



City of Dallas

Floodplain Fill Permit Neighborhood Meeting

FP 25-12

5075 Lakehill Ct. Dallas TX



Dallas Water Utilities
Floodplain Management
01/26/2026

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

- Mark Roberts – Nathan D Maier
- Wendy Alyea – Nathan D Maier

Representatives for Property Owner and/or Developer

- Dr. Ara Minassian



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 Raheel Khan at raheel.khan@dallas.gov or FloodplainManagement@Dallas.Gov

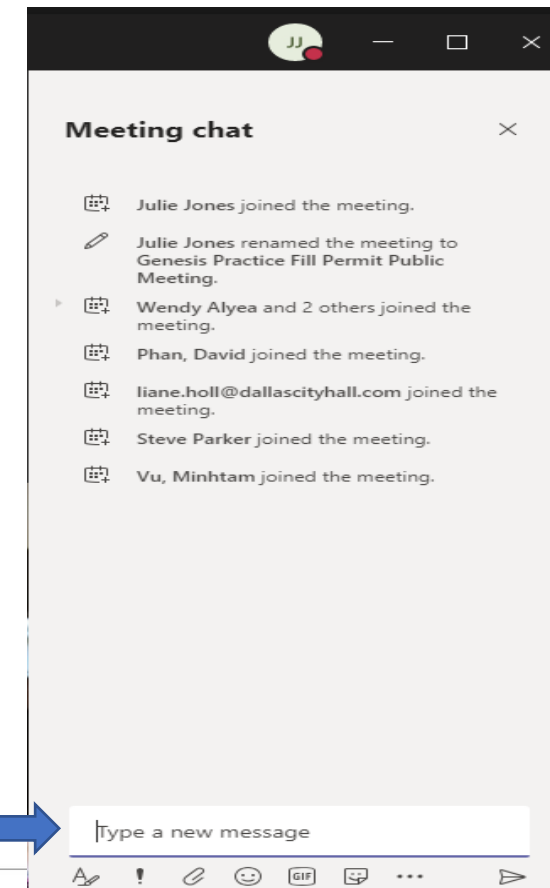
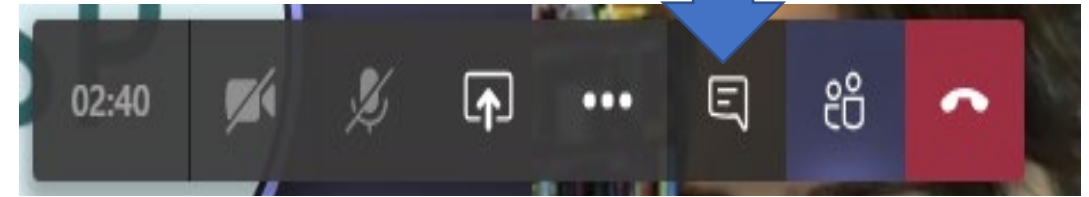


Chat Function



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

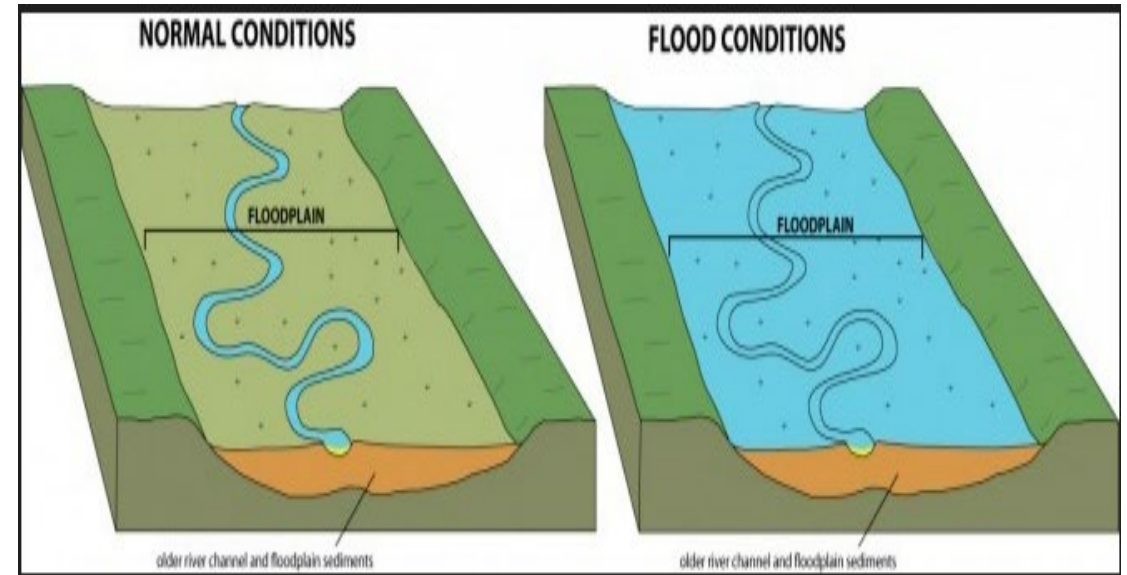


What is a Floodplain?



Floodplain is a low-lying area of 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.



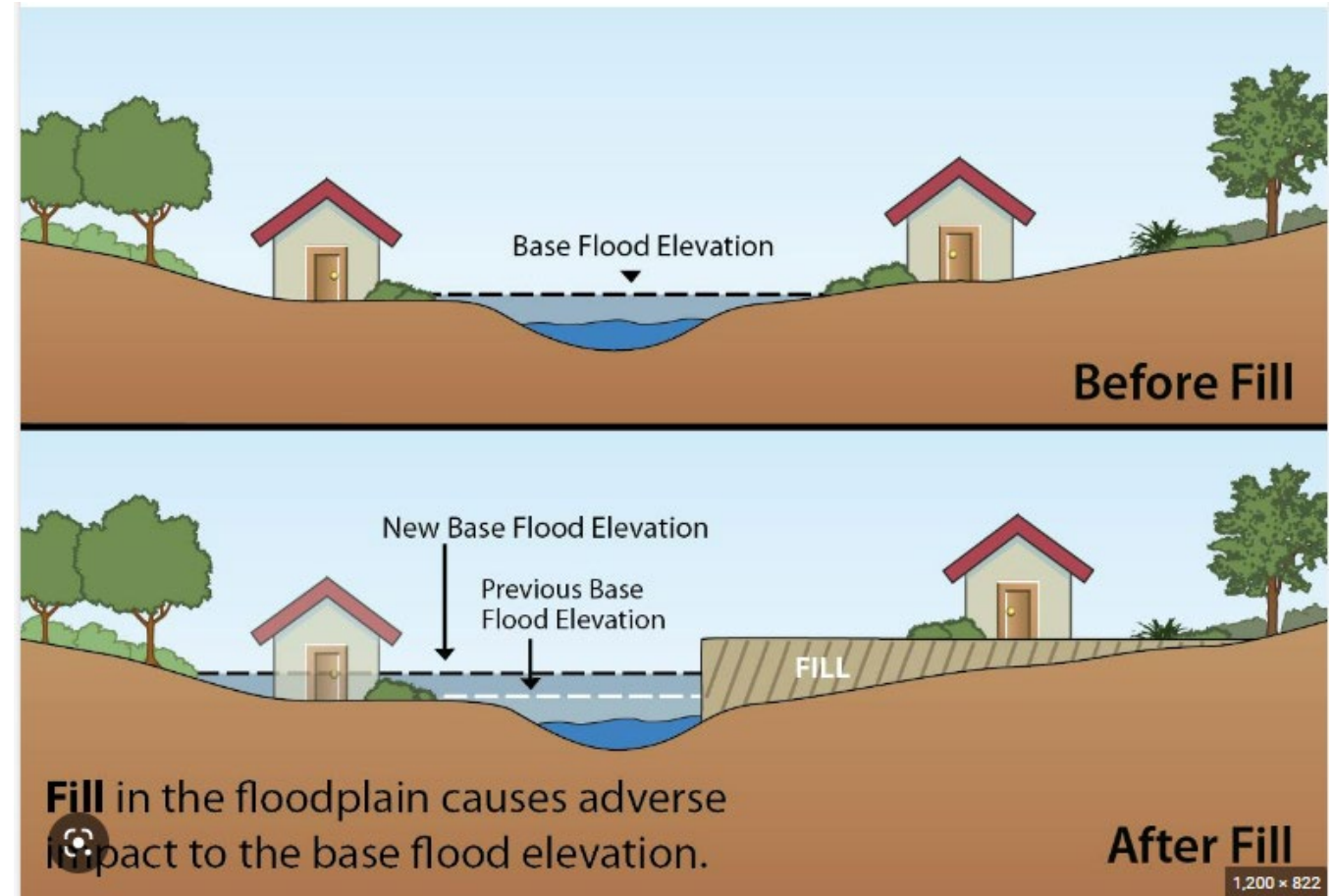
Why is Floodplain Regulation Important?



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

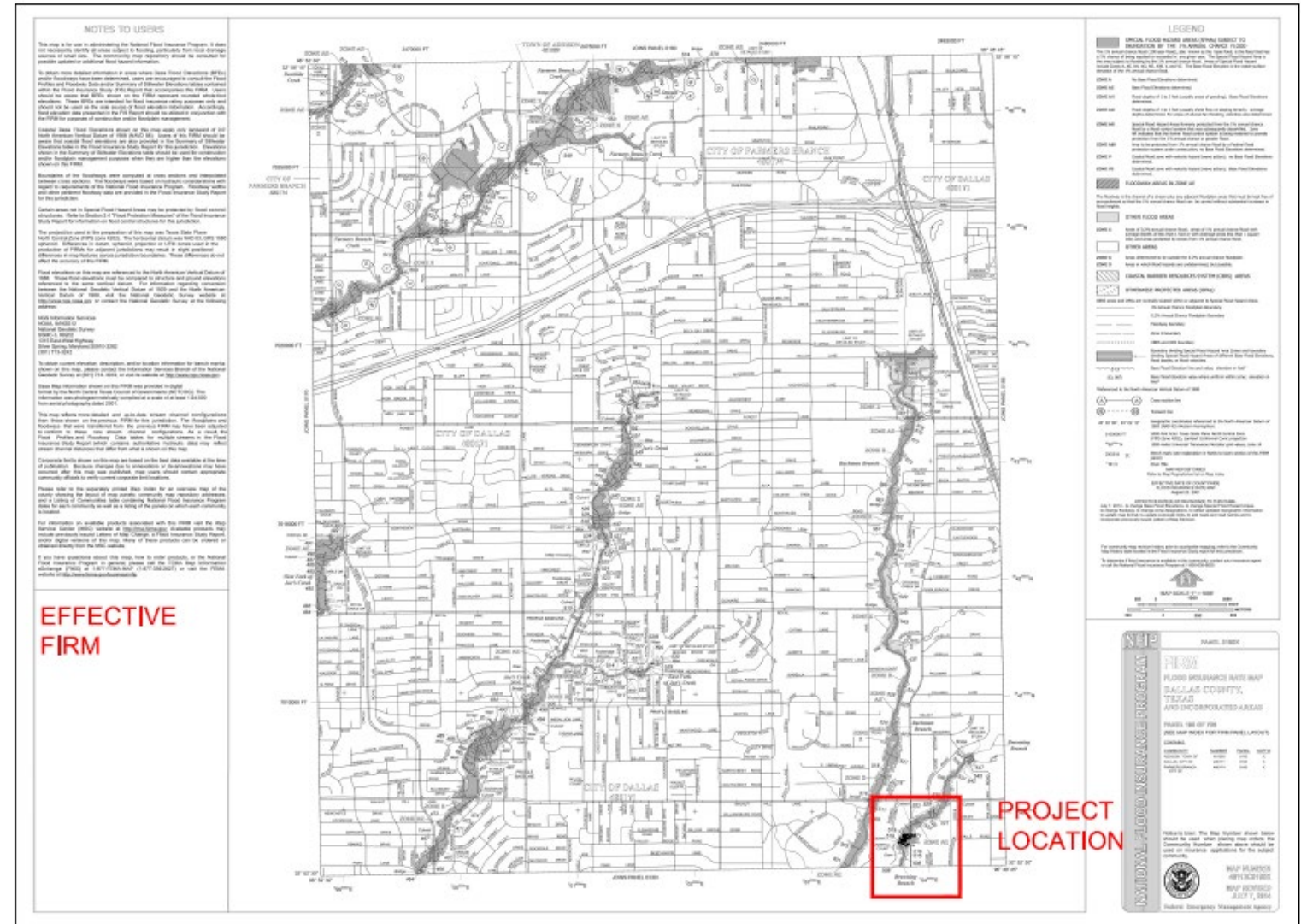


National Flood Hazard Layer (NFHL)

- Panel: 48113C0190K
- Effective: 07/07/2014

Council District 13

5075 Lakehill Ct
Browning Branch



Location & Current 100-Year Floodplain – City of Dallas



3/30/2021

DCAD Property Map



DCAD Property Map

Search by: Account/Prop Addr/Owner Name

Search 5075 LAKEHILL CT

2020 Certified Parcels

2020 Parcel ID: 00000419515000000

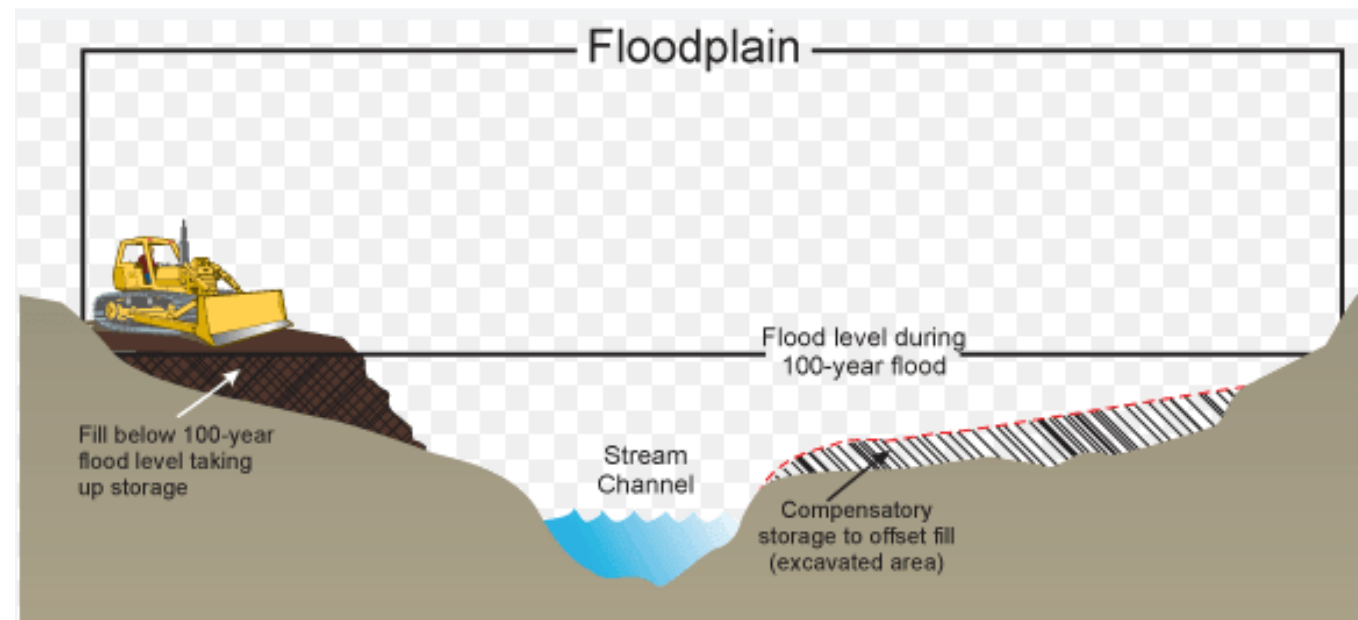


What is a Fill Permit?



- 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.



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



Takes Approximately 6 Months to 1 Year

Completion within
5-Years before Fill Permit
Expires



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

Summary of Work



A residential structure currently exists on the property. The owner proposes to partially demolish the existing house and construct a new house on the site. A portion of the existing house located near the Inwood Road (east) side of the lot will remain as a separate detached structure. The existing pool and patio structure between the house and the creek on the west side of the property will remain. A retaining wall will be constructed around and immediately adjacent to the proposed structure in order to facilitate raising the adjacent grade and finished floor elevations to the required two feet and three feet respectively above the 1% annual chance water surface elevation.



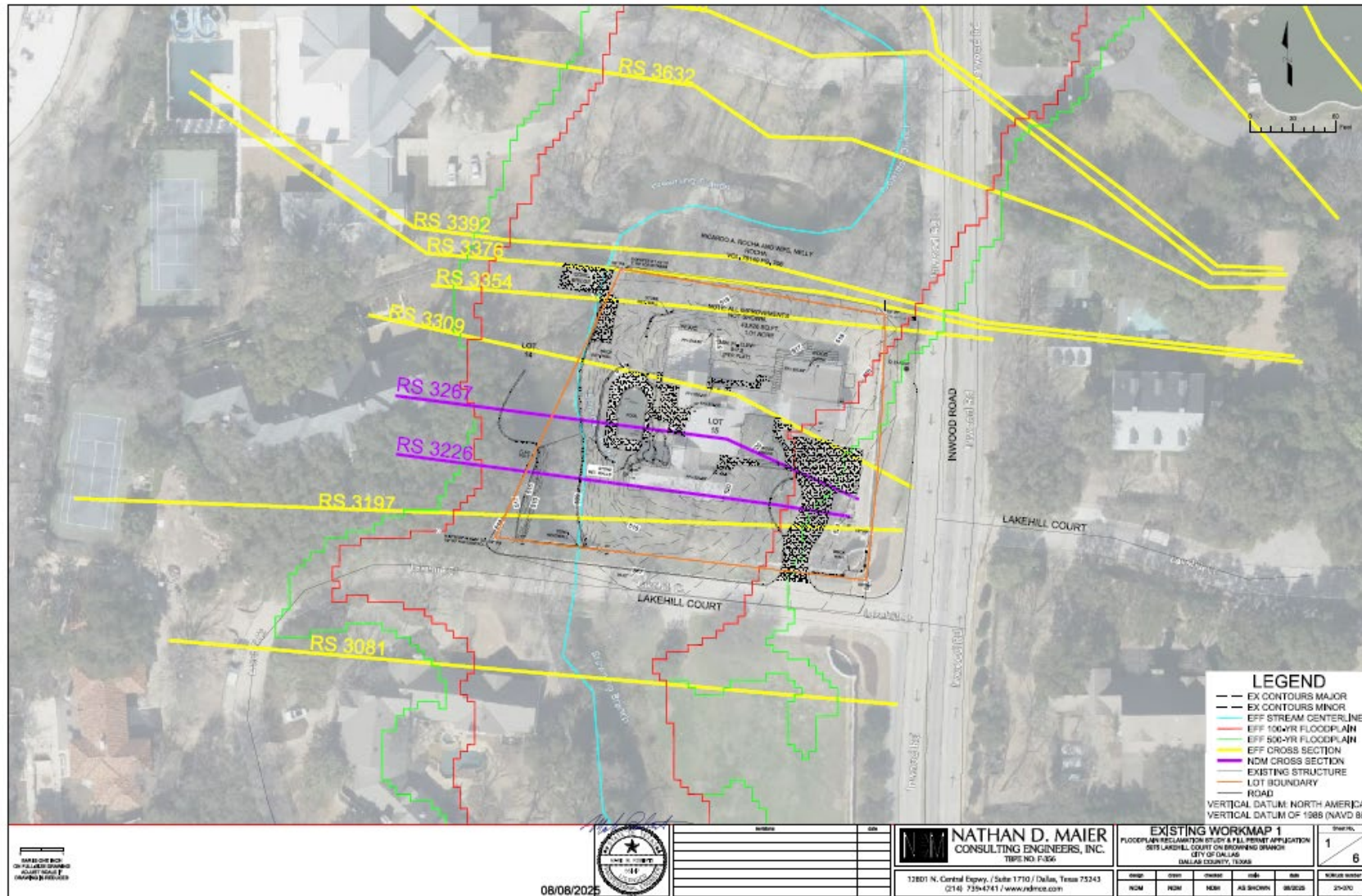
Summary of Work



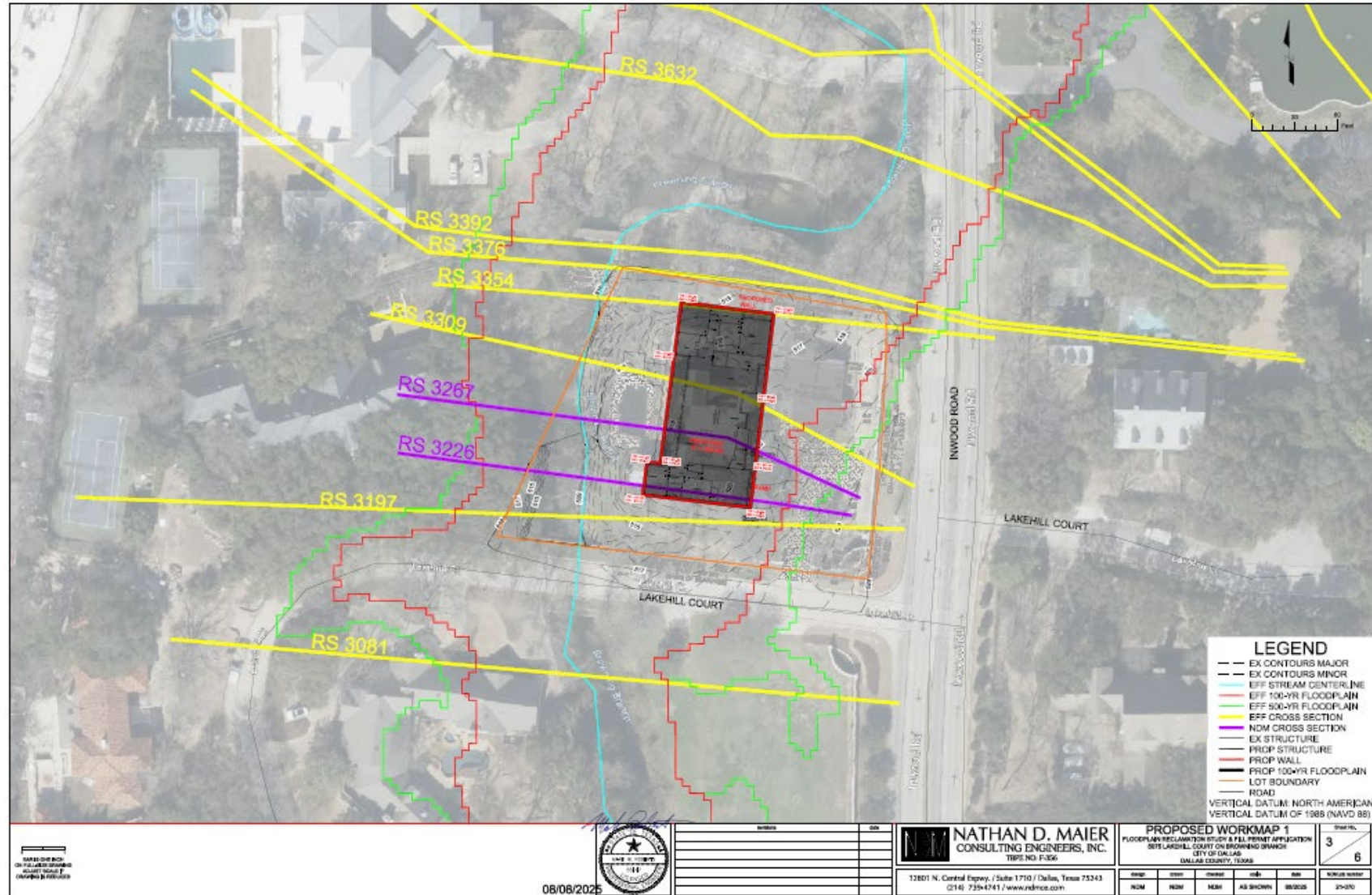
- No rises in water surface elevations or erosive velocities
- No effect on equal conveyance
- No known public or private projects nearby will be impacted
- Valley storage reduction: 0.37 acre-feet onsite and 0.54 acre-feet offsite (within the allowable 15% reduction for drainage basins under 3 mi²).
- Developer must submit landscape and erosion control plan for approval.



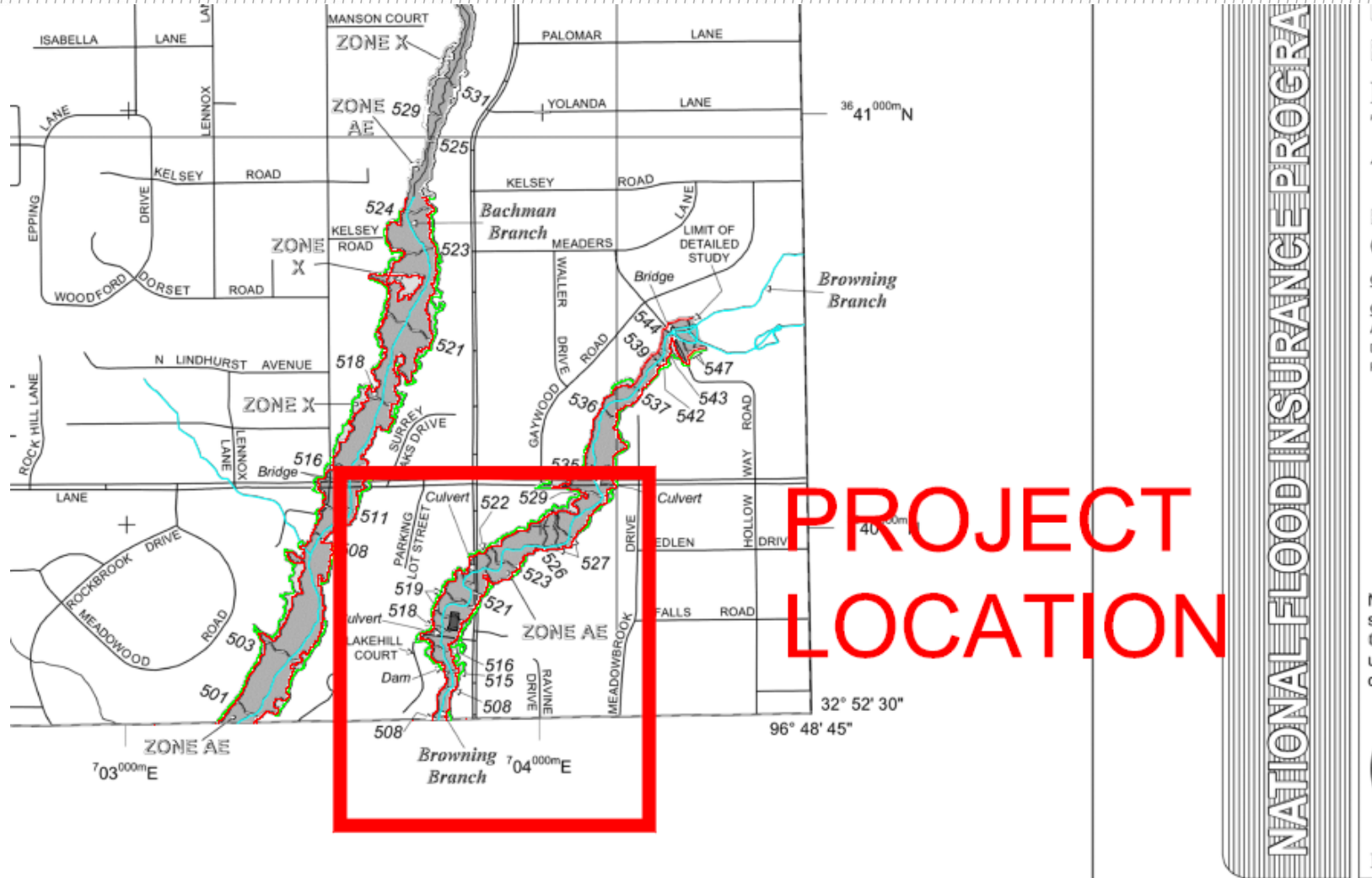
Pre-Project 100-Year Floodplain



Post-Project 100-Year Floodplain



Post-Project 100-Year Floodplain





Questions?



- Ask them aloud
- Type them into the chat
- Email 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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