



City of Dallas

Floodplain Fill Permit Neighborhood Meeting

FP 24-12

2200 N Stemmons Fwy

Dallas Water Utilities
Floodplain Management
11/12/2025

Attendees



City of Dallas – Floodplain Management

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

Engineer

- Chris Fergusson, P.E. – Kimley-Horn & Associates, Inc.
- William McCullough, EIT – Kimley-Horn & Associates, Inc.

Representative for Property Owner

- Kevin McMeans – AM Campus, LP



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 FloodplainManagement@Dallas.Gov

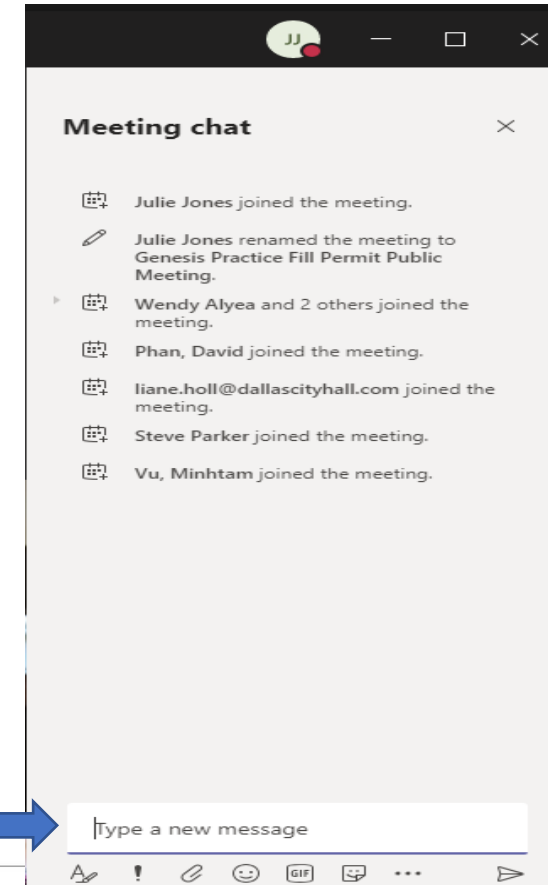
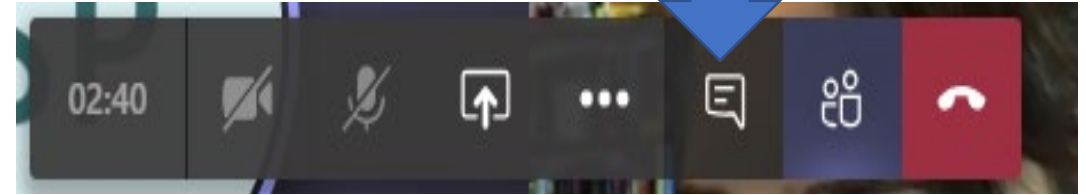


Chat Function



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



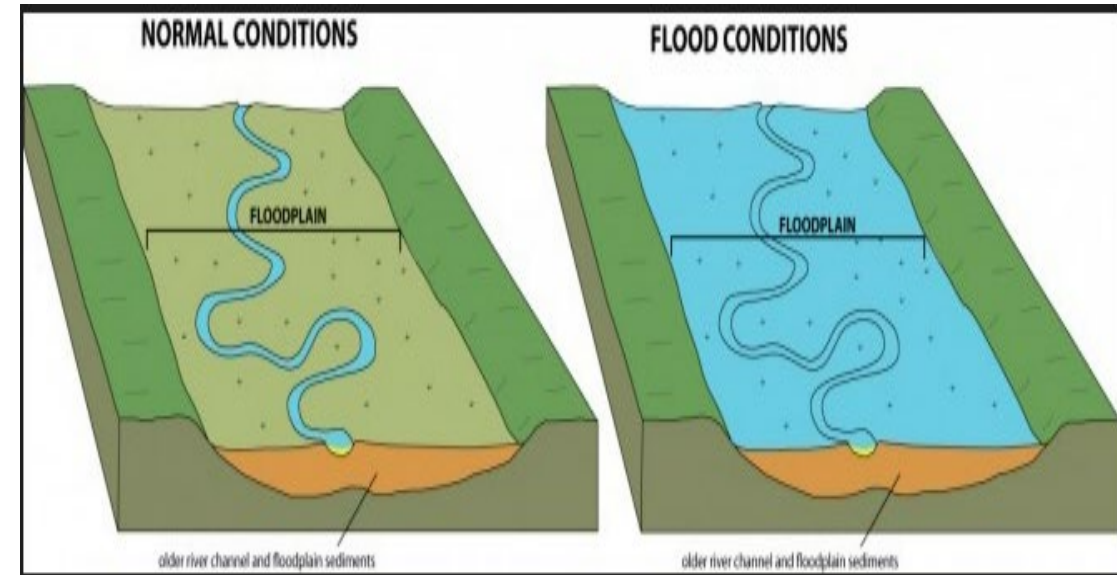
- Regulate development within the City's regulatory floodplain
- Conduct capital drainage and erosion assessments for inclusion in the Needs Inventory
- Coordinate regulatory requirements with FEMA, USACE, and TCEQ for floodplain and city owned dams/levees.
- Provide technical assistance to City departments for proposed activities in the floodplain



What is a Floodplain?



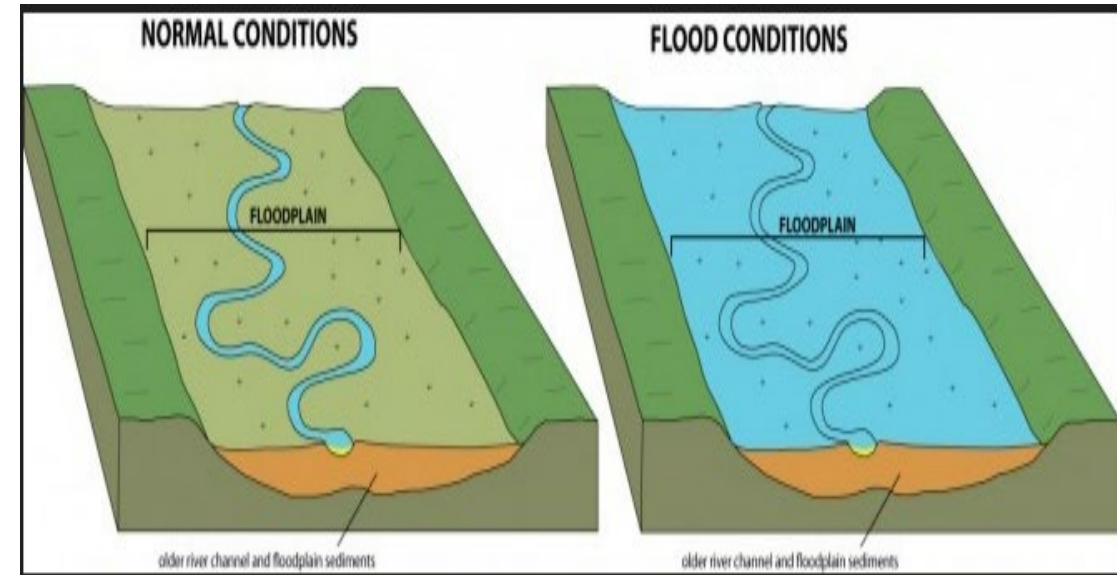
- A **low-lying area of ground**, adjacent to a river or creek, that temporarily stores the flood water after heavy rain events until it can drain downstream.
- **Private or public owned areas of ground** useful to store excess flood water, reduce flood peaks, flood elevations and runoff velocities helping to decrease the potential for flooding and erosion conditions due to natural or man-made occurrences.



What is a Floodplain?



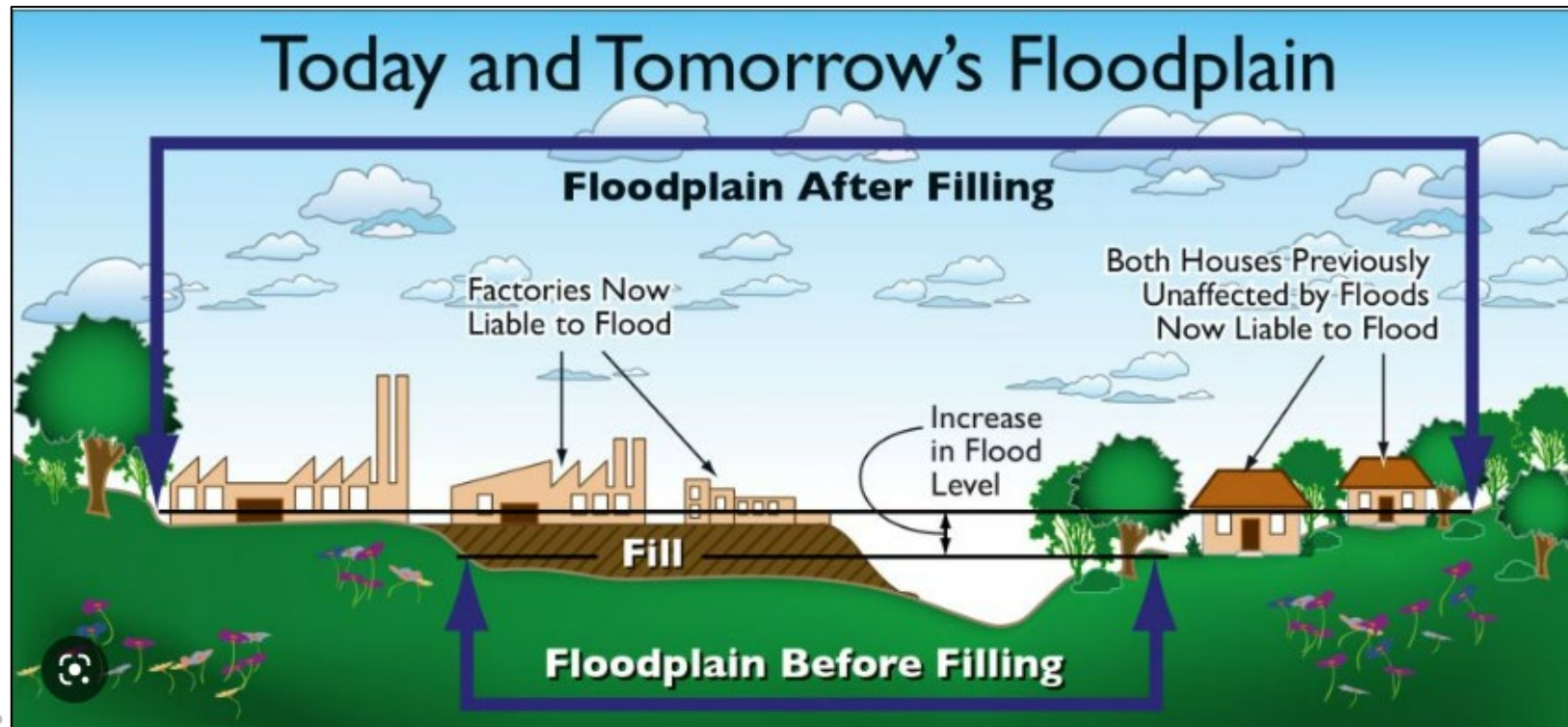
- **100-year flood:** a flood event that has a 1 in 100 chance (1% probability) of being equaled or exceeded in any given year.
- **100-Year Floodplain:** An area of land that will flood from the 1% chance event in any given year.



Why is Floodplain Regulation Important?



- Prioritizes **Public Safety & Protection** of life and property
- Ensures that **flooding conditions do not worsen** due to a property owner's development choices
- Compliance with **Federal Regulations**



Floodplain Permit Requirements



When is a Floodplain Permit Needed?

- For **any development activity** within the combined City Regulatory and National Flood Hazard Layer (NFHL) mapped 100-year floodplain.
- **Unmapped creeks and channels** with upstream drainage area of 100 acres or more requires review to determine floodplain permitting needs.



Types of Floodplain Permits

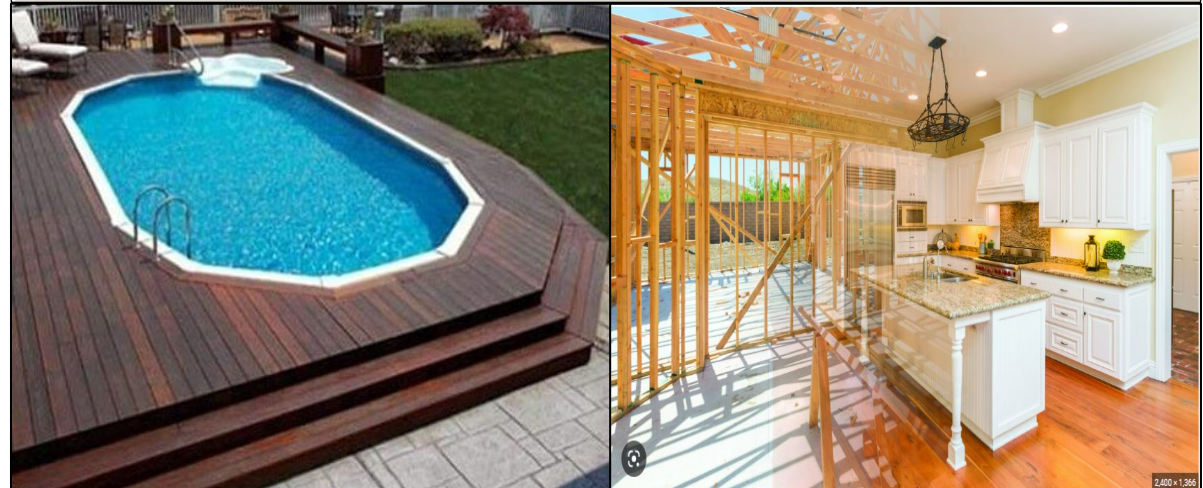
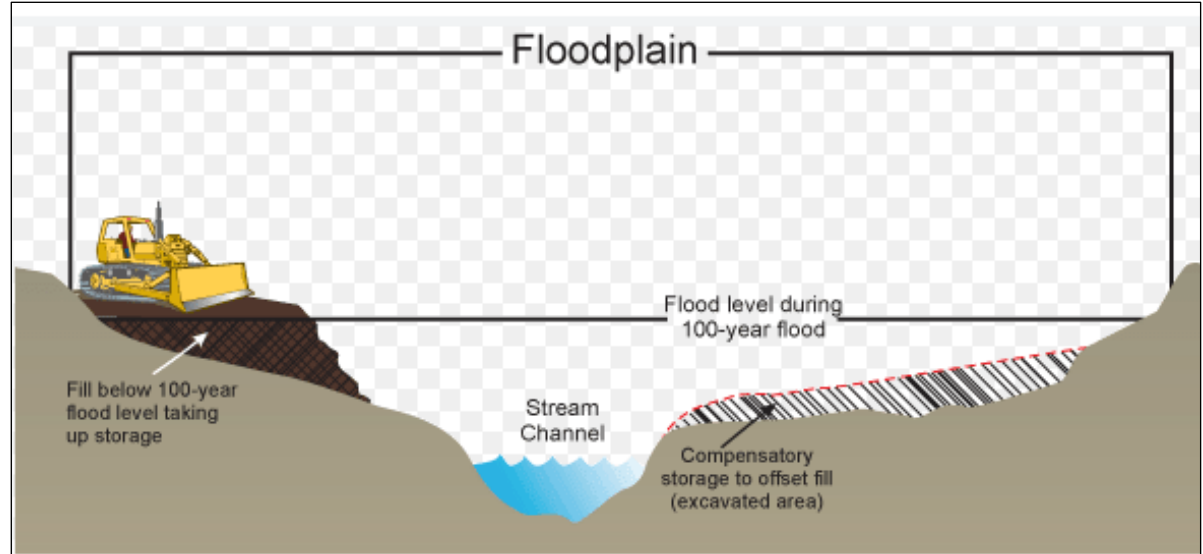


- **Fill Permit**

- For **development activities that reclaim land** from the floodplain for development by fill and/or retaining walls.
- **New** residential and commercial structures

- **Floodplain Alteration Permit**

- For **development activities that does not reclaim land** from the floodplain.
- **Modification** to existing structures in the floodplain

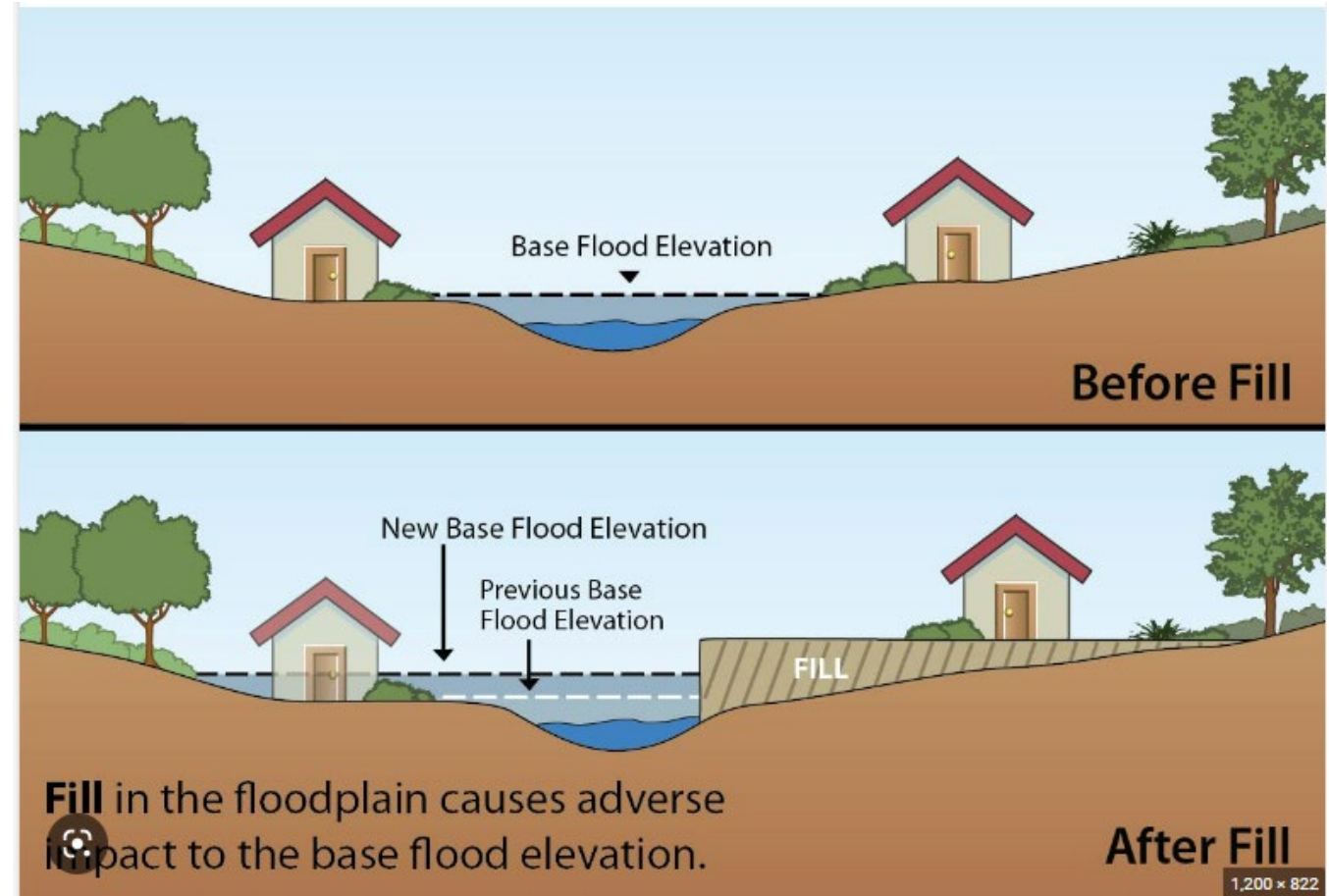


Fill Permits Evaluation Criteria



No Adverse Impact Policy

- Not allow development that will flood or cause flooding to others.

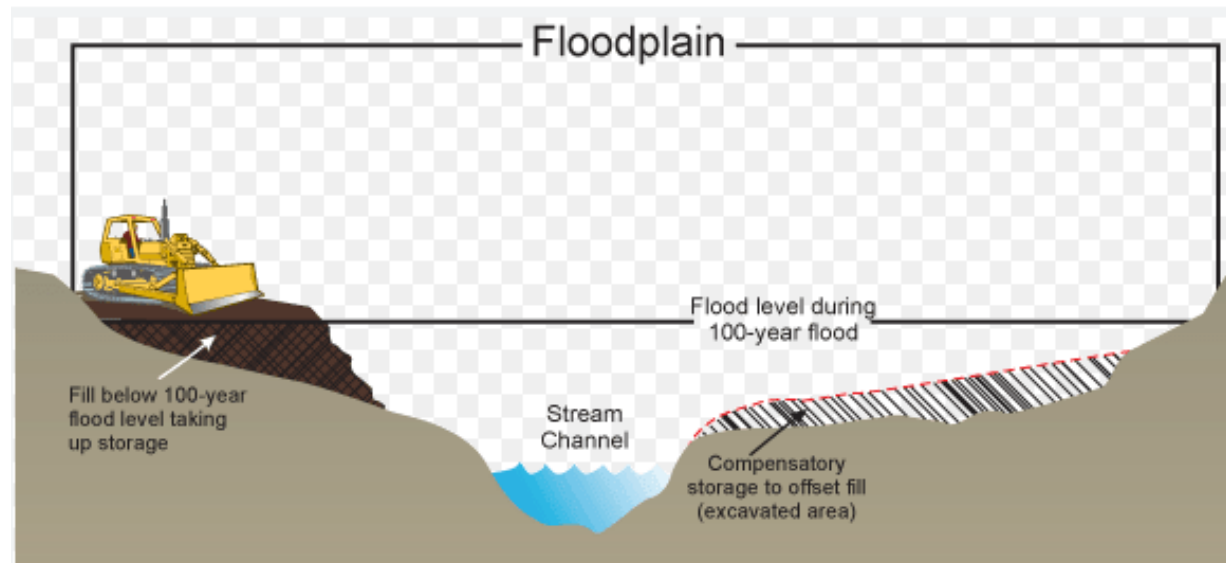


Fill Permits Evaluation Criteria



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



*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.

Location & Current 100-Year Floodplain – FEMA



Outside of current FEMA
100-Year Floodplain

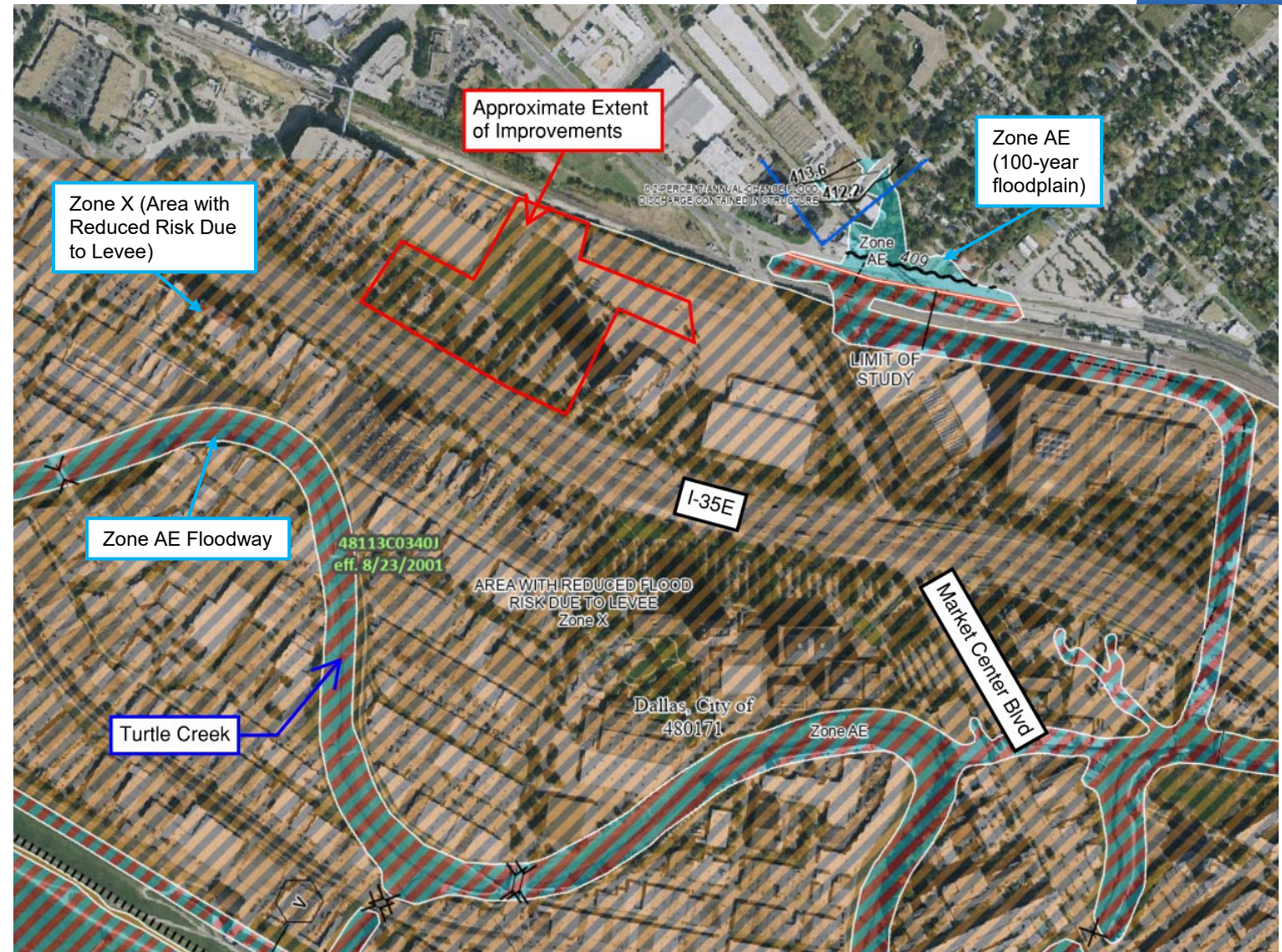
National Flood Hazard
Layer (NFHL)

- Panel: 48113C0340J
- Effective: 08/23/2001

Council District 2

Description of Location

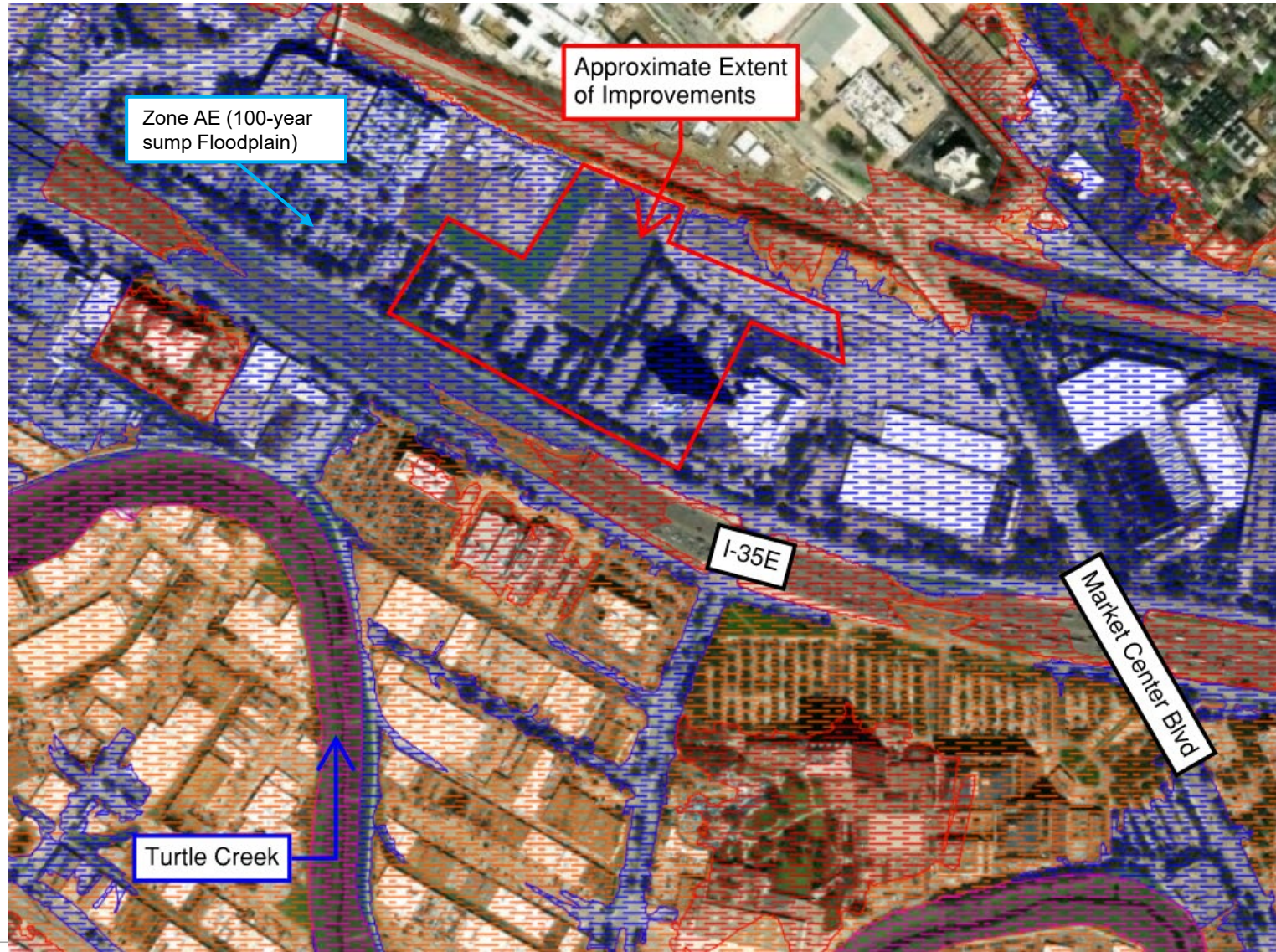
- Northwest corner of
Market Center Blvd and I-
35E Frontage Intersection



Location & Current 100-Year Floodplain – City of Dallas



Sump Floodplain



Summary of Work



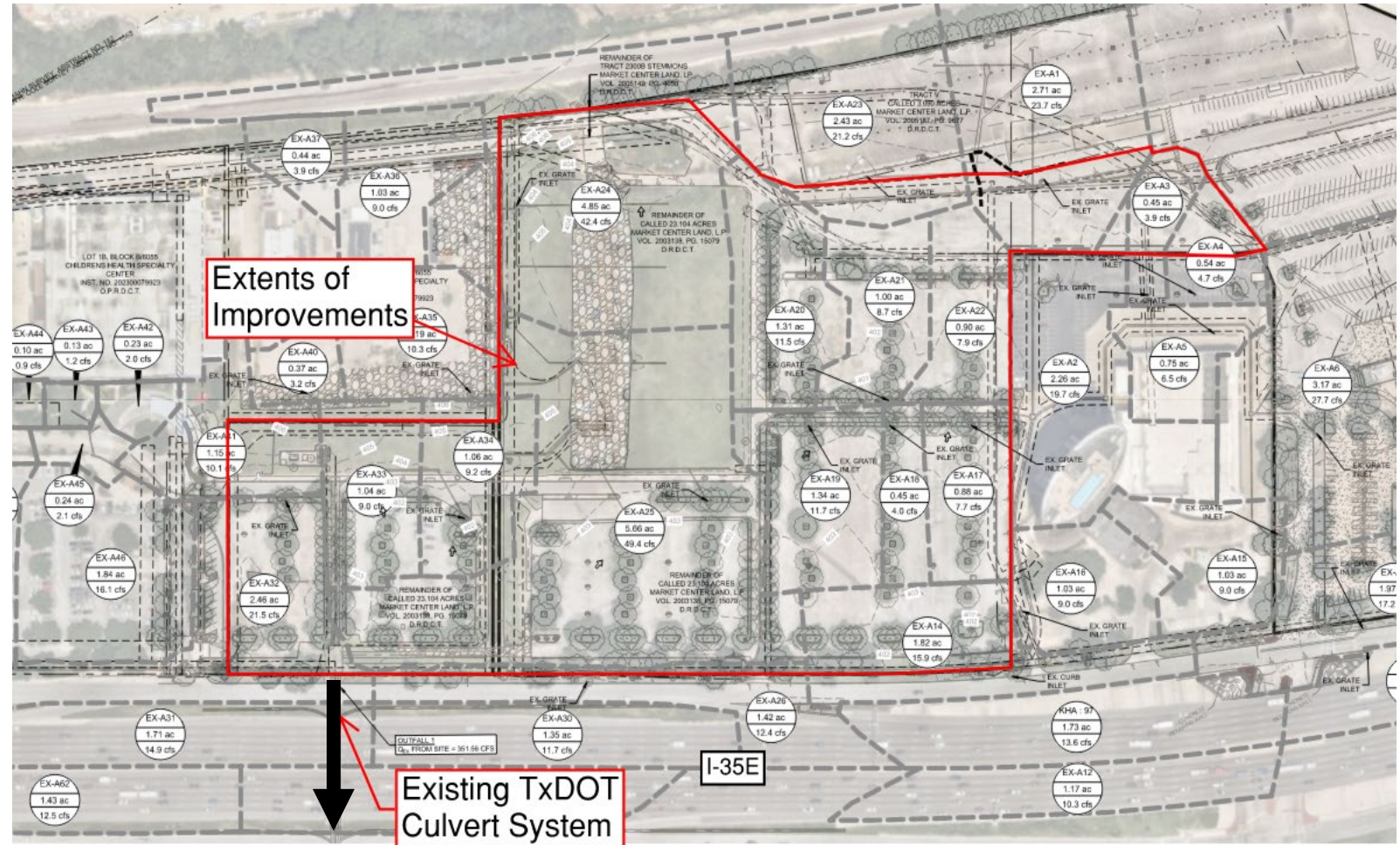
- Placing fill to enable future site development above the sump floodplain;
- Compensatory storage (above ground pond and underground vault); and
- Improving storm infrastructure throughout site and adjacent TxDOT right-of-way



Existing Site Conditions



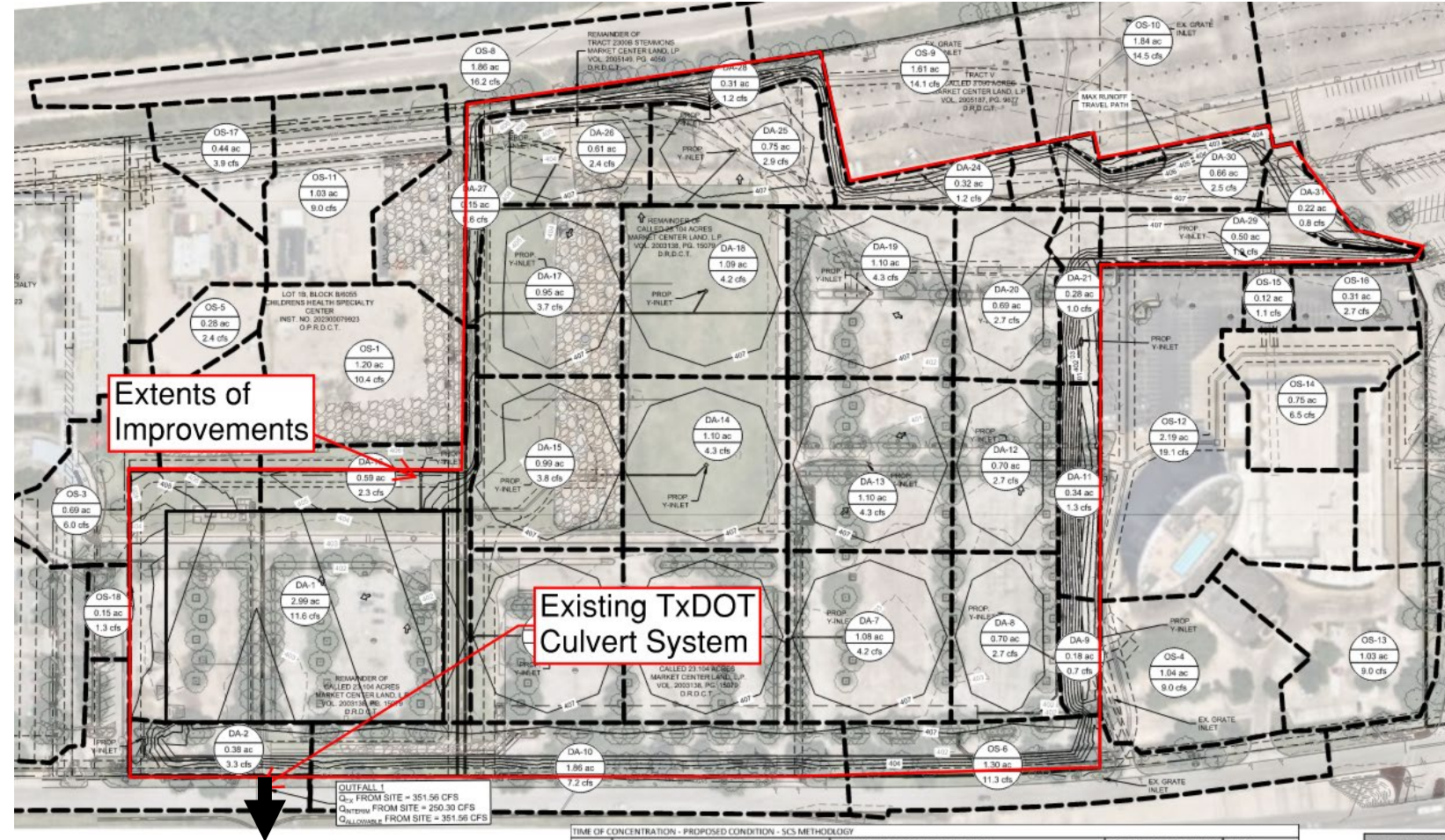
- Entire area being improved drains southwest to existing undersized TxDOT culvert system crossing I-35E via on-site storm sewer.



Proposed Site Grading



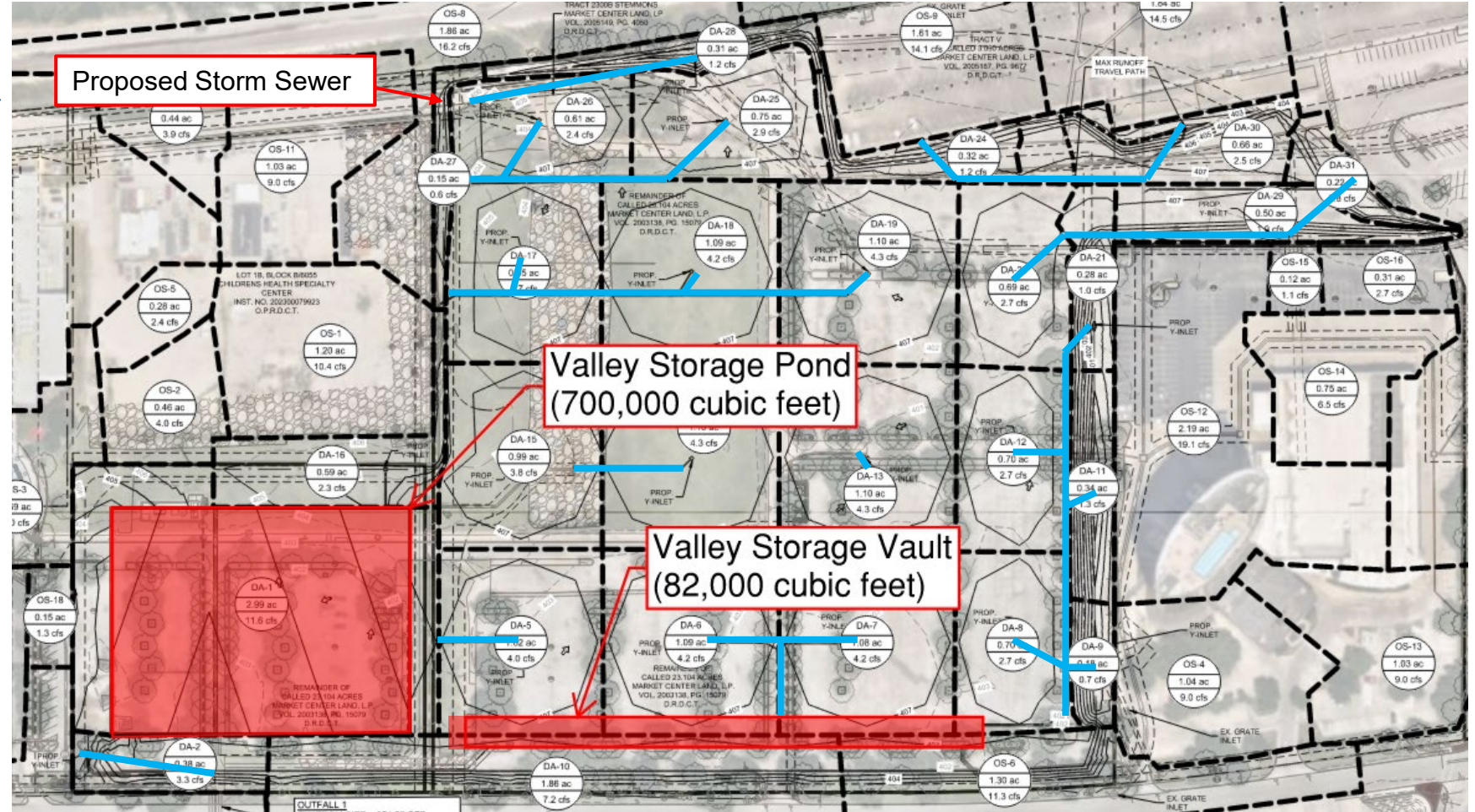
- Proposed grading and drainage matches existing patterns.



Compensatory Storage Mitigation



- Exceeds City compensatory storage requirements



Infrastructure Improvements



- Onsite Valley storage vault and pond;
- Onsite storm improvements; and
- Offsite inlet improvements in I-35E frontage (2)



Pre-Project 100-Year Sump Floodplain



Legend

▬ Property Boundary

➔ XPSWMM Links

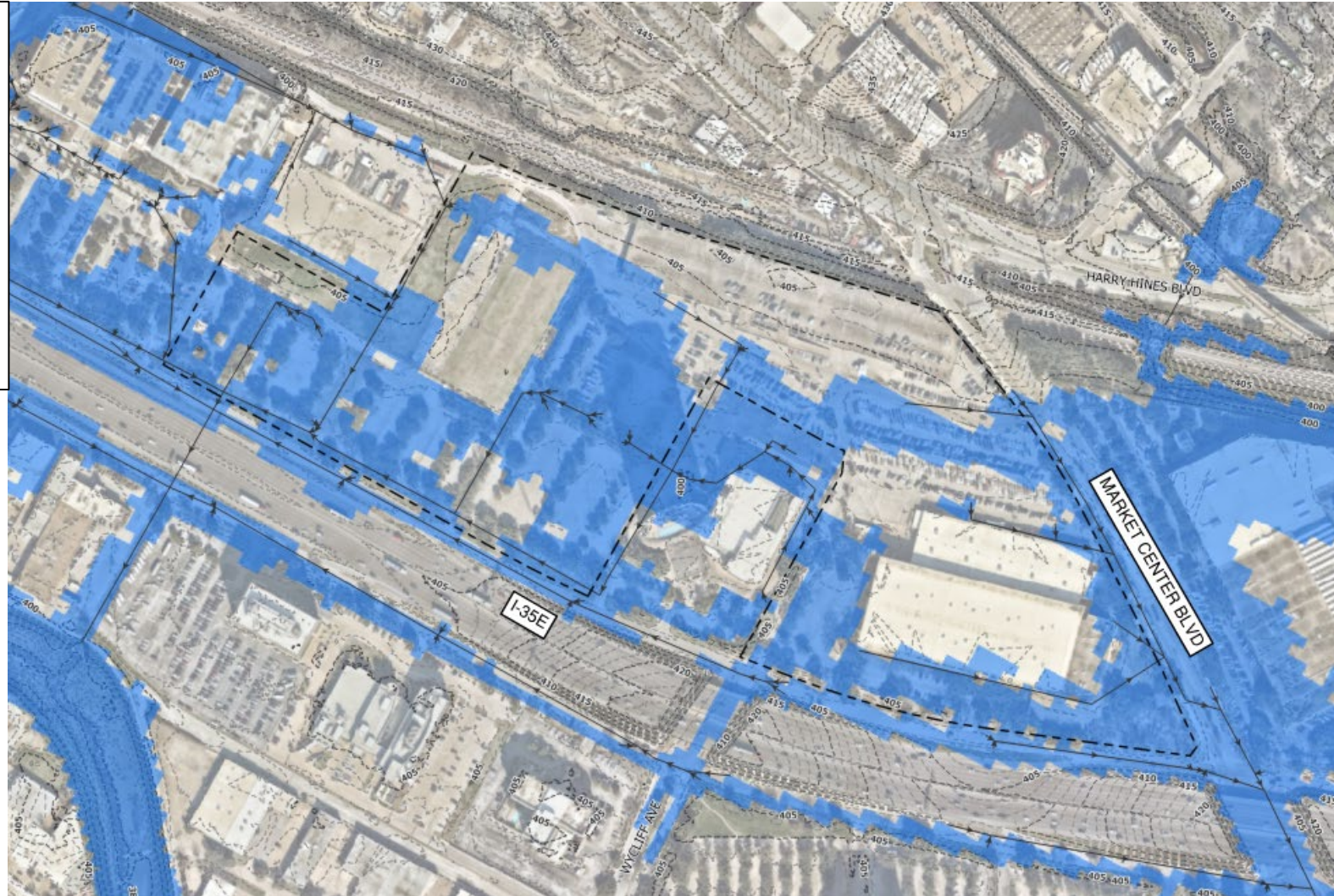
100-YR Sump Floodplain



Existing Topography

--- 1-FT Interval

--- 5-FT Interval



Post-Project 100-Year Sump Floodplain



Legend

▮ Property Boundary

➔ XPSWMM Links

100-YR Sump Floodplain



Proposed Topography

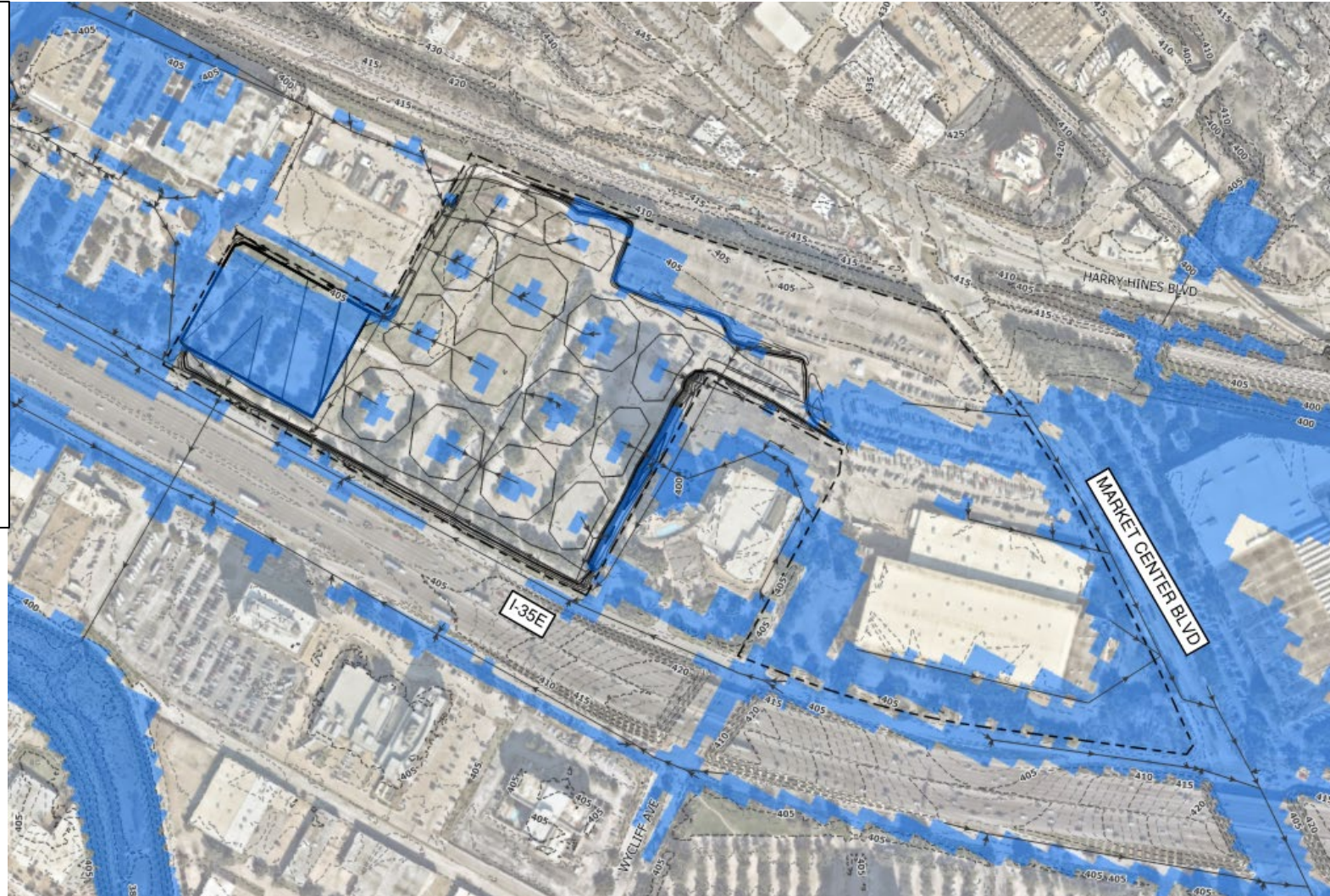
— 1-FT Interval

— 5-FT Interval

Existing Topography

- - - 1-FT Interval

- - - 5-FT Interval

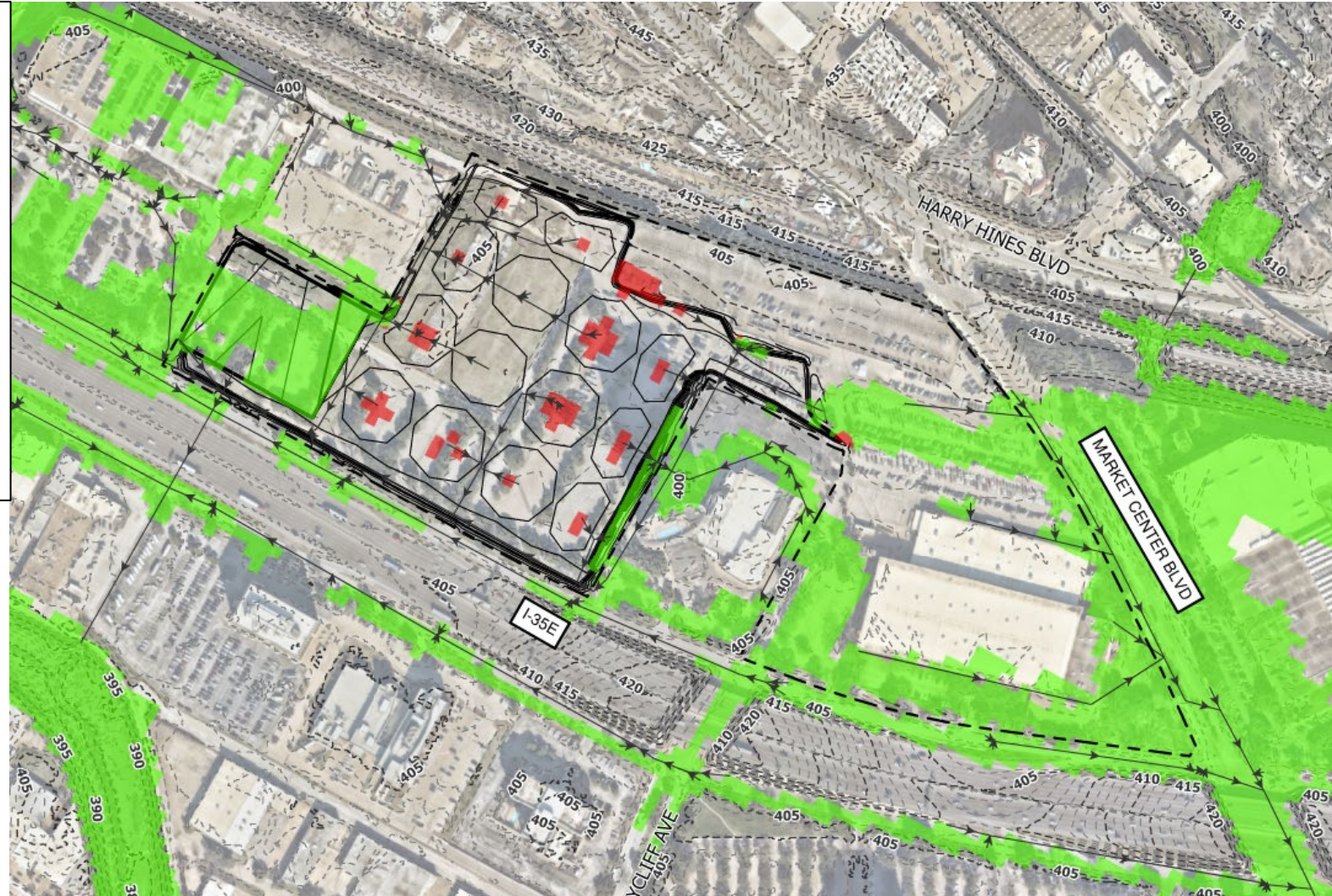


100-Year Sump Floodplain Difference



Legend

- Property Boundary
- XPSWMM Links
- Water Surface Elevation Difference
 - Decrease/No Change
 - Increase
- Proposed Topography
 - 1-FT Interval
 - 5-FT Interval
- Existing Topography
 - 1-FT Interval
 - 5-FT Interval



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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(214) 671-2219

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