



City of Dallas

Floodplain Fill Permit Neighborhood Meeting

FP 26-02

2710 Kimsey Dr. Dallas TX



Dallas Water Utilities
Floodplain Management
05/21/2026

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

- Hossein Sadeghi – Walter P Moore

Representatives for Property Owner and/or Developer

- Ron Rahmatian– Owner
- Mohamad Rahmatian - Owner
- Kevin Rizan - Developer



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 the City at FloodplainManagement@Dallas.Gov

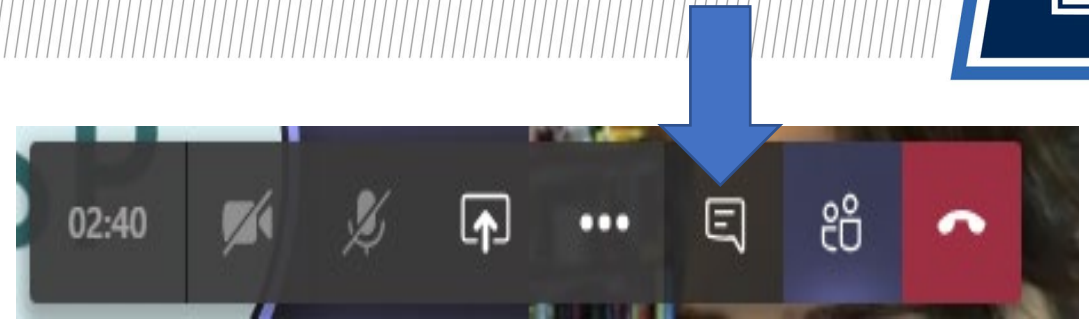


Chat Function



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

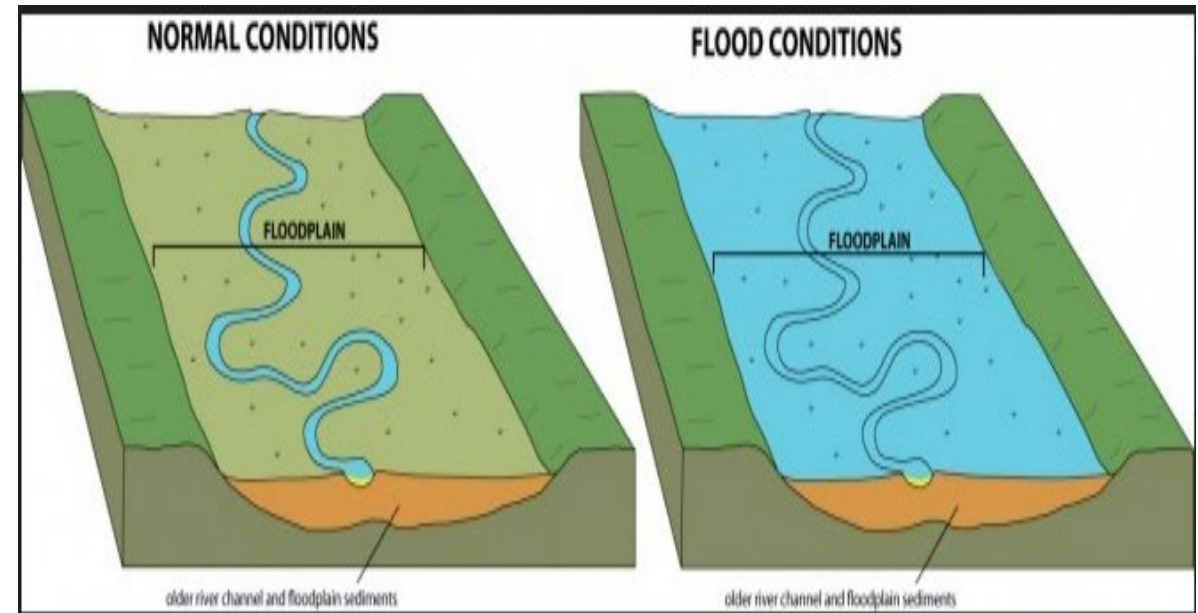


What is a Floodplain?



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.



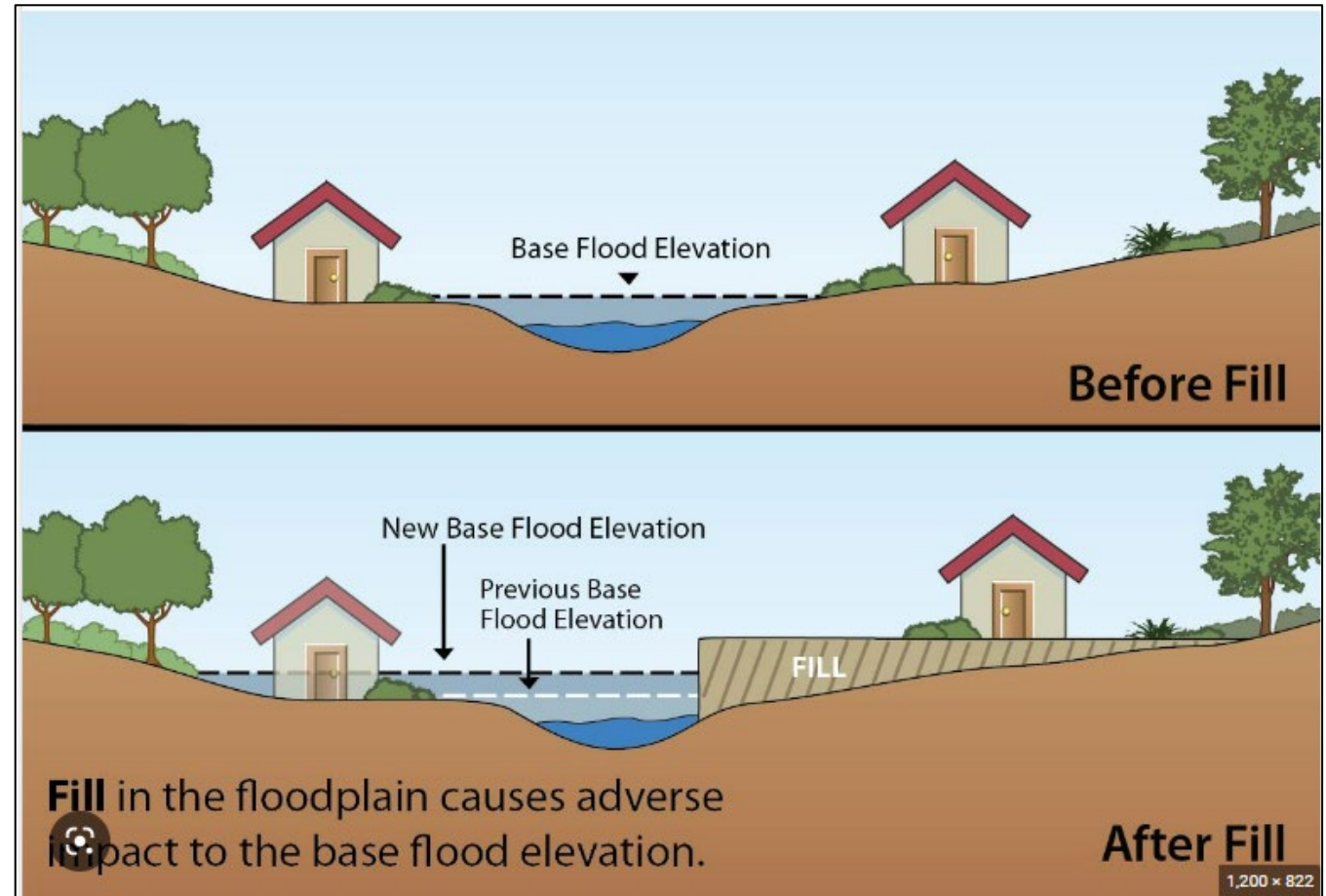
Why is Floodplain Regulation Important?



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

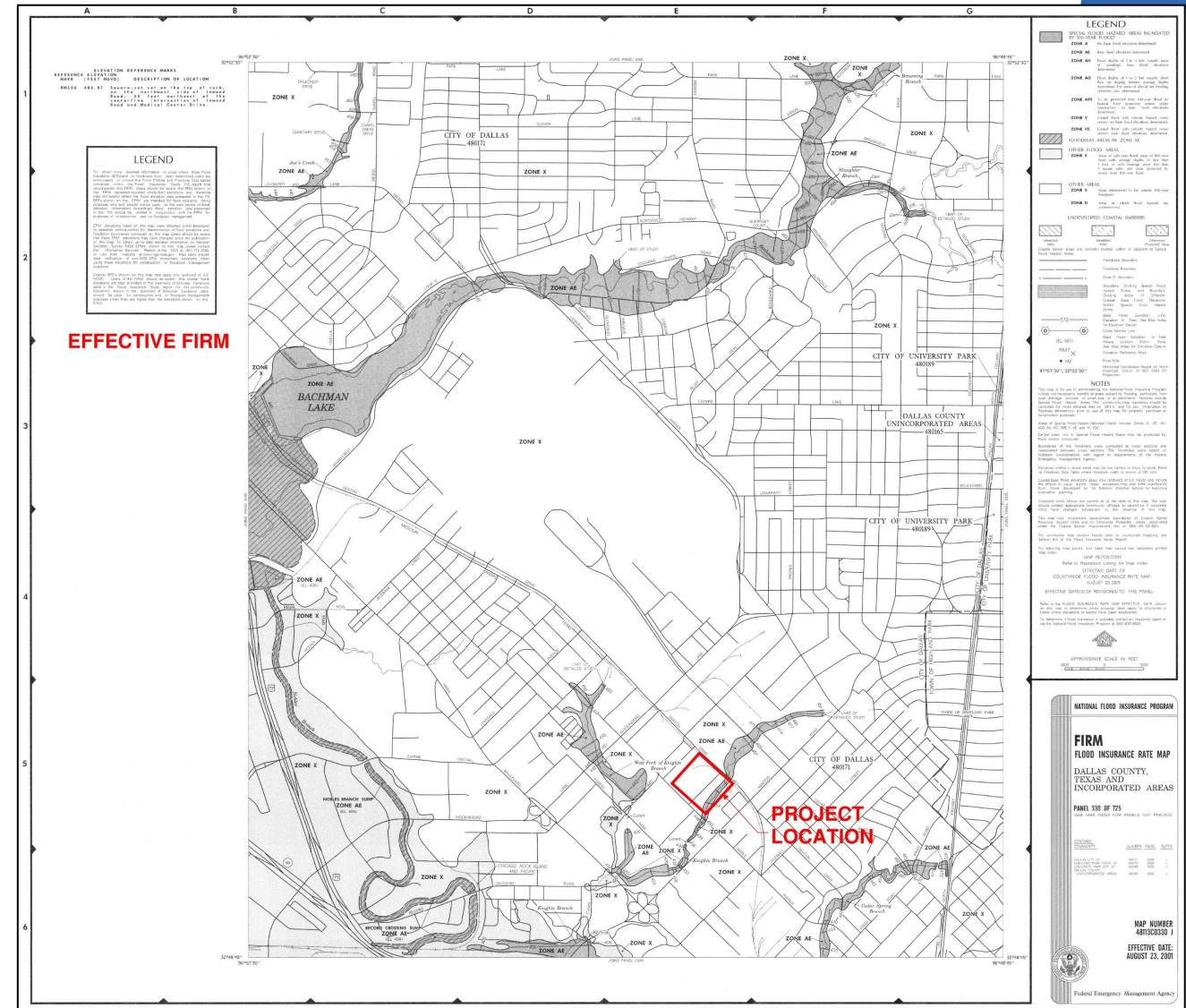


National Flood Hazard Layer (NFHL)

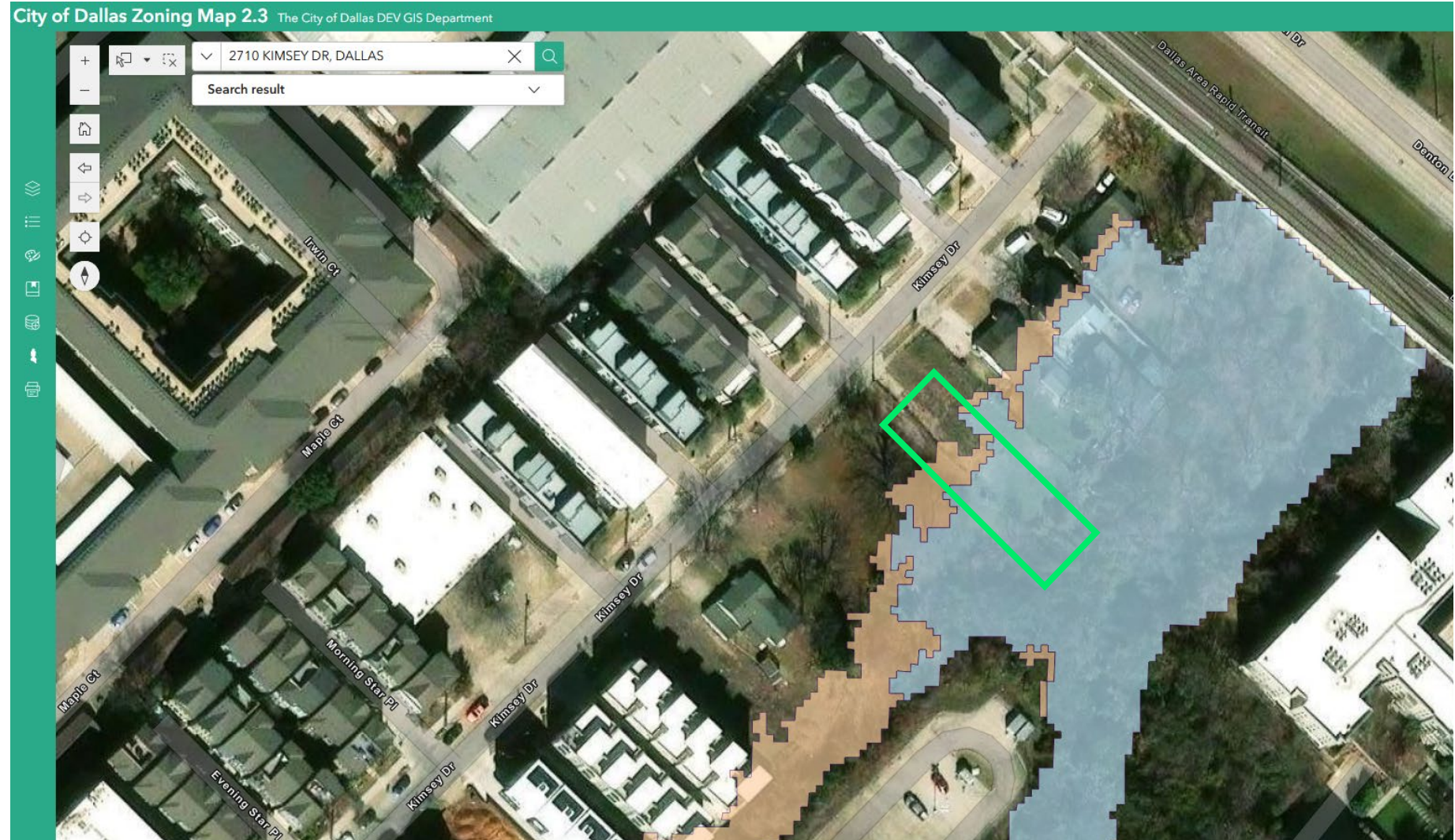
- Panel: 48113C0330J
- Effective: 08/23/2001

Council District 2

2710 Kimsey Dr
Knights Branch



Location & Current 100-Year Floodplain – City of Dallas

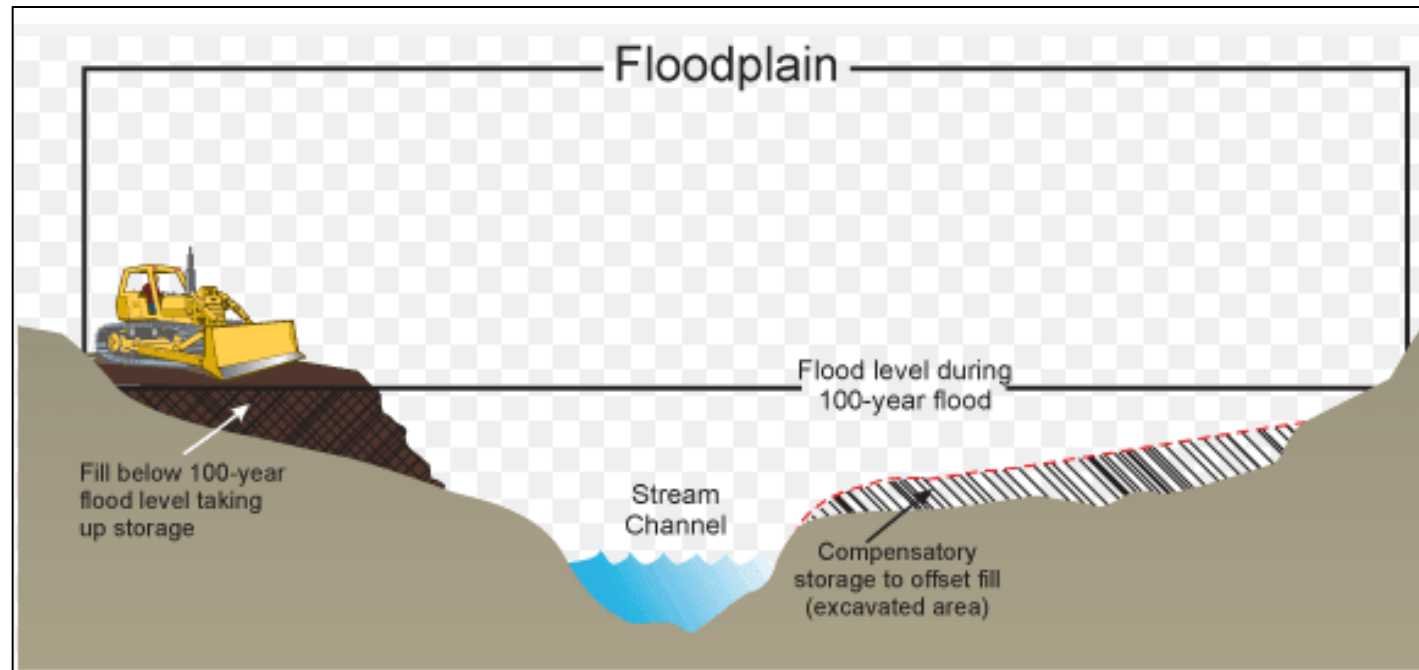


What is a Fill Permit?



- 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



- The subject property is currently a vacant parcel. The property owner proposes site development and building construction.
- The project site is bounded by Knights Branch stream, located approximately 100 feet to the east, Kimsey Drive to the west, and developed properties to the north and south.
- The proposed development will be a townhouse development comprising four building structures with a Finished Floor Elevation (FFE) of 464.60 feet. The development is consistent with the existing development on the adjacent properties.
- The FFE of the proposed structure (464.60 ft) is 4.71 ft above the 100-year Water Surface Elevation (WSEL) of 459.89 ft at the site location.



Summary of Work

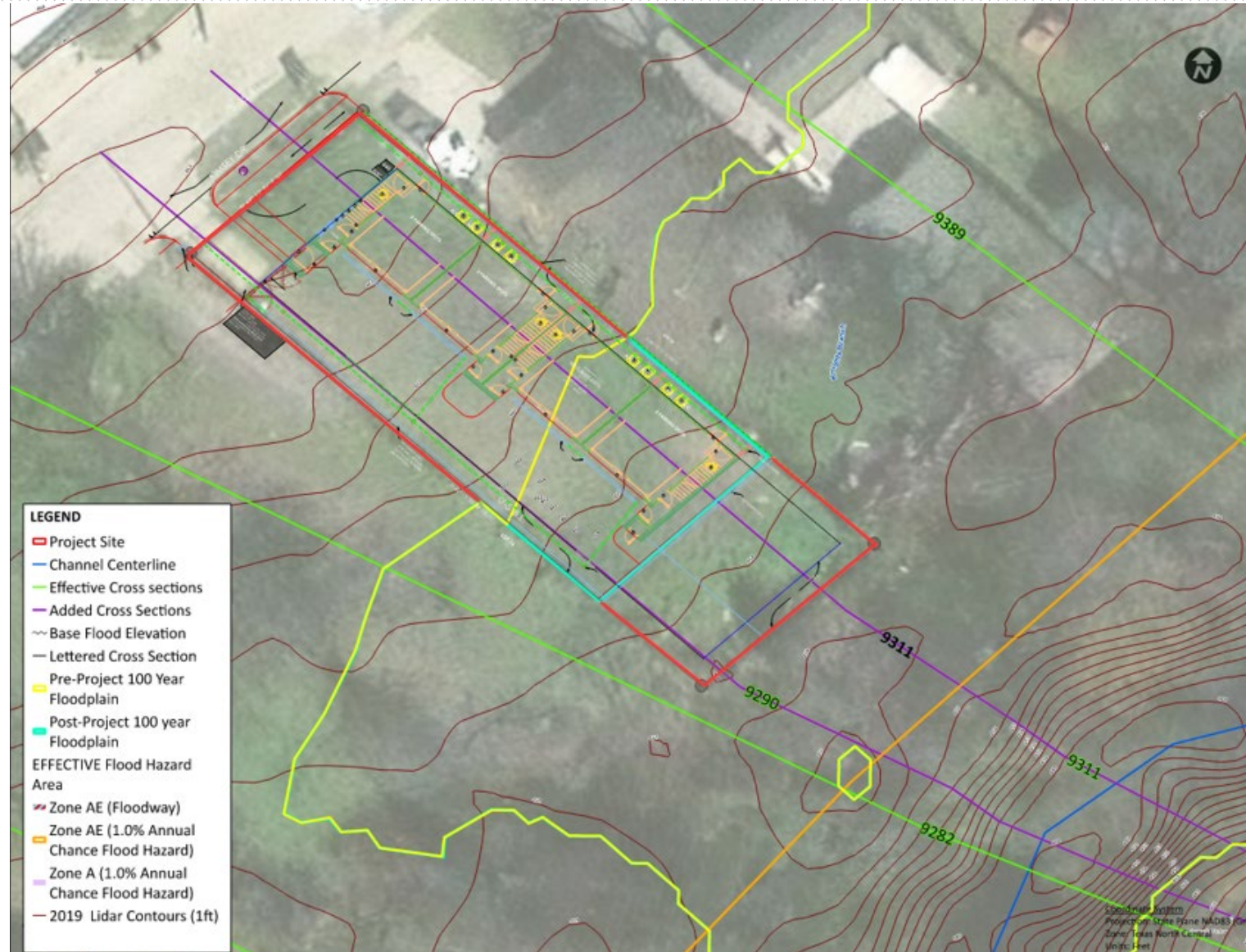


- A retaining wall will be constructed around and immediately adjacent to the proposed structures to support grading activities and to elevate the adjacent ground surface and finished floor elevations.
- No rises in water surface elevations, with no changes observed upstream or downstream during the 100-year storm event.
- No effect on equal conveyance
- No known public or private projects nearby will be impacted.
- Valley storage reduction is less than 1% during the 100-year storm event, which is within the allowable 15% reduction for drainage basins under 2 mi².
- Developer will submit landscape and erosion control plan for approval.

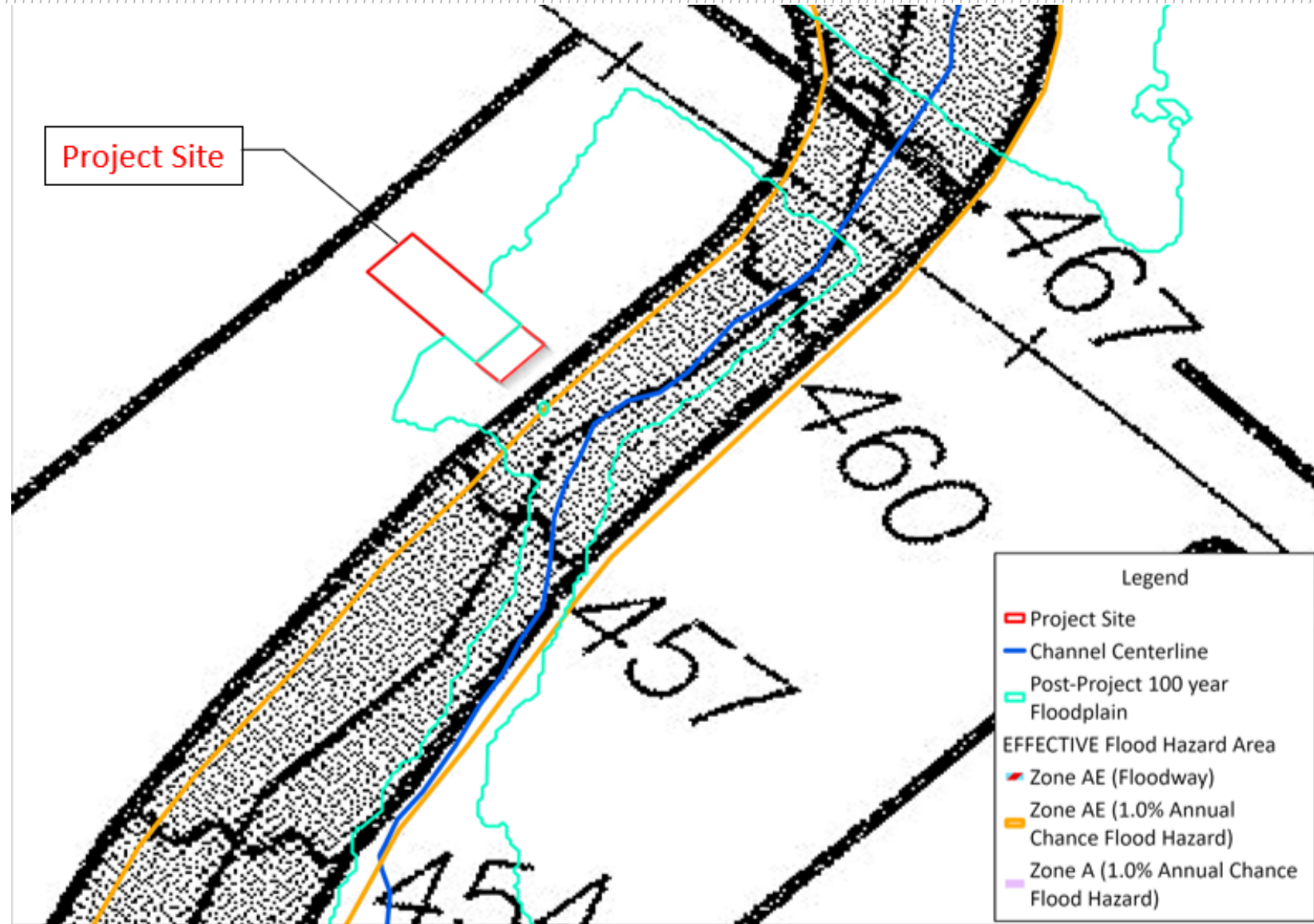




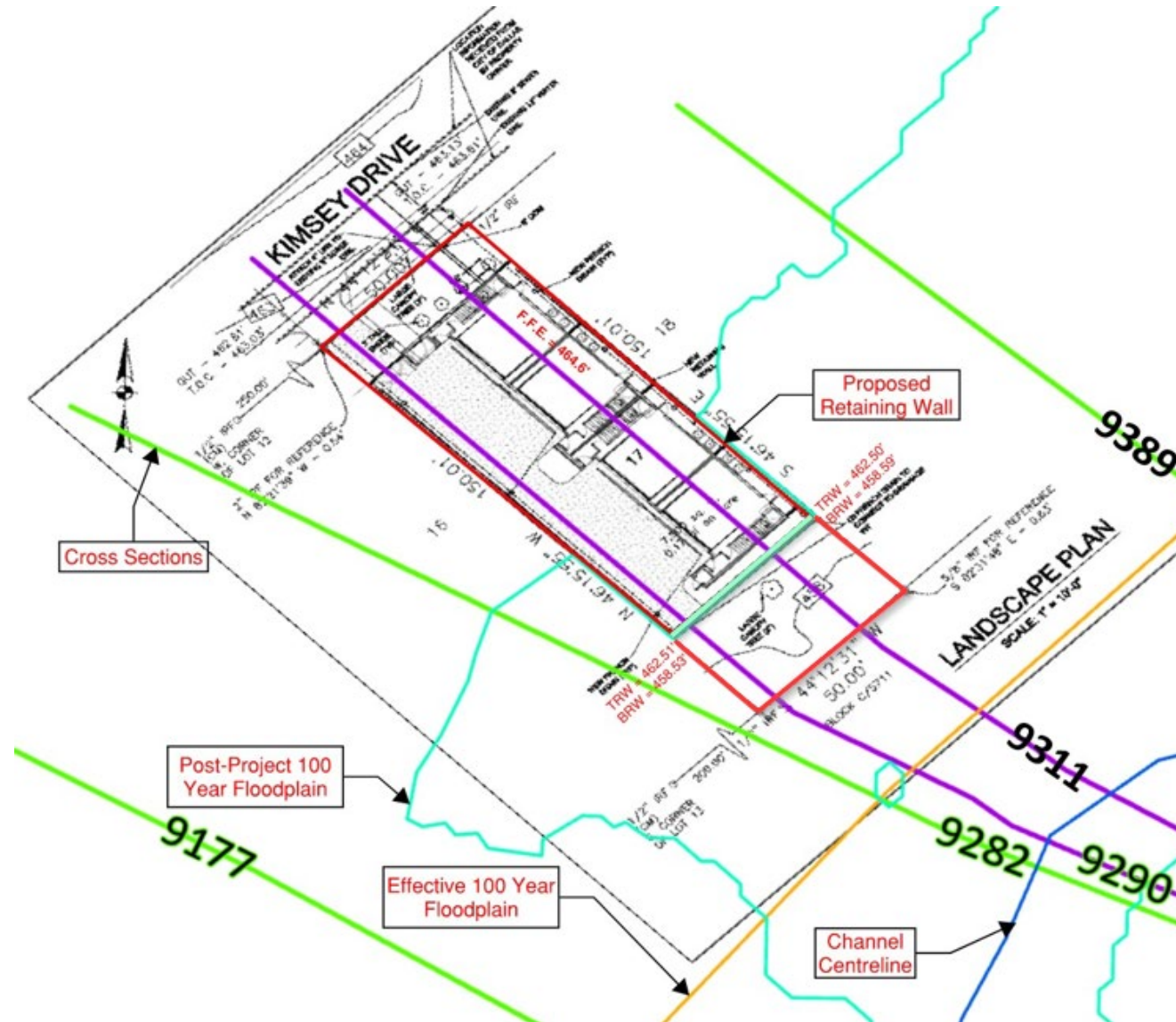
Post-Project 100-Year Floodplain



Post-Project 100-Year Floodplain



Post-Project Site Grading



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

FloodplainManagement@dallas.gov

