

Floodplain Fill Permit Neighborhood Meeting FP 24-14

**635 Exchange Fill Permit (11654 Newberry Street)
March 4th, 2025**



**Ivan Hernandez, P.E., CFM
Engineer II**

**Floodplain Management
Dallas Water Utilities**



Attendees

City of Dallas – Floodplain Management

- **Ivan Hernandez - Engineer II**

Kimley-Horn – Engineer (and representing Property Owner)

- **Danny Torres, PE, CFM**



Attendees

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

Register your attendance by:

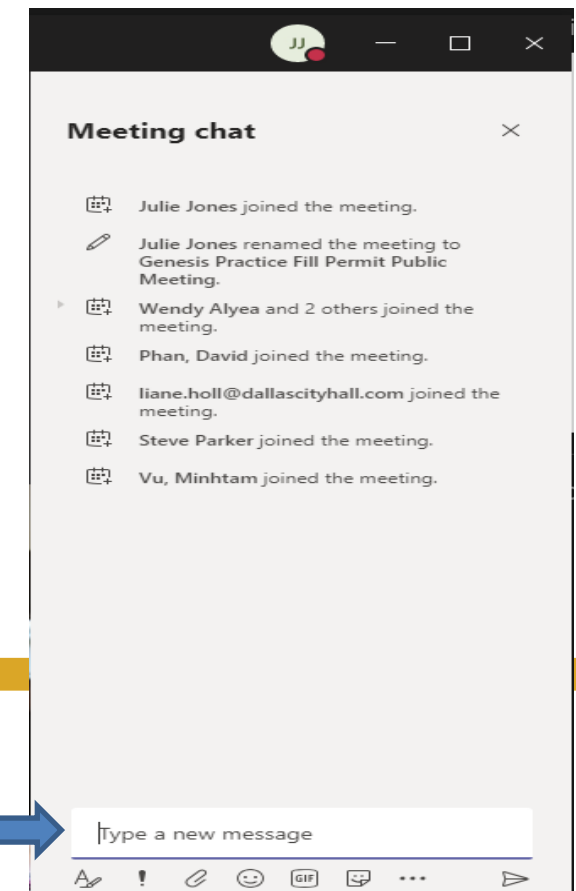
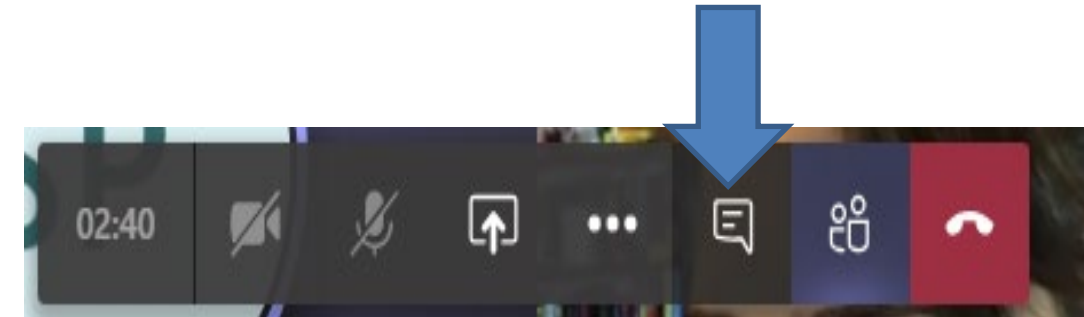
- **Either entering your name and email into the chat window to your right**
- **By stating your name and e-mail on the phone if you called in**
- **Or me at Ivan.Hernandez@Dallas.Gov or FloodplainManagement@Dallas.Gov**



Chat Function

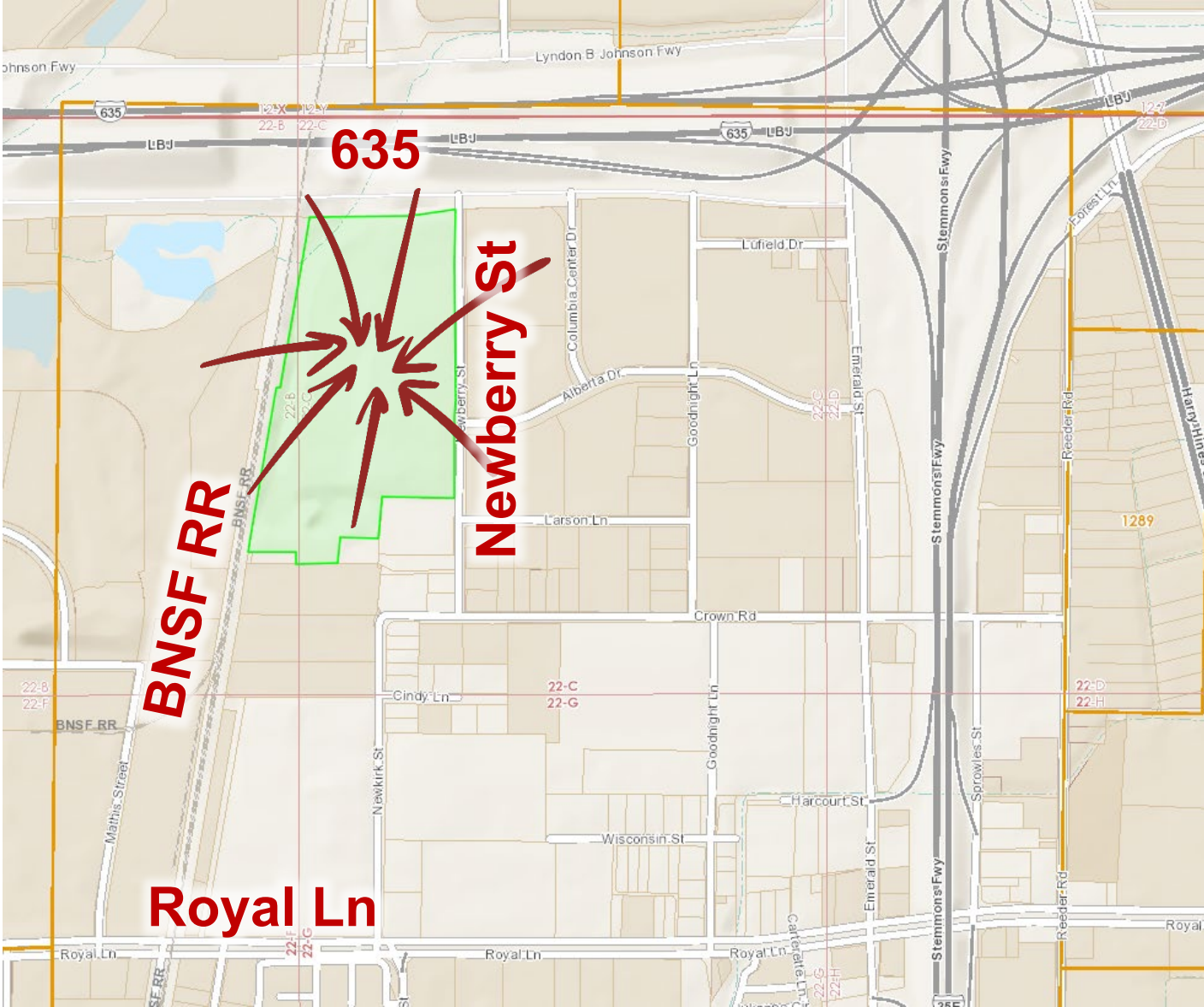
Click on the Chat icon

- 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



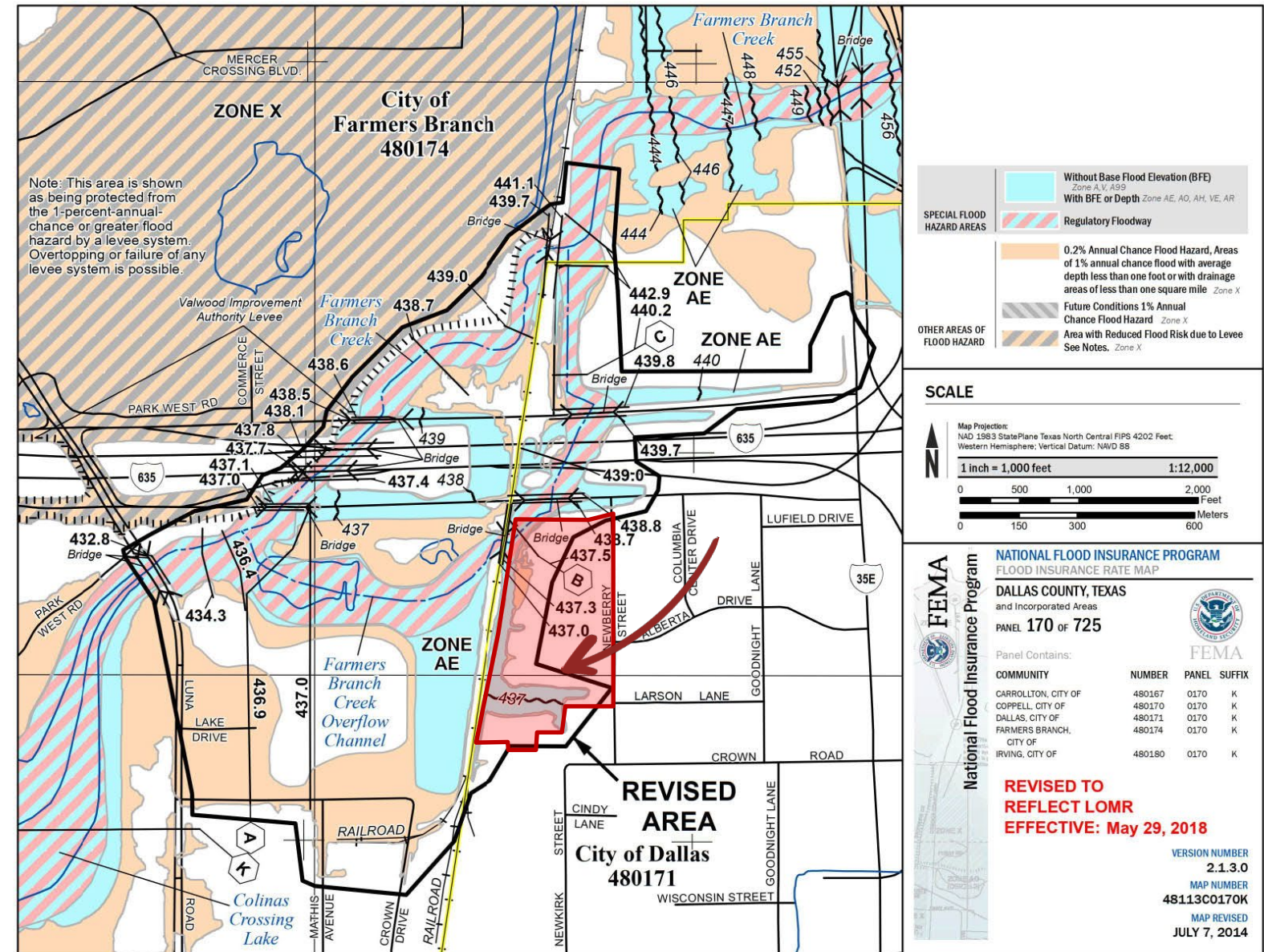
Project Location

- 11645 Newberry Street
- Southeast corner of 635 and BNSF Railroad



Effective 100-Year FEMA Floodplain

- FEMA FIRM Map Number 48113C0170K (effective July 7, 2014)
- Revised to reflect LOMR 17-06-3383P (effective May 29, 2018)



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

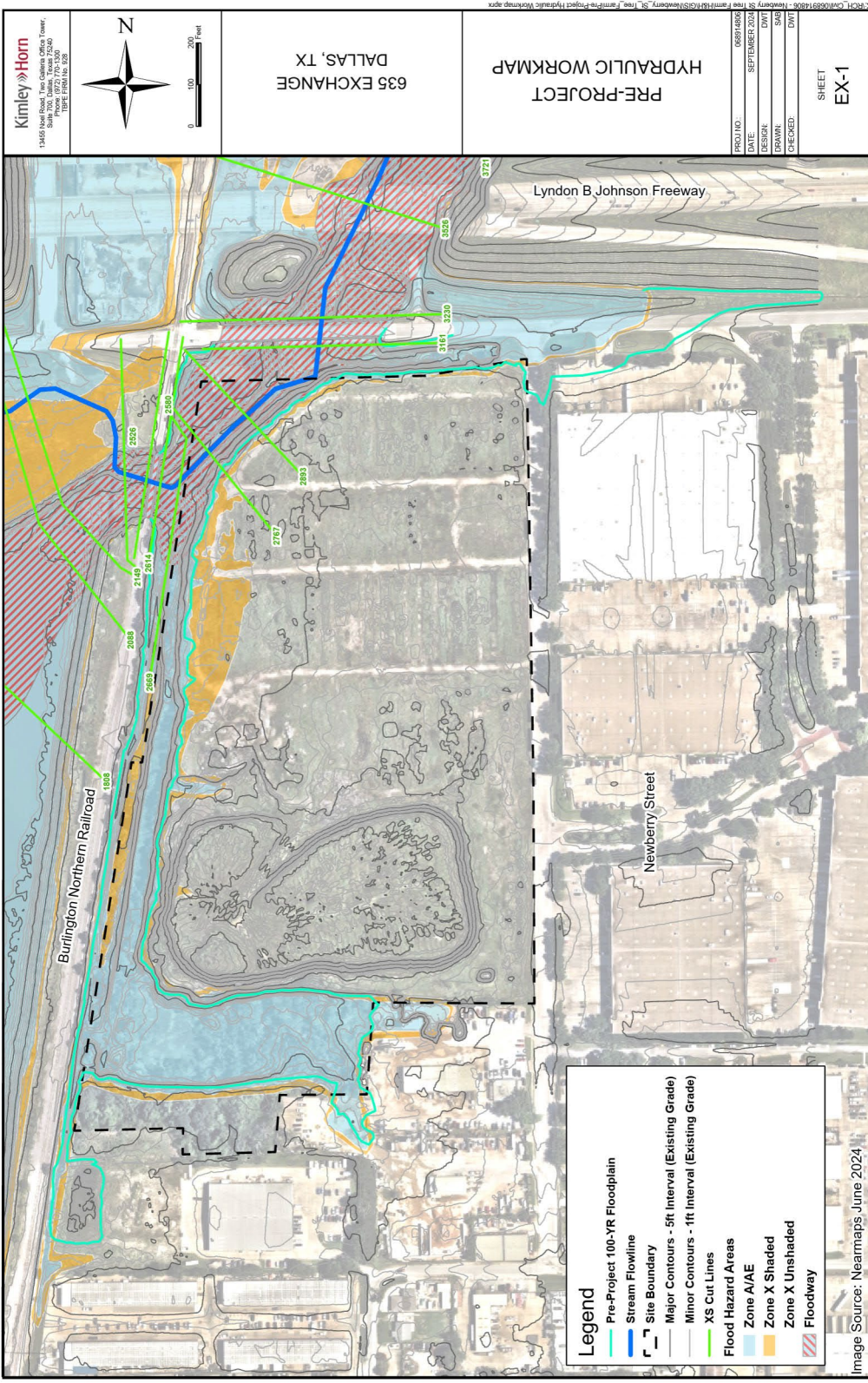
Completion within
5-Years before Fill Permit
Expires



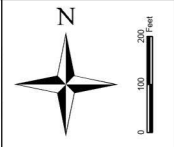
Summary of Work

- **Industrial development on an approximately 36-AC property at 11645 Newberry Street**
- **Grading (fill) reclaiming 100-YR floodplain of Farmers Branch Creek Overflow Channel**
 - Existing floodplain on property: 6.74 AC
 - Proposed floodplain on property: 1.60 AC
 - Proposed floodplain removal: 5.14 AC
- **Floodplain impacts meet City 10-point criteria**
 - No fill proposed in active conveyance area of Farmers Branch Creek Overflow Channel (no impact to floodplain WSE, channel velocity)
 - Offsite valley storage easement with Mercer Crossing to mitigate valley storage





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 www.kimley-horn.com



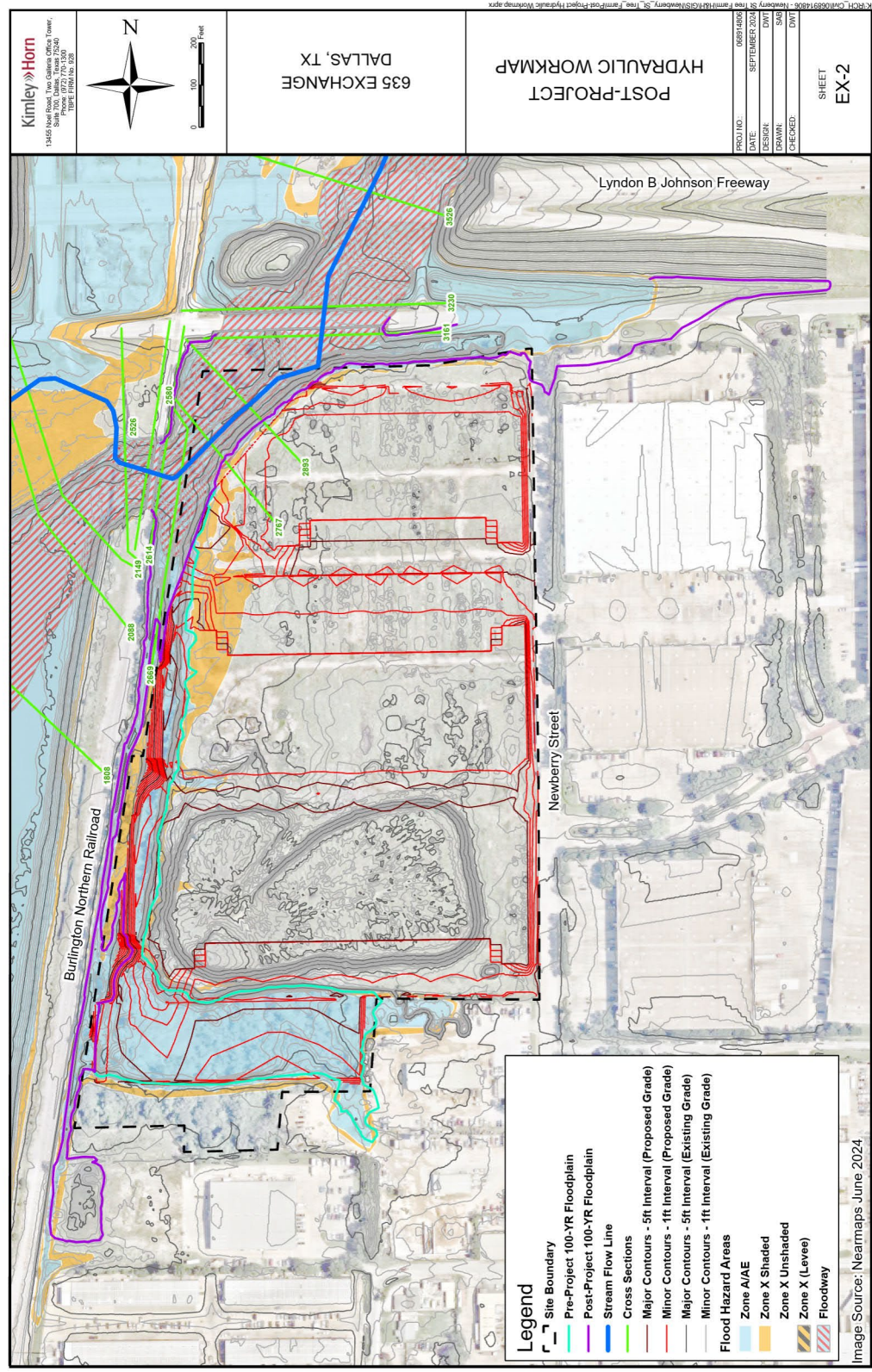
635 EXCHANGE
 DALLAS, TX

PRE-PROJECT
 HYDRAULIC WORKMAP

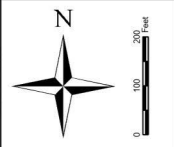
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| PROJECT NO. | 06816066 |
| DATE | SEPTEMBER 2024 |
| DESIGN | DWIT |
| DRAWN | SAS |
| CHECKED | DWIT |

SHEET
 EX-1

Floodplain Workmaps



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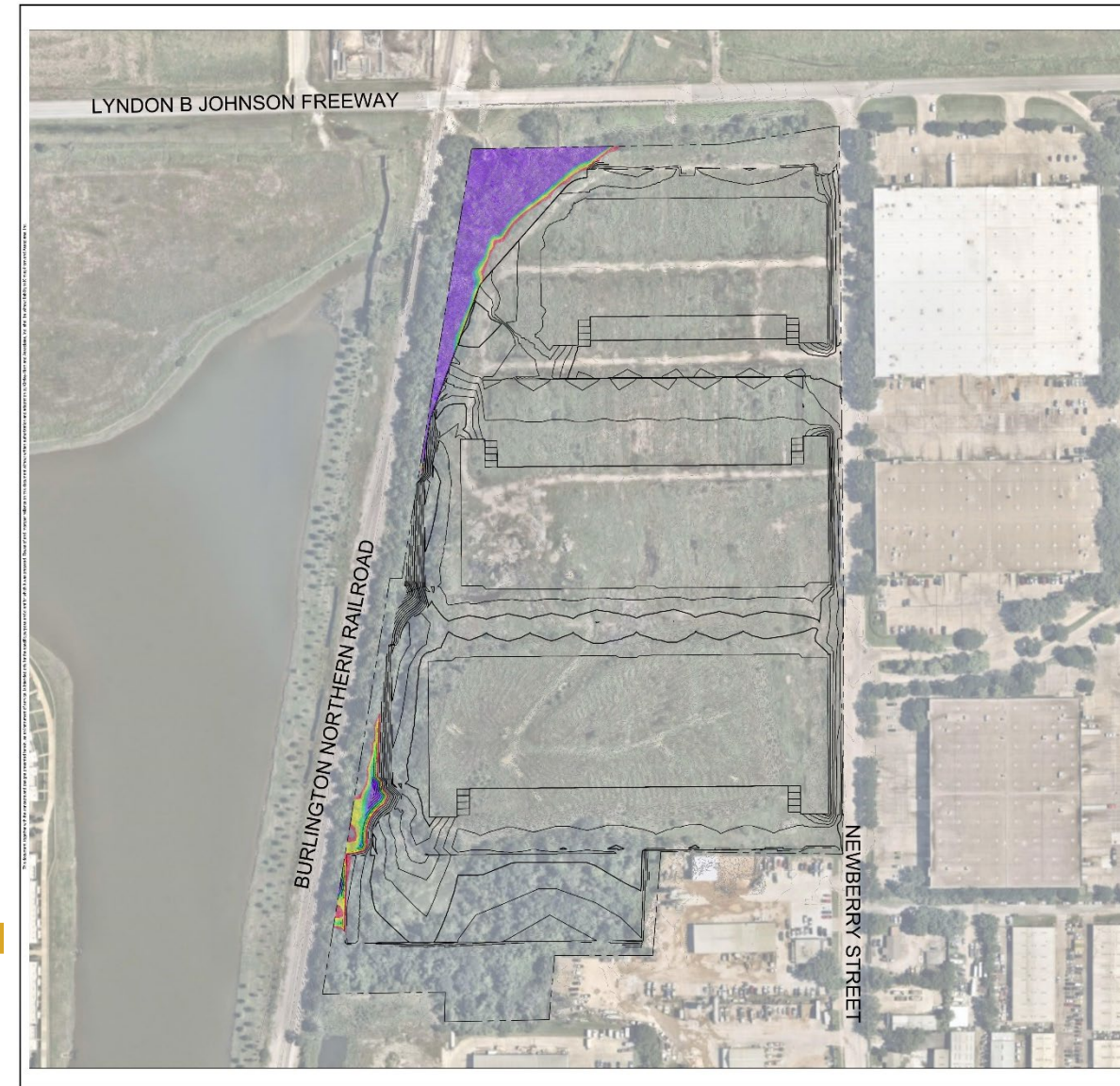
635 EXCHANGE
 DALLAS, TX

POST-PROJECT
 HYDRAULIC WORKMAP

| | |
|-------------|----------------|
| PROJECT NO. | 06816066 |
| DATE | SEPTEMBER 2024 |
| DESIGN | DWIT |
| DRAWN | SAS |
| CHECKED | DWIT |

SHEET
 EX-2

Valley Storage Workmaps



QUESTIONS?

- Ask them aloud
- Type them into the chat
- Or email me 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>



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