

Floodplain Fill Permit Neighborhood Meeting

FP 24-16

4101 Duncanville Rd



City of Dallas

Dallas Water Utilities
Floodplain Management

03-17-2025

Attendees



City of Dallas – Floodplain Management

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

Kimley-Horn

- William McCullough, E.I.T.
- Chris Fergusson, P.E.

Representatives for Property Owner and/or Developer

- Project Services Group, Inc.



Registering Attendance



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

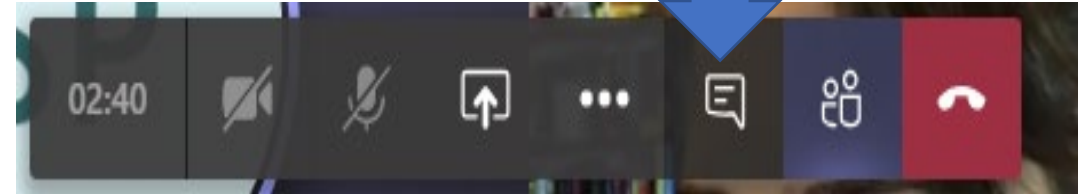


Chat Function



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

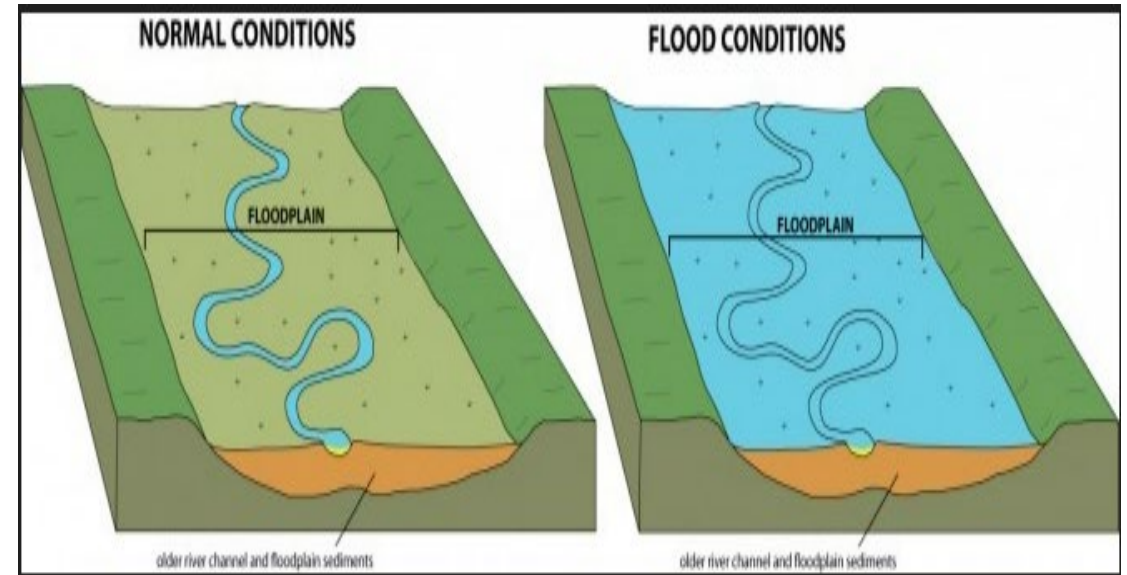


What is a Floodplain?



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.



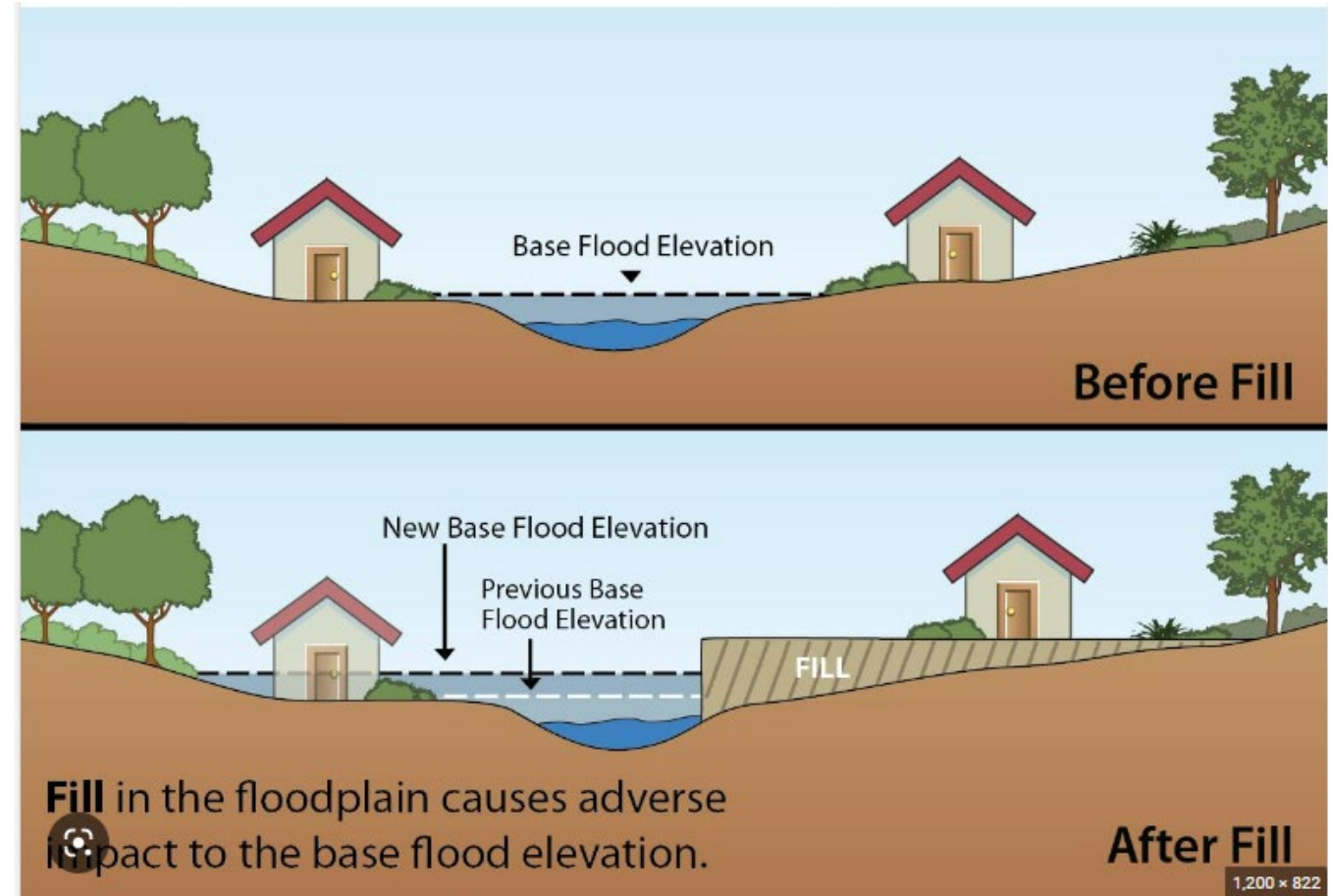
Why is floodplain regulation important?



To ensure that flooding conditions do not worsen due to a property owner's development choices.

Prioritizing:

- Public Safety
- Protection of property



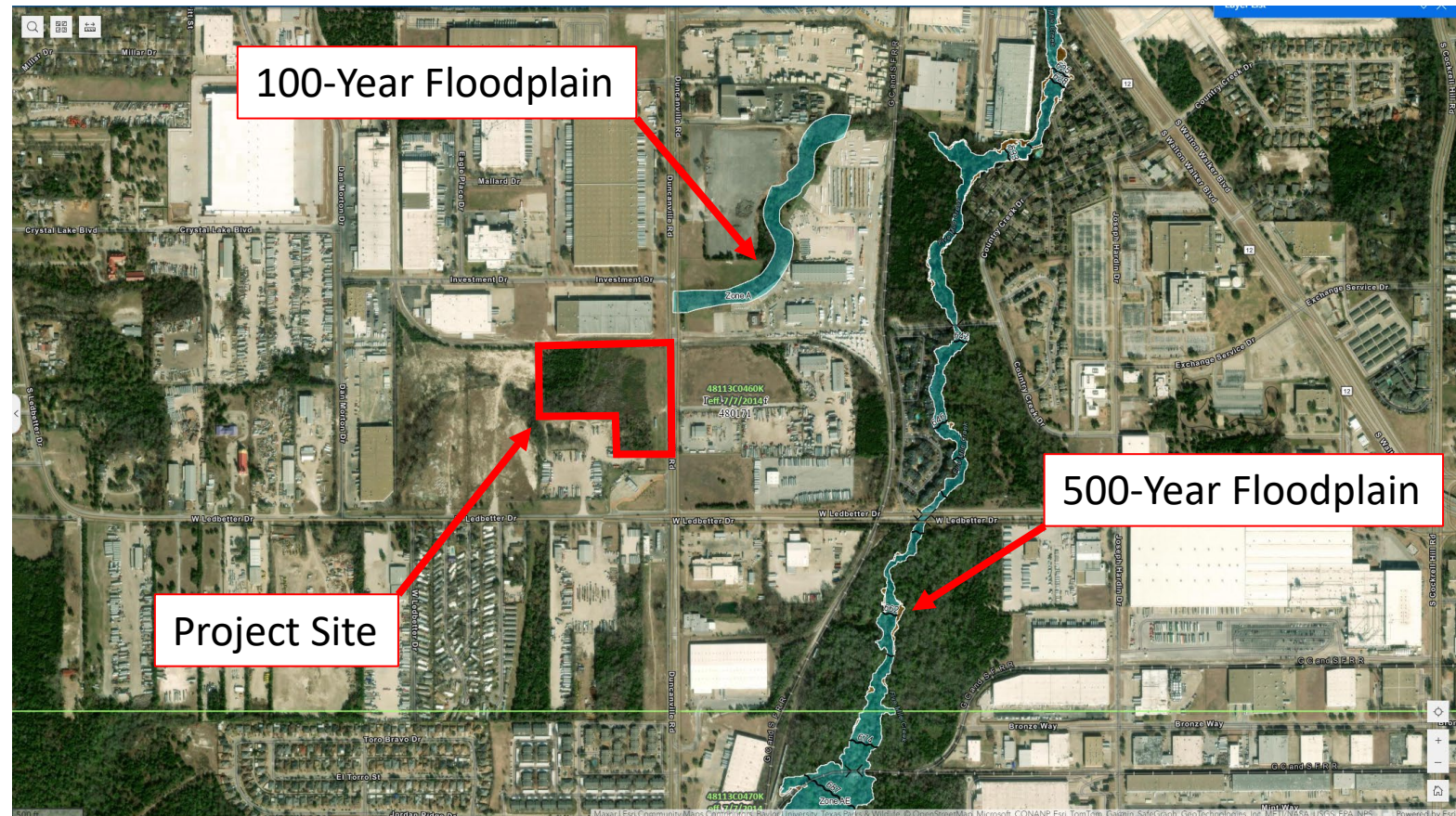
Location & Current 100-Year Floodplain – FEMA



Panel: 48113C0460K
Effective July 7, 2014

Council District 3

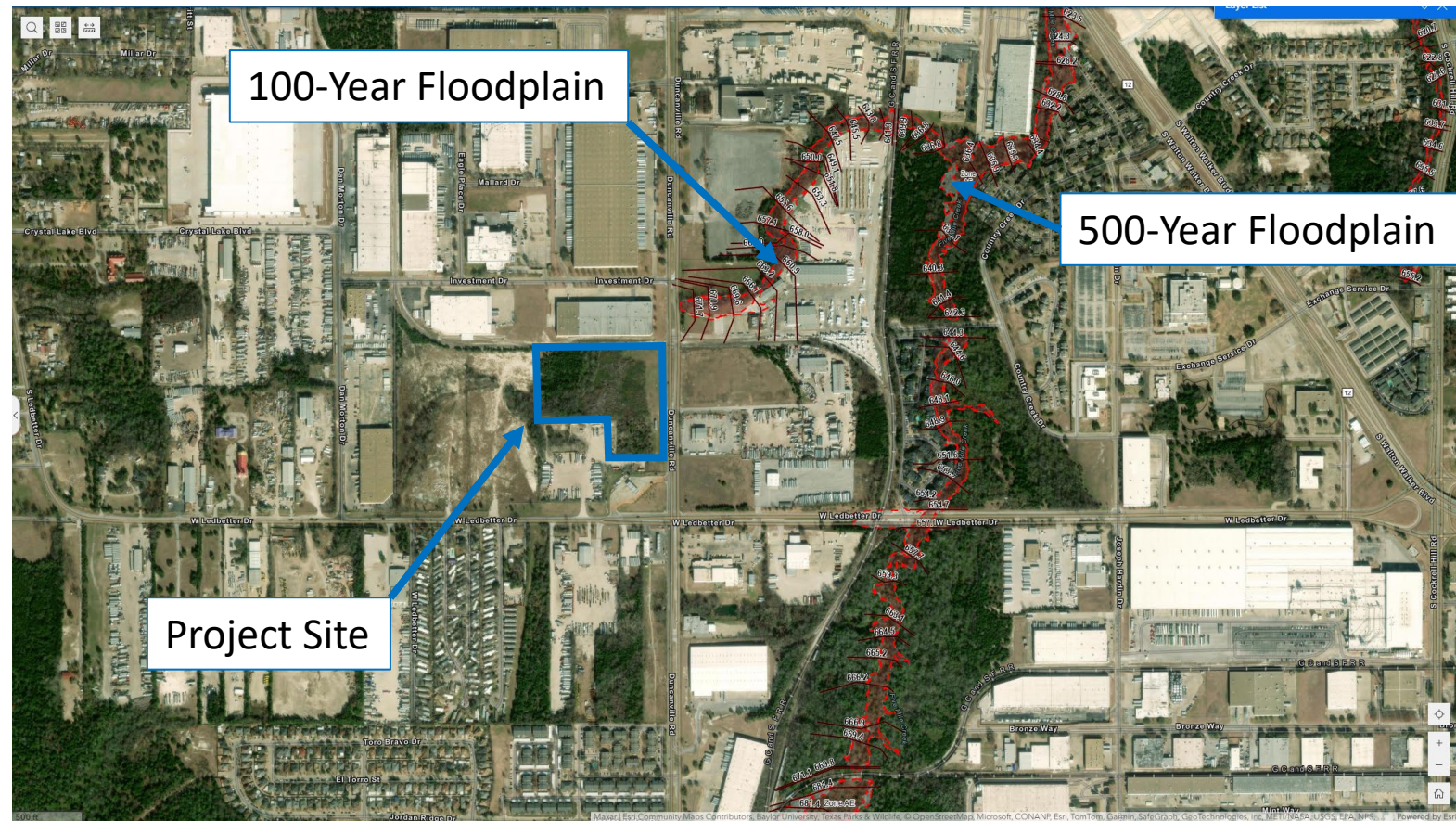
Near Intersection of
Duncanville Rd and W
Ledbetter Dr.



Location & Current 100-Year Floodplain – City of Dallas



100-year floodplain must be determined for unmapped creeks/streams with an upstream drainage area ≥ 100 acres

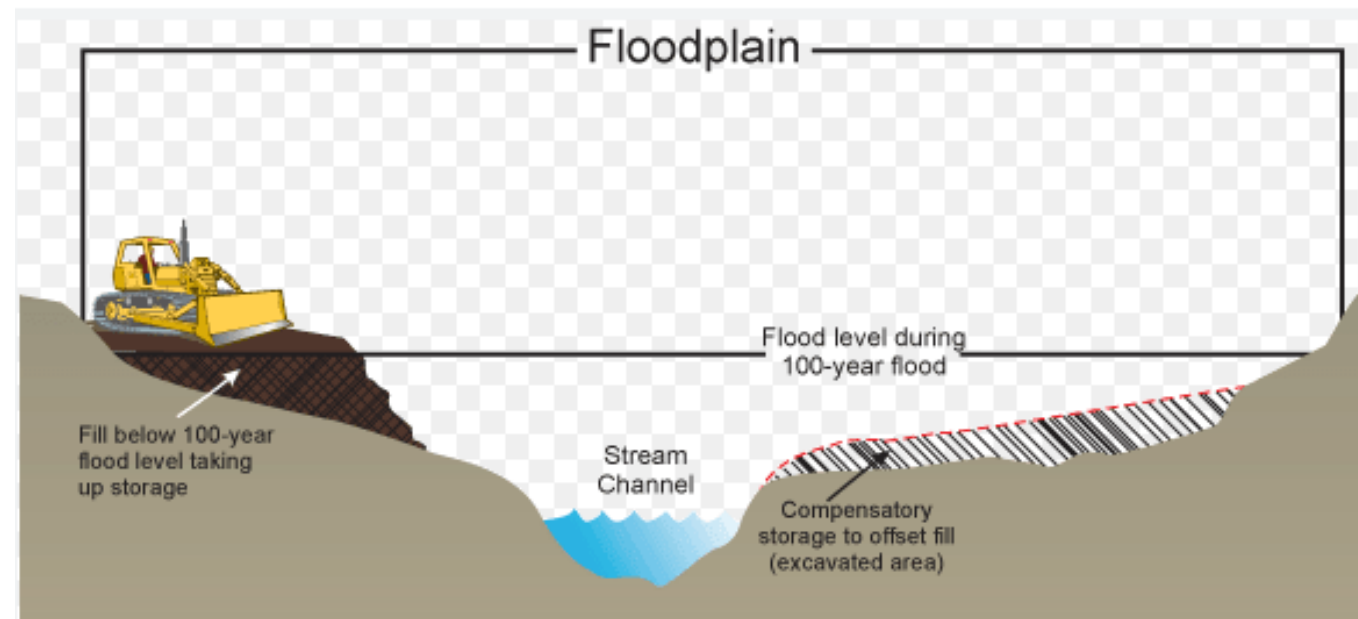


What is a Fill Permit?



- Fill Permit

- For development activities that reclaim land from the floodplain.
- 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



Takes Approximately 6 Months to 1 Year

Completion within
5-Years before Fill Permit
Expires



*LOMR are required for floodplain reclamation within FEMA's National Flood Hazard Layer.

Summary of Work



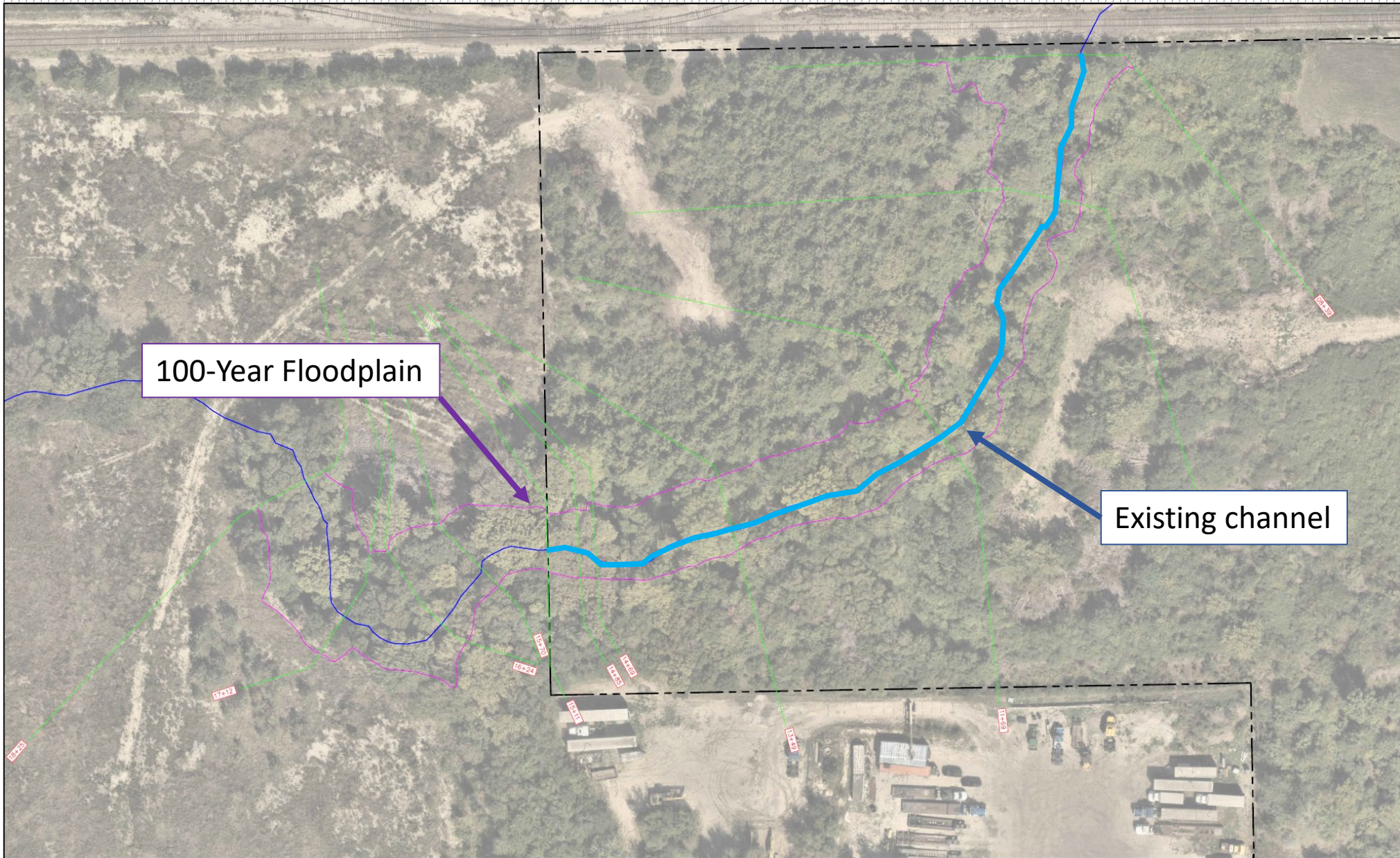
Proposed Commercial Development

Existing Open Channel will be replaced with a large Reinforced Concrete Box System

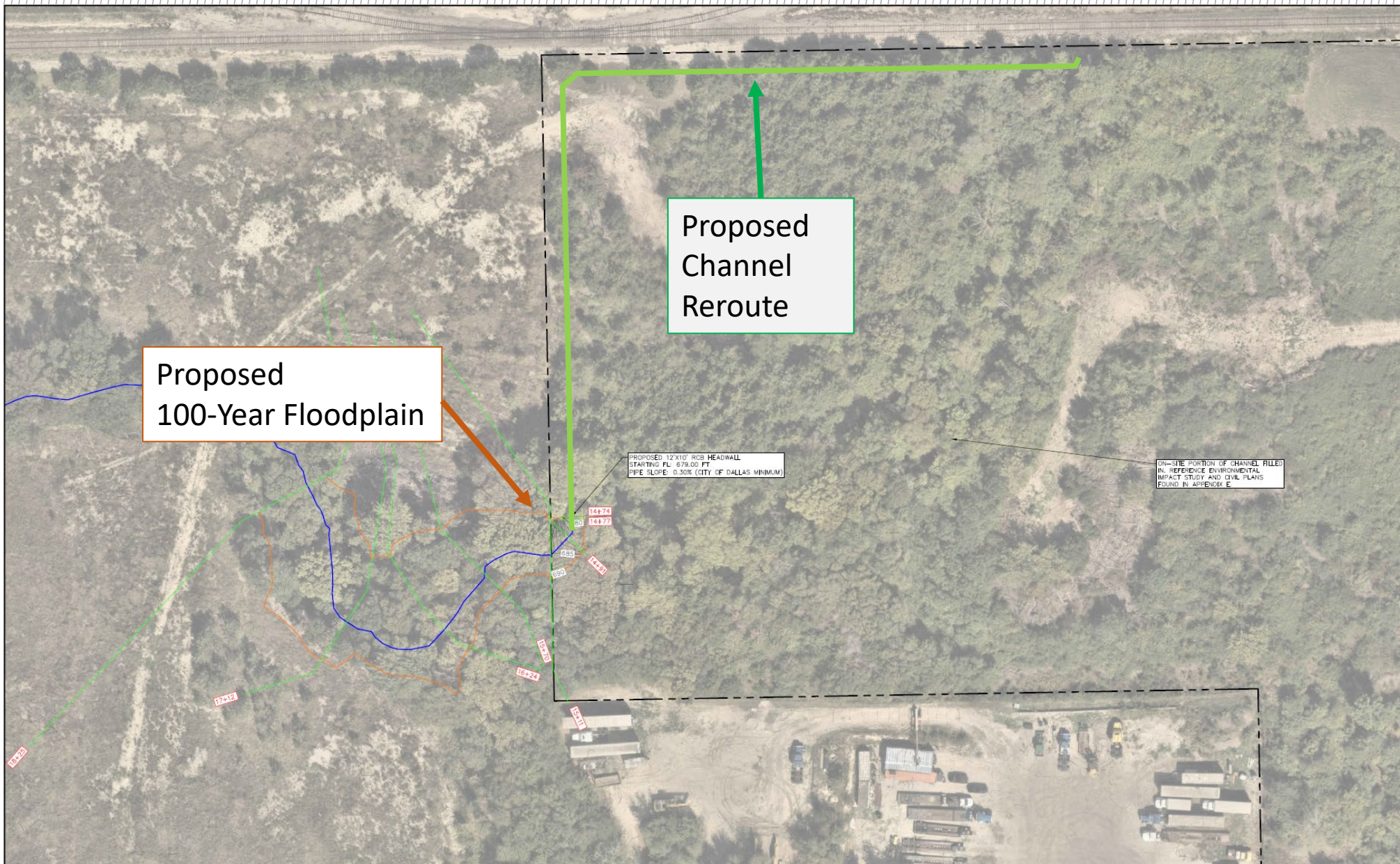
- Grading and retaining walls establish proposed grades at upstream and downstream property limits to ensure City Criteria is satisfied



Pre-Project 100-Year Floodplain



Post-Project 100-Year Floodplain



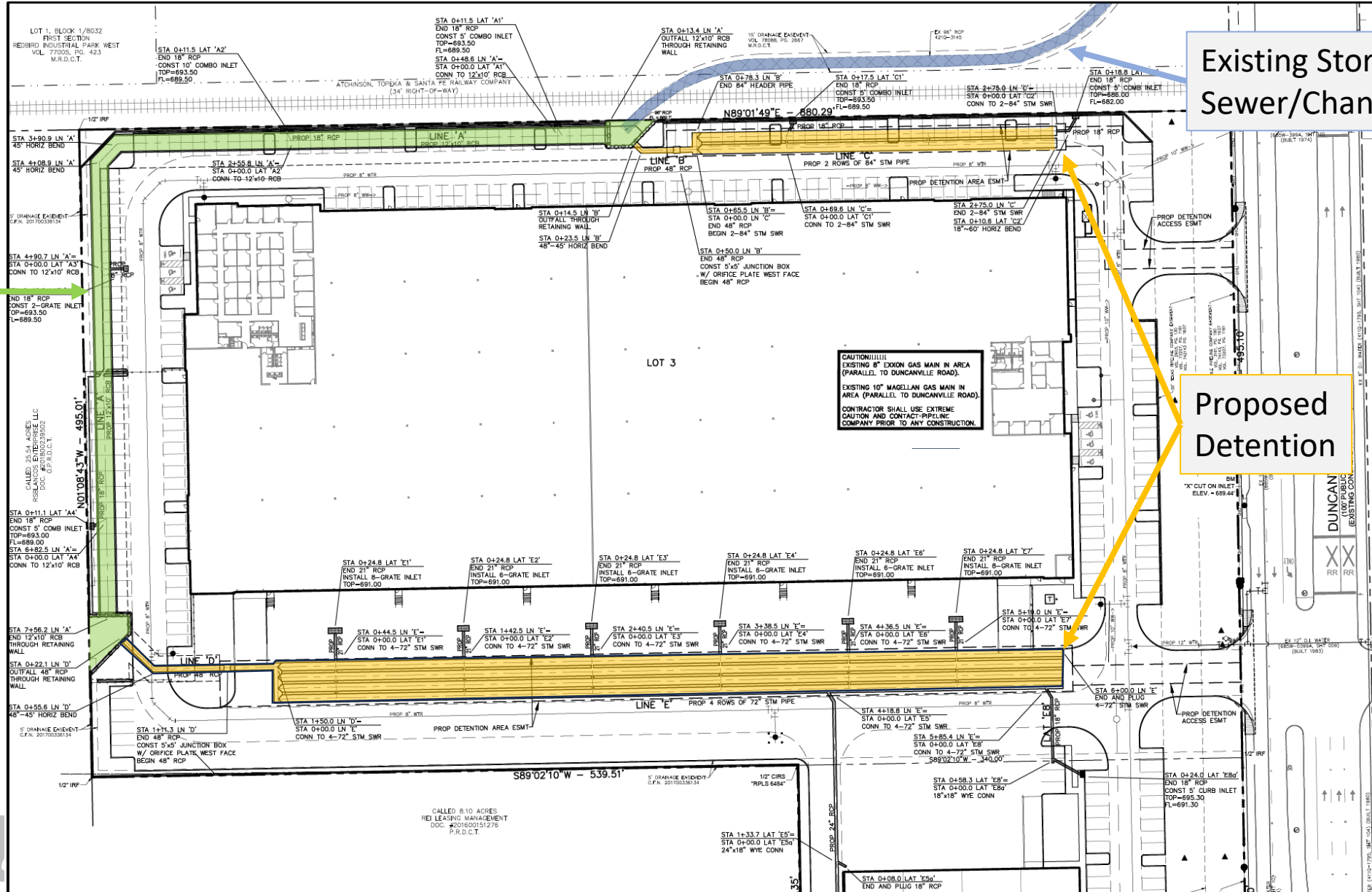
Proposed Underground Drainage System



Existing Storm Sewer/Channel

Proposed Channel Reroute

Proposed Detention



8.10 ACRES
REI LEASING MANAGEMENT
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P.R.D.C.T.

Questions?



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



Floodplain Management Contact



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