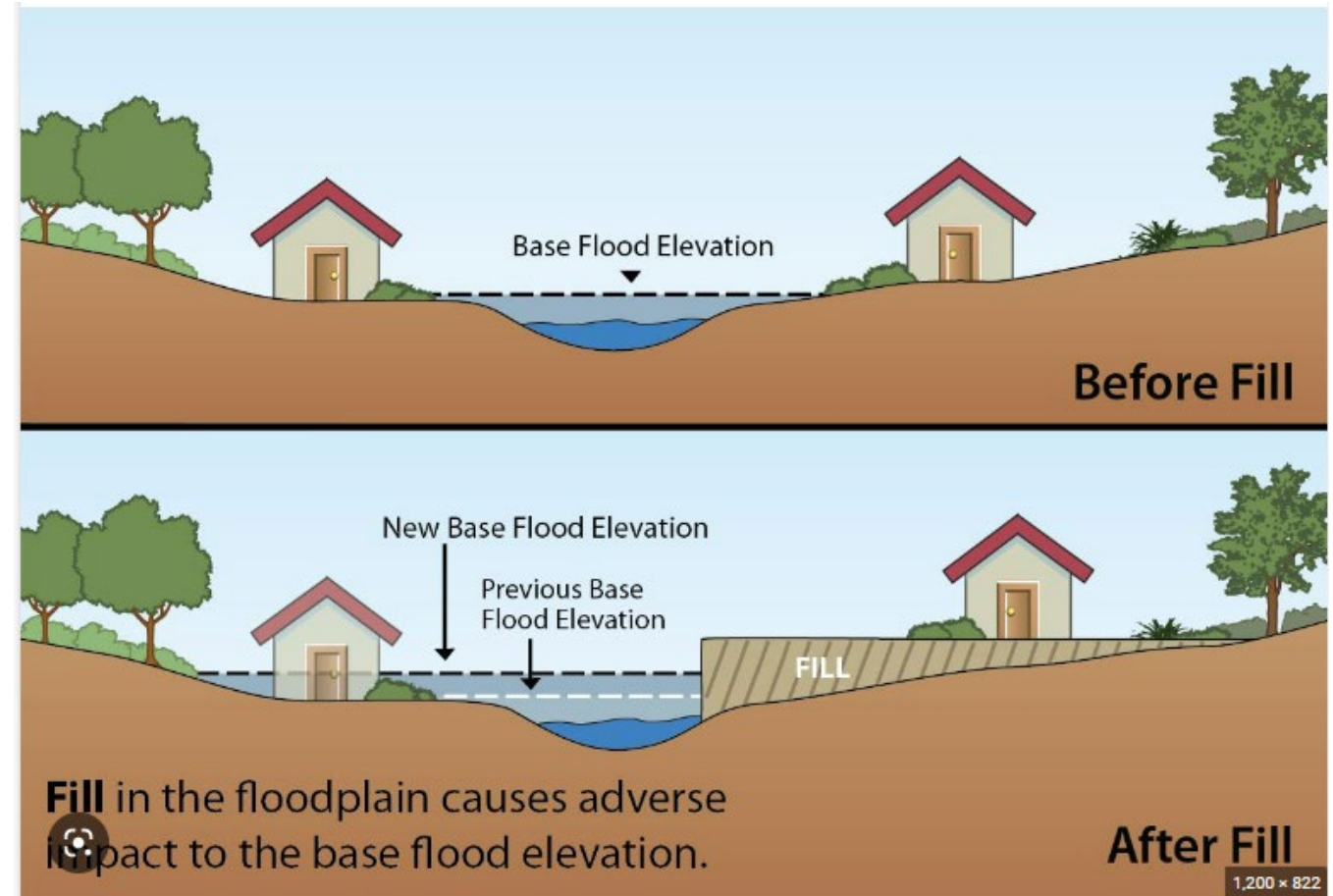
Why is Floodplain Regulation Important?



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

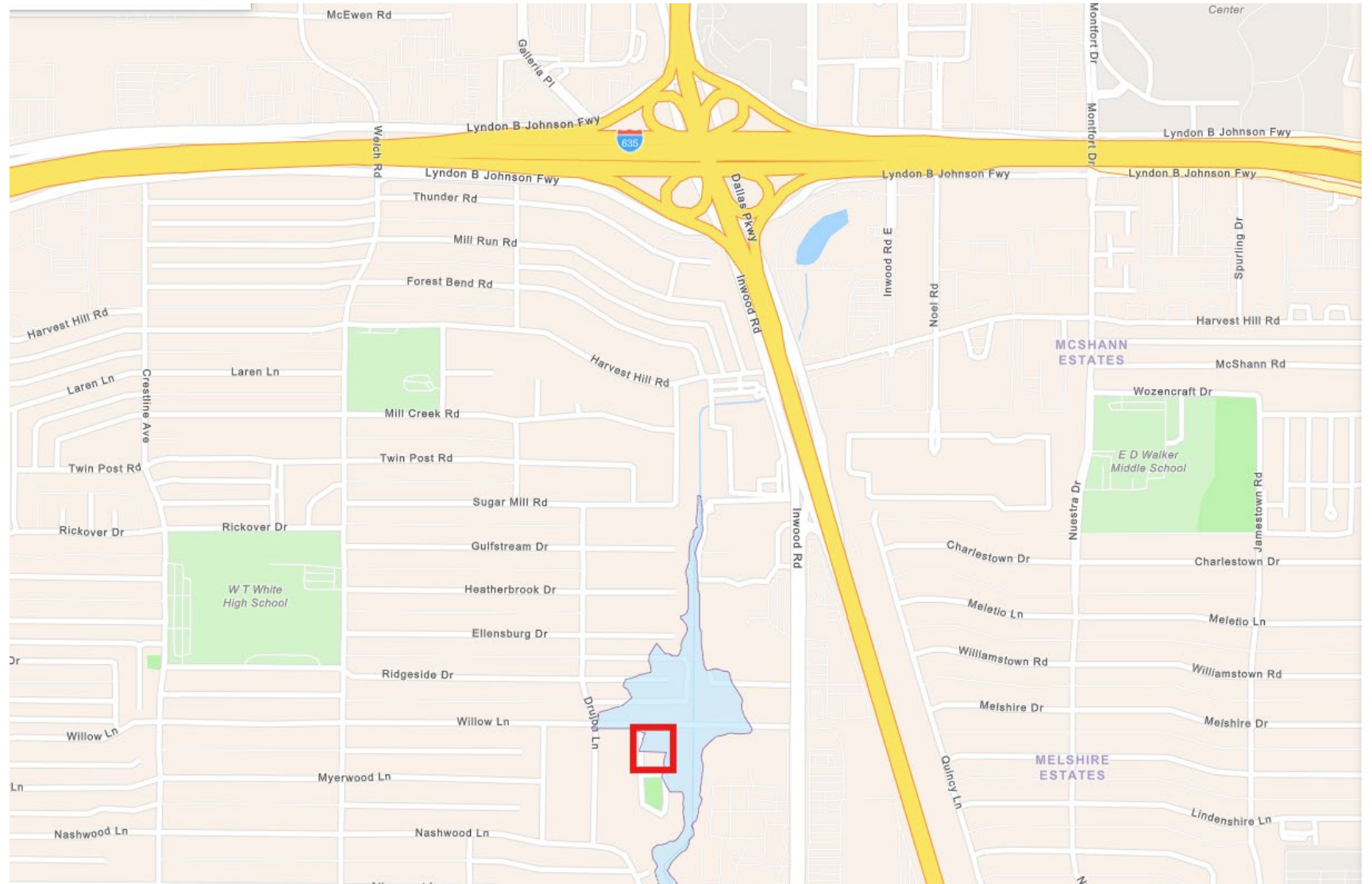


National Flood Hazard Layer (NFHL)

- Panel: 48113C0190K
- Effective 07/07/2014
- Bachman Branch (Zone AE)

Council District 13

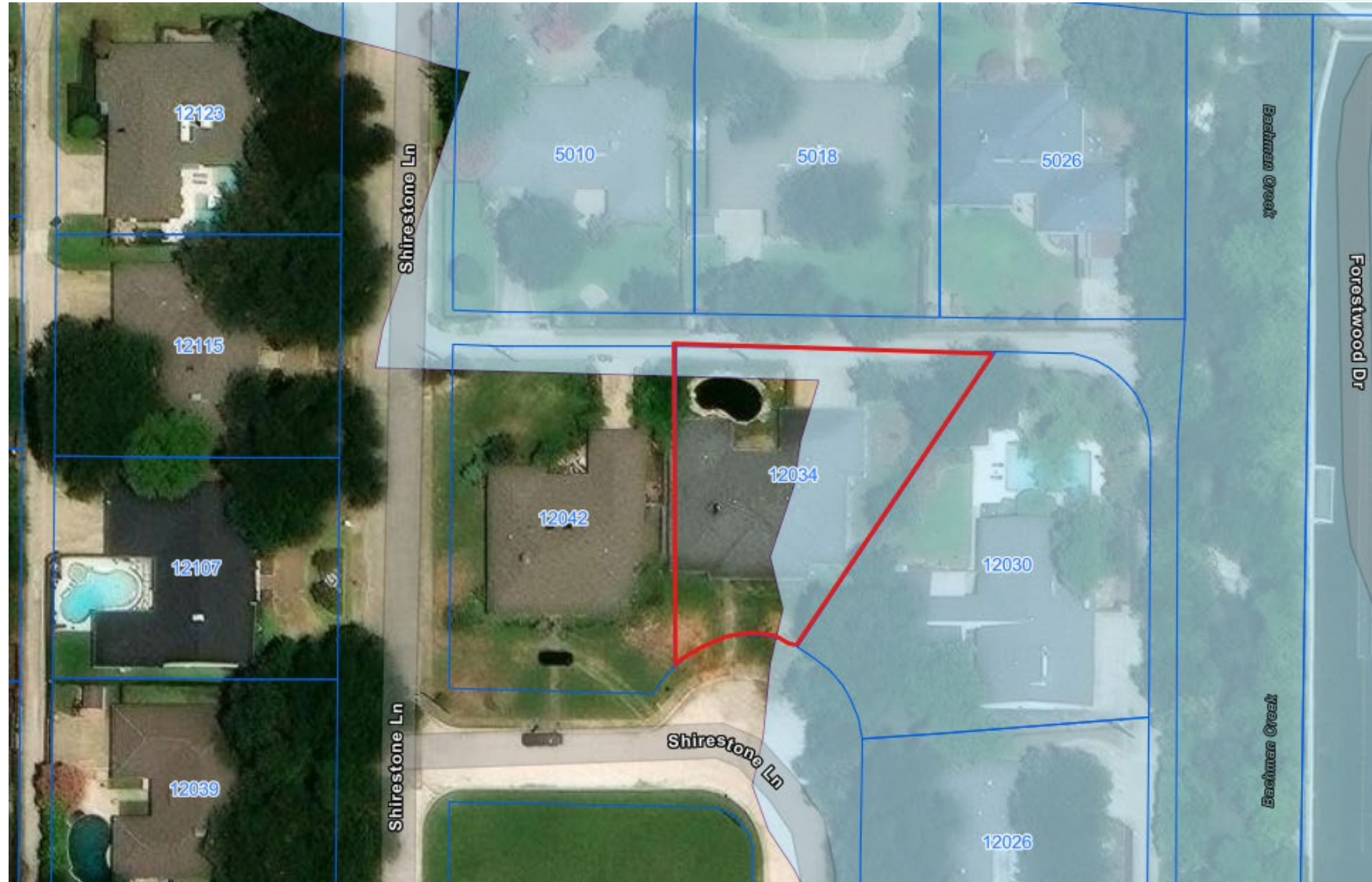
SW of 635 and North Dallas Tollway



Location & Current 100-Year Floodplain – City of Dallas



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

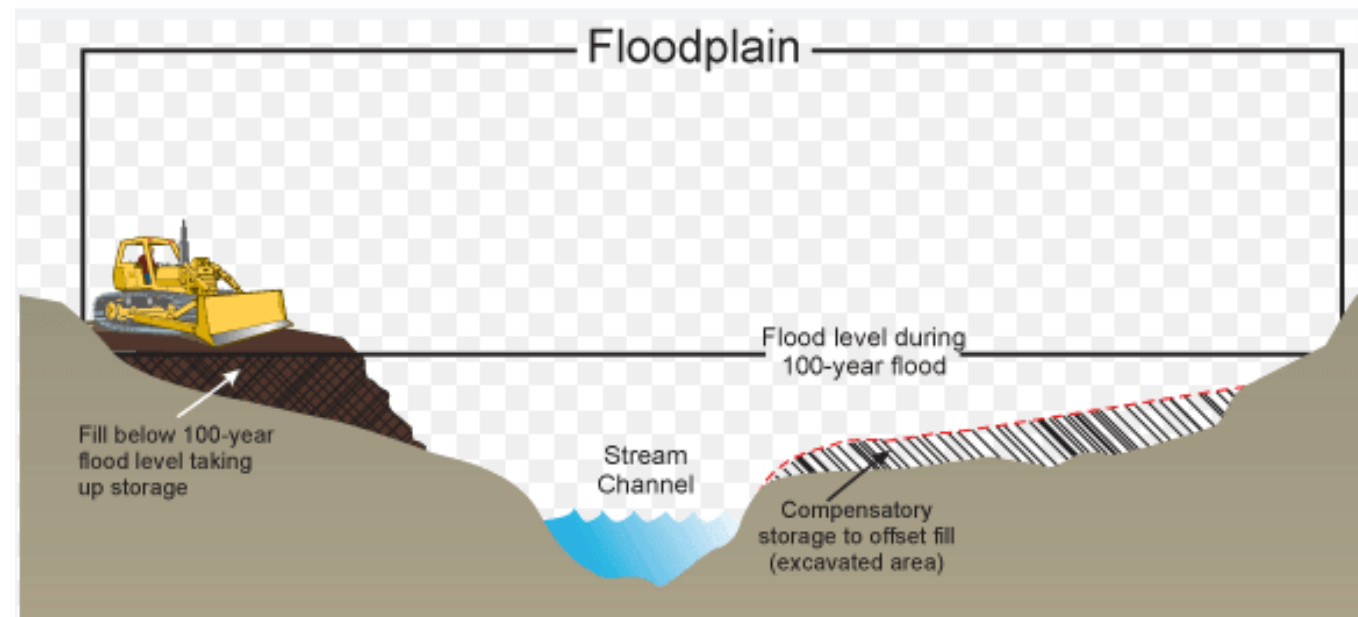


What is a Fill Permit?



- **Fill Permit**

- 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



- The existing structure on the site was demolished, the land has been cleared and a proposed residential structure of similar foundation footprint size will be constructed.
- Building pad and finished floor elevation will be elevated two (2) and three (3) feet above the 100-year water-surface elevation respectively.
- The post-development site will convey runoff in the same direction (east) via public right of way instead of through neighboring properties.
- 1.3 foot high retaining wall will be used for slope stability



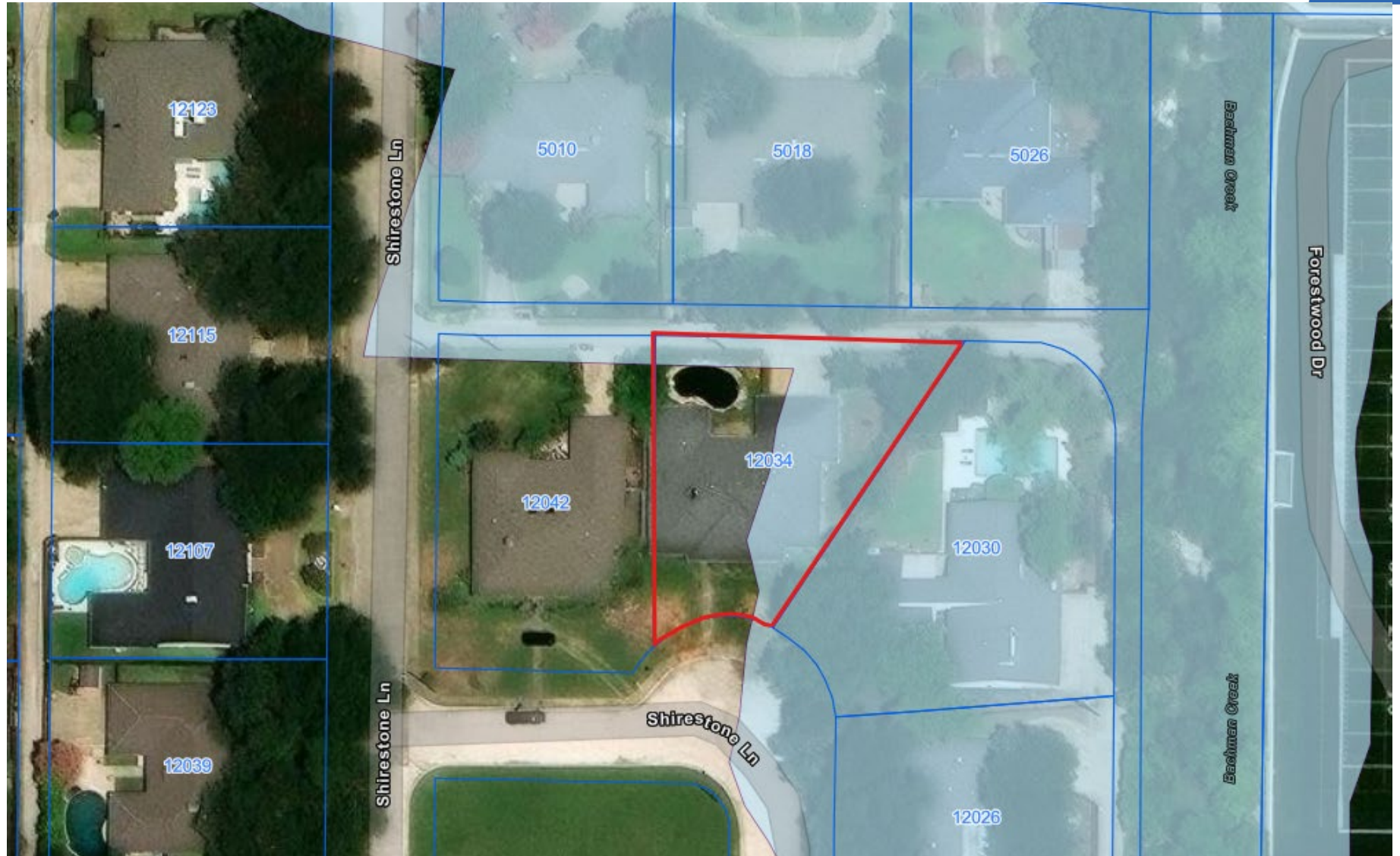
Summary of Work



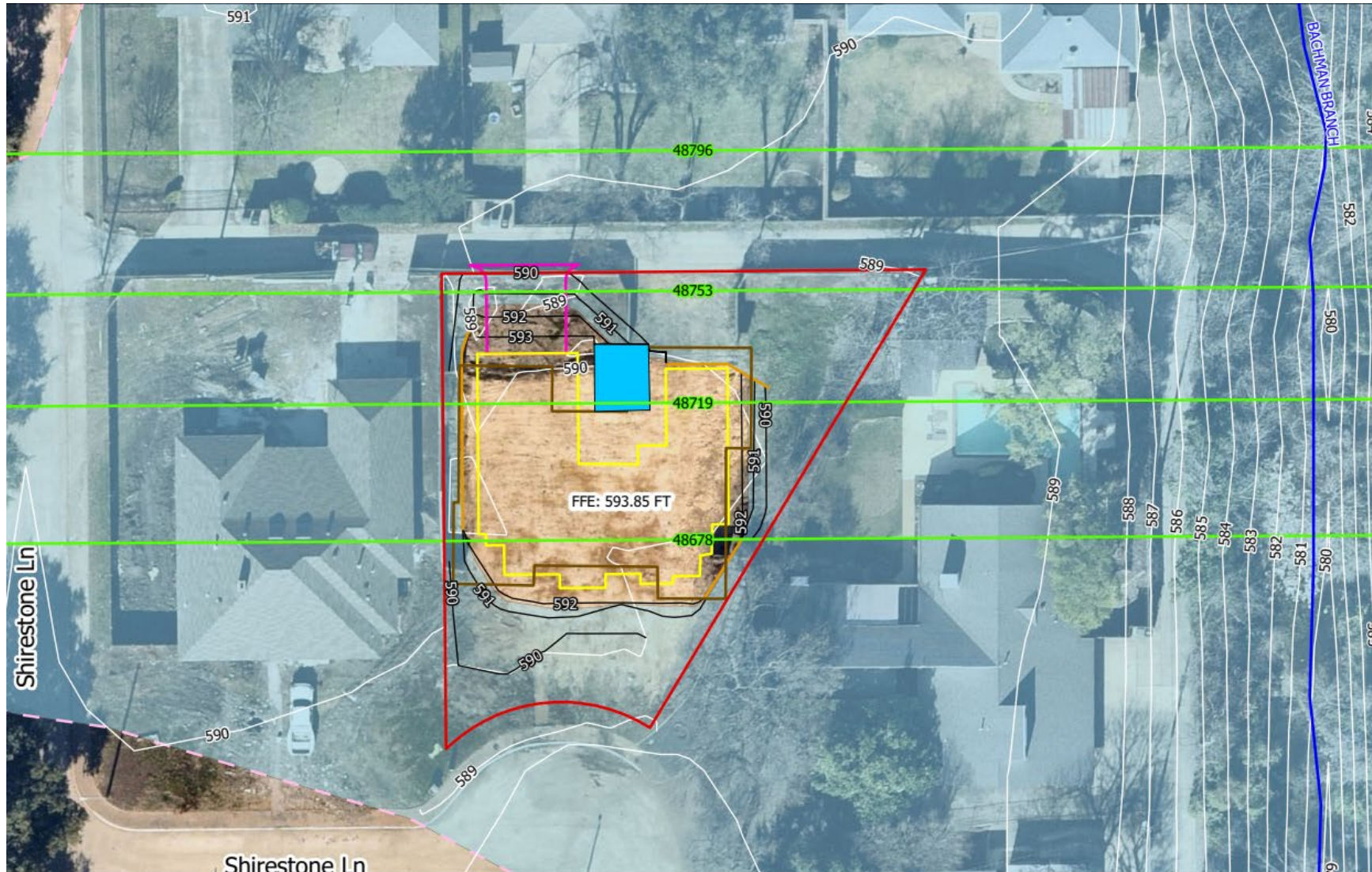
- No rise in 100-year water surface elevations or erosive velocities.
- Valley storage reduction within allowable limits.



Pre-Project 100-Year Floodplain



Post-Project 100-Year Floodplain



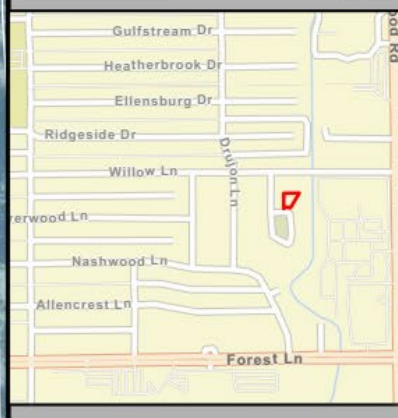
FLOODPLAIN MAP
12034 Shirestone Lane
Dallas, TX

- Legend**
- PROPERTY BOUNDARY
 - STREAM CENTERLINE
 - CROSS SECTION
 - PROPOSED POOL
 - EXISTING BUILDING
 - PROPOSED BUILDING
 - RETAINING WALL
 - PROPOSED CONCRETE DRIVE
 - PROPOSED CONTOUR
 - EXISTING CONTOUR
 - 100-YR PRE-PROJECT FLOODPLAIN
 - 100-YR POST-PROJECT FLOODPLAIN

DATUM
NAD 1983 Texas State Plane
North Central Zone FIPS 4202
NAVD 1988 American Vertical Datum



VICINITY MAP N.T.S.



Proposed Site Grading

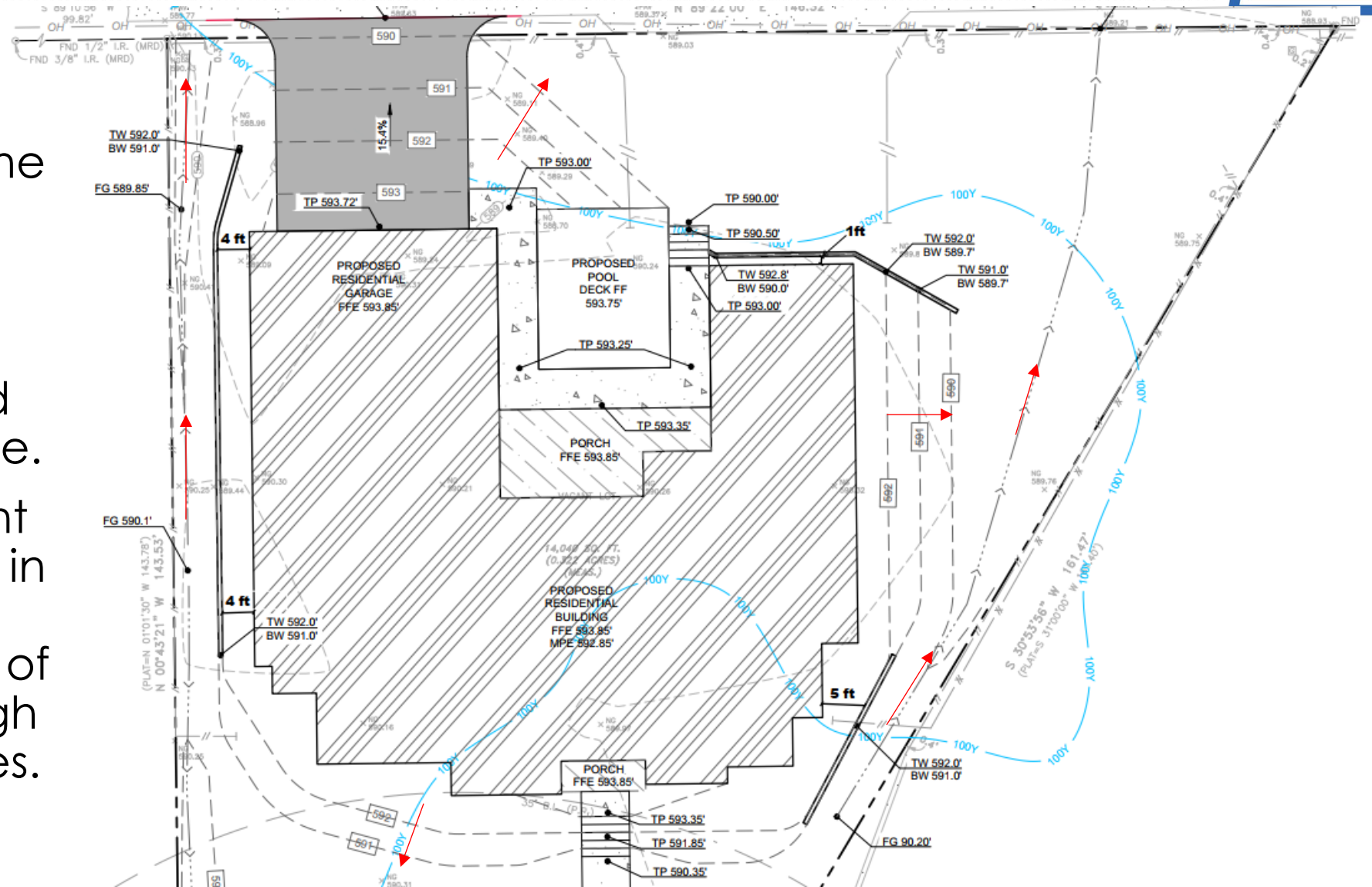


Pre-Project Conditions

- Site sheet flowed to the east.

Post-Project Conditions

- Drainage swales are proposed at east and west corners of the site.
- The post-development site will convey runoff in the same direction (east) via public right of way instead of through neighboring properties.



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

