



City of Dallas

Floodplain Fill Permit Neighborhood Meeting

FP 25-04

(3503 Fairmount Street)



Dallas Water Utilities
Floodplain Management
06/11/2025

Attendees



City of Dallas – Floodplain Management

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

Engineer

- John Jacobs – Cardinal Strategies
- Talia Vaughn – Cardinal Strategies

Representatives for Property Owner and/or Developer

- Kenneth Apel – Merriman Anderson Architects



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 Ivan Hernandez at ivan.hernandez@dallas.gov or at FloodplainManagement@Dallas.Gov

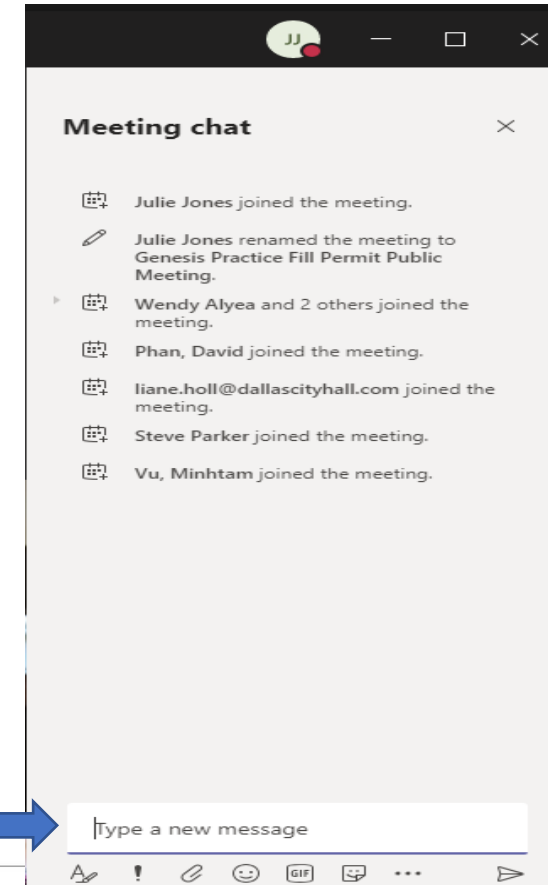
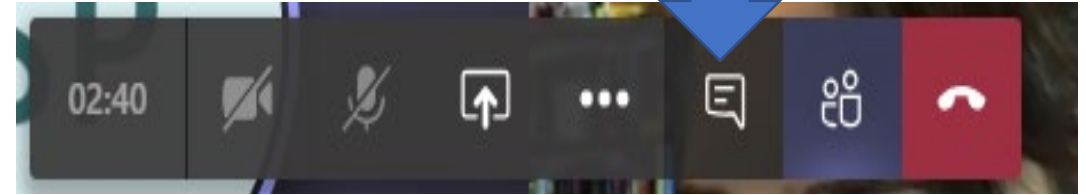


Chat Function



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 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

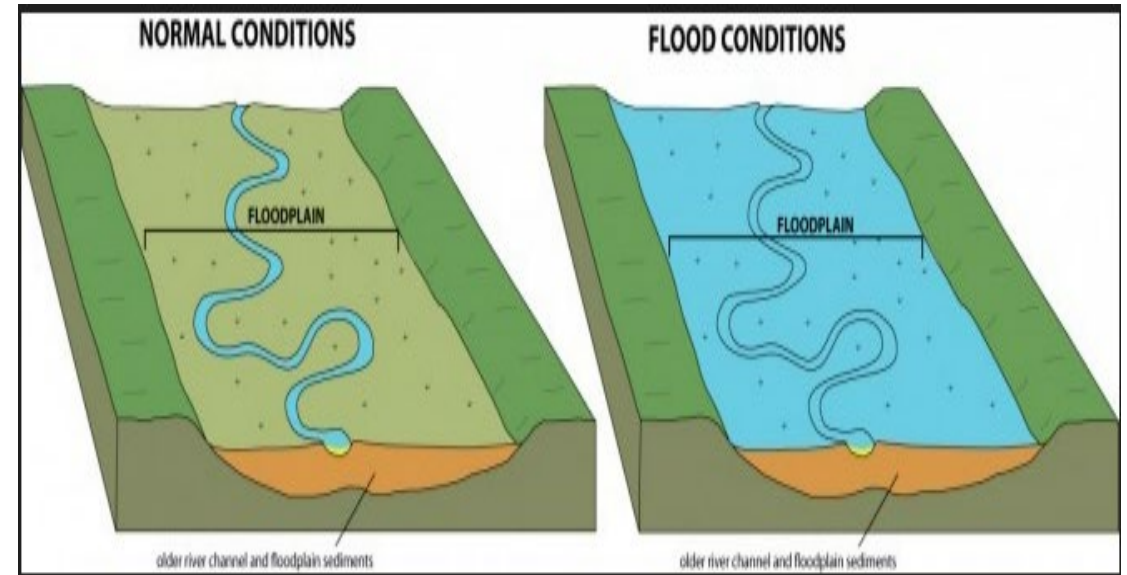


What is a Floodplain?



Floodplain is a low-lying area of 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.



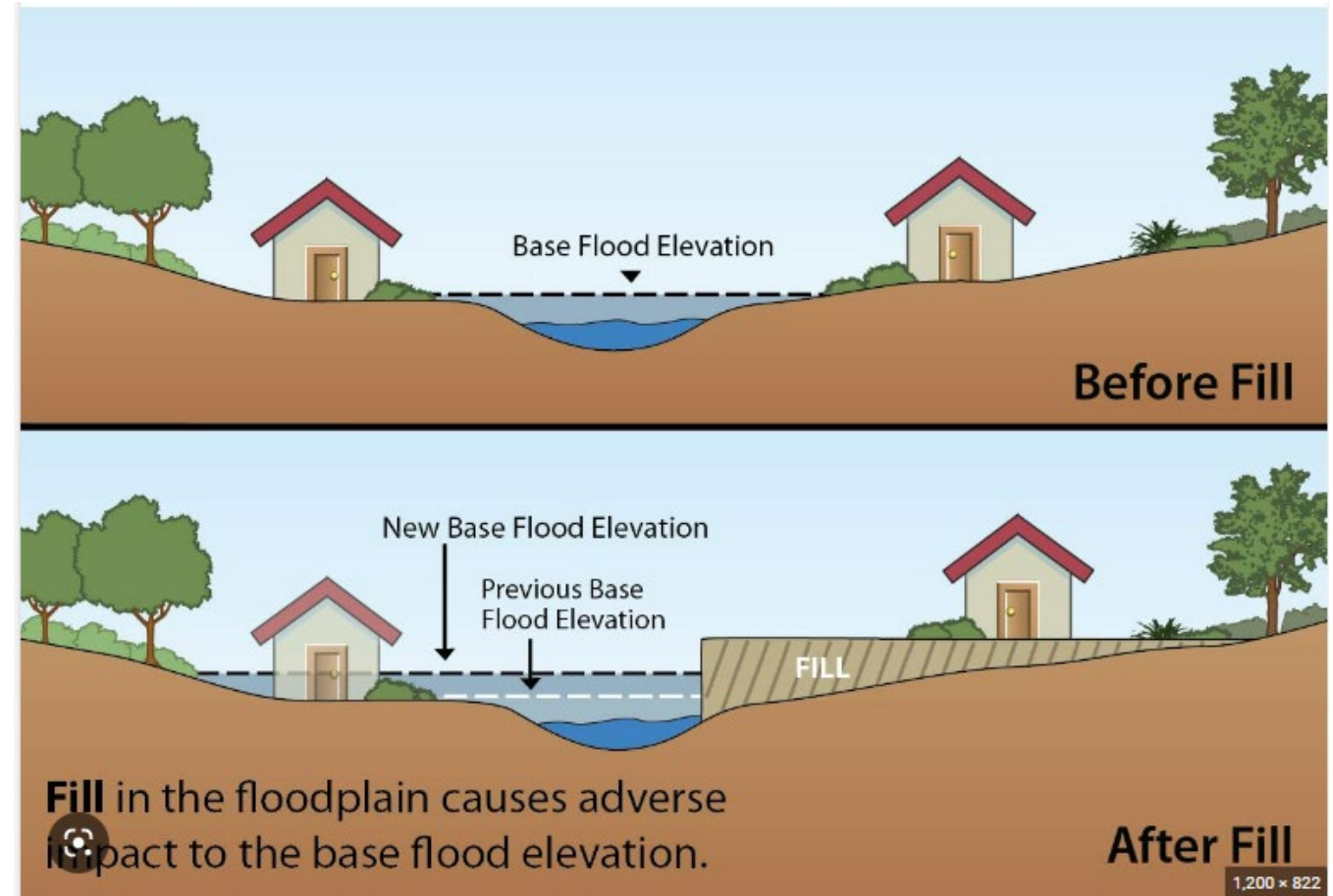
Why is Floodplain Regulation Important?



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



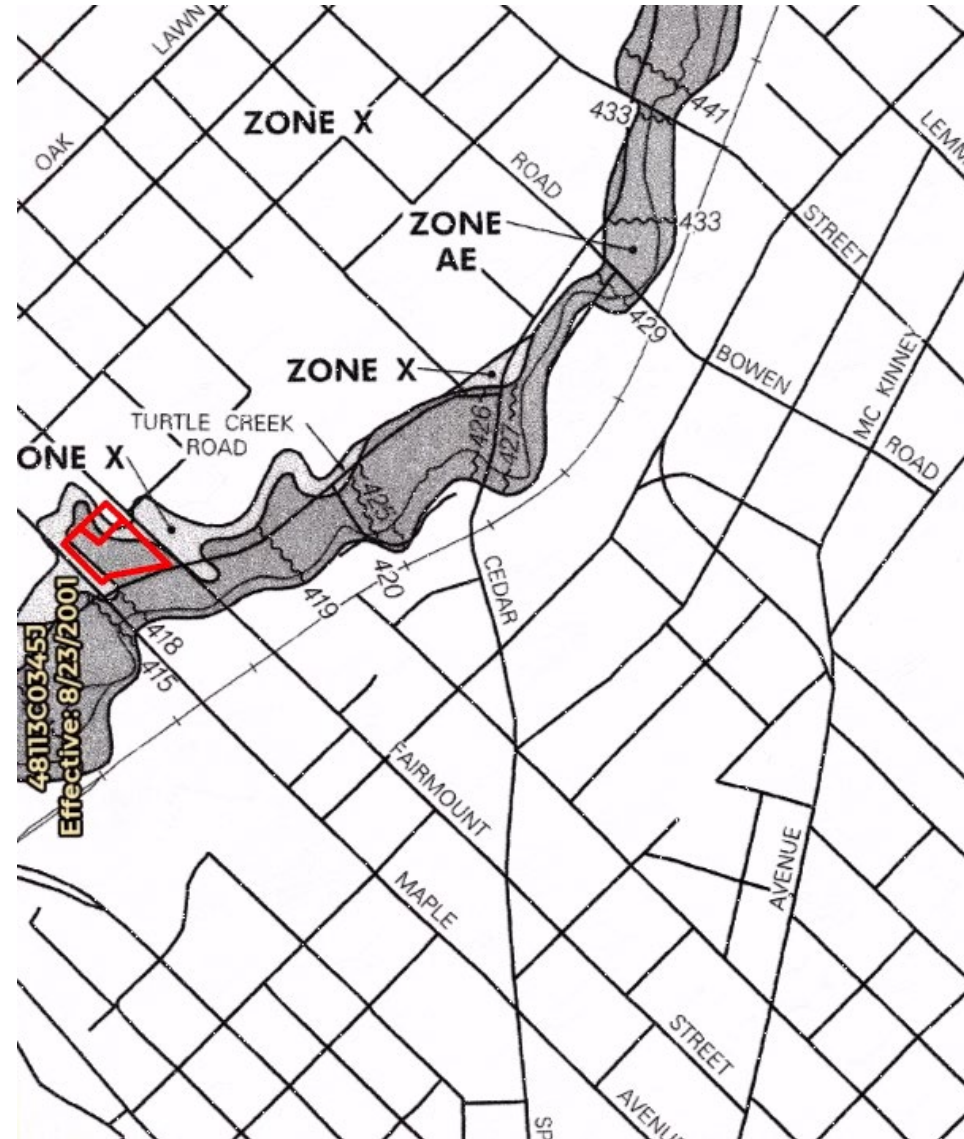
National Flood Hazard Layer (NFHL)

- Panel: 48113C0345J
- Effective 08/23/2021

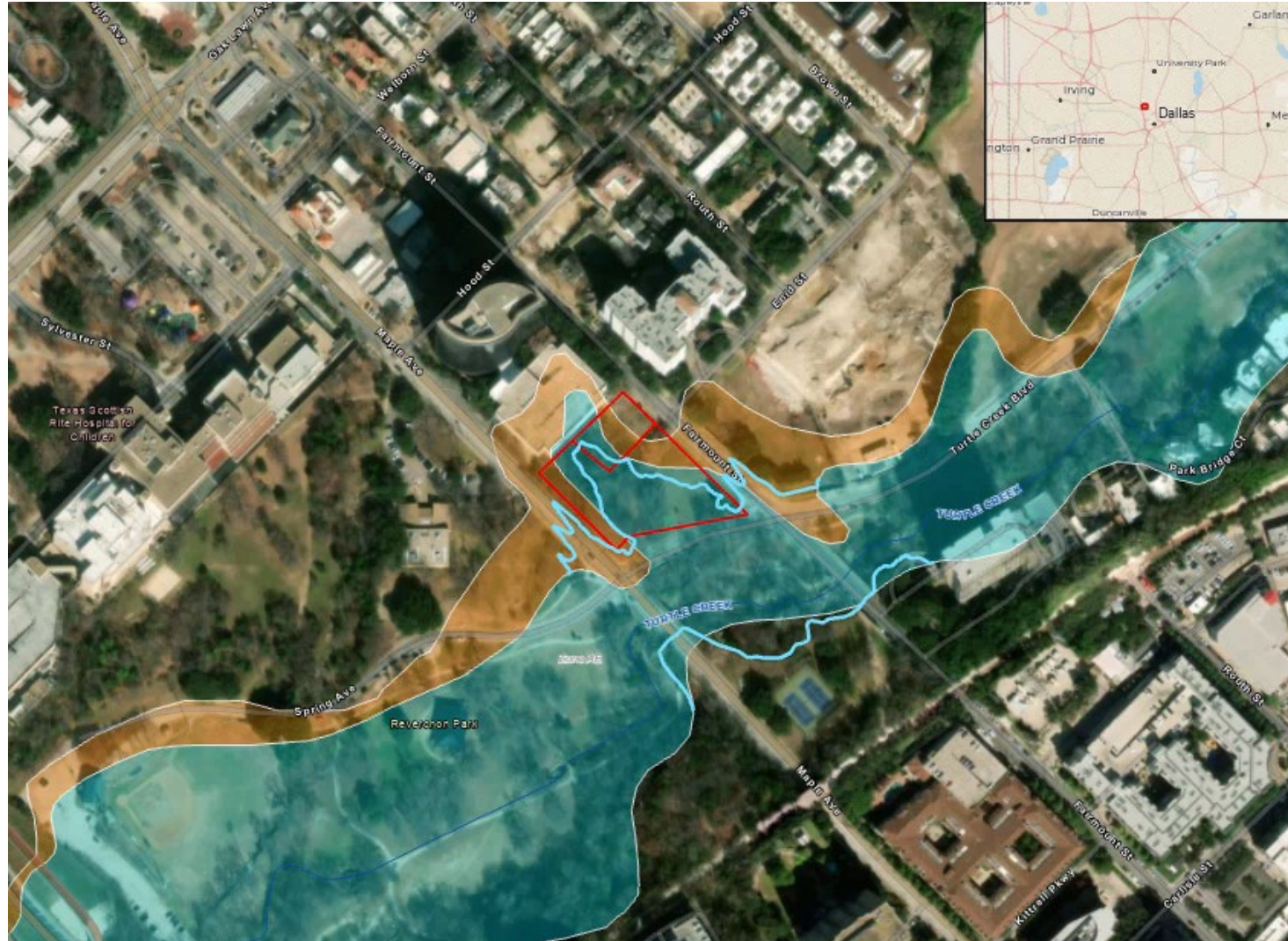
Council District 14

2401 Fairmont Street
in Dallas, TX.

West of Turtle Creek
Blvd. and between
Fairmount St and
Maple Ave



Location & Current 100-Year Floodplain – City of Dallas

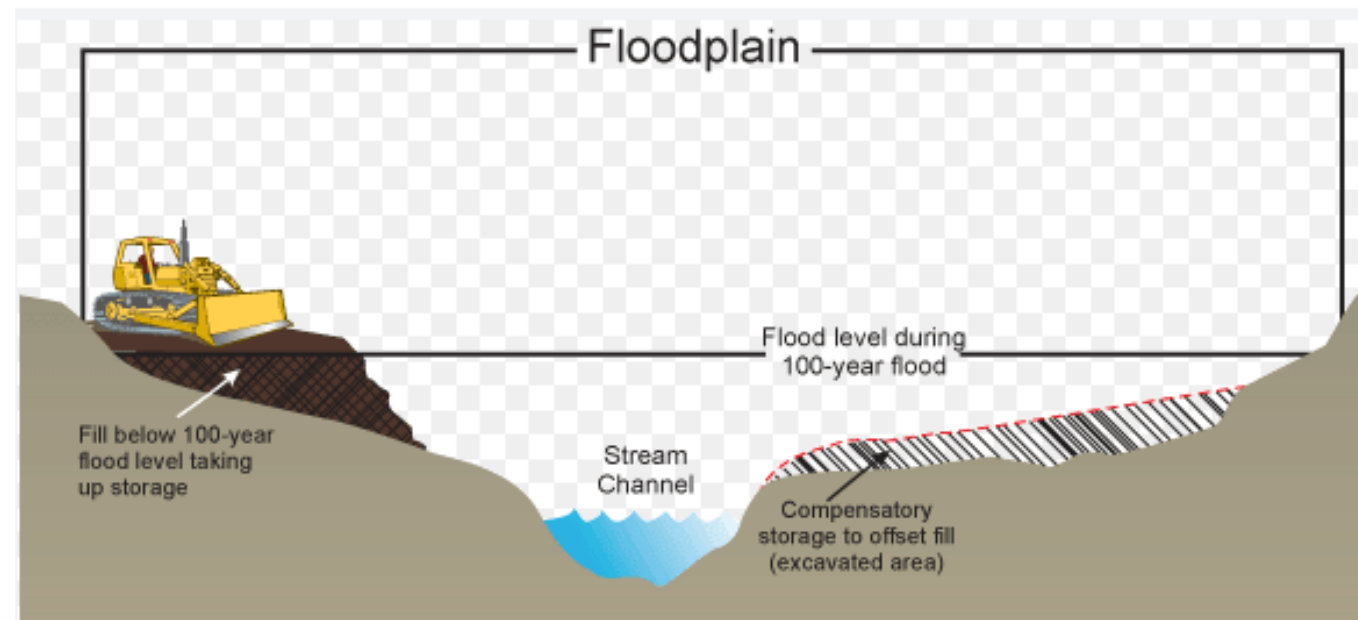


What is a Fill Permit?



- Fill Permit

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



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

Summary of Work



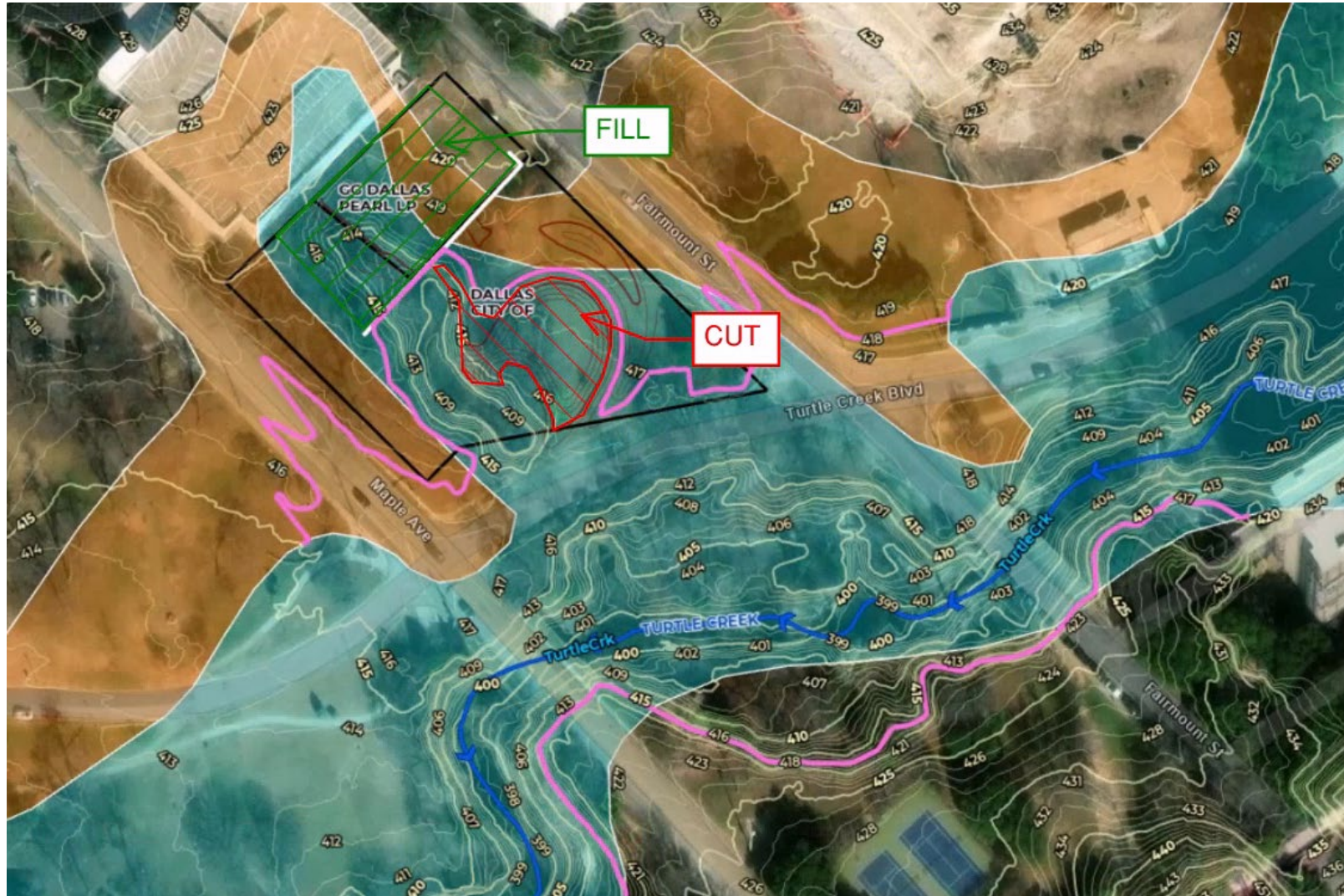
The improvements for the Julien site include filling in the project site above the base flood elevations and adding a retaining wall along its boundary to reclaim the floodplain on the site to allow for construction of a multi-story condominium.



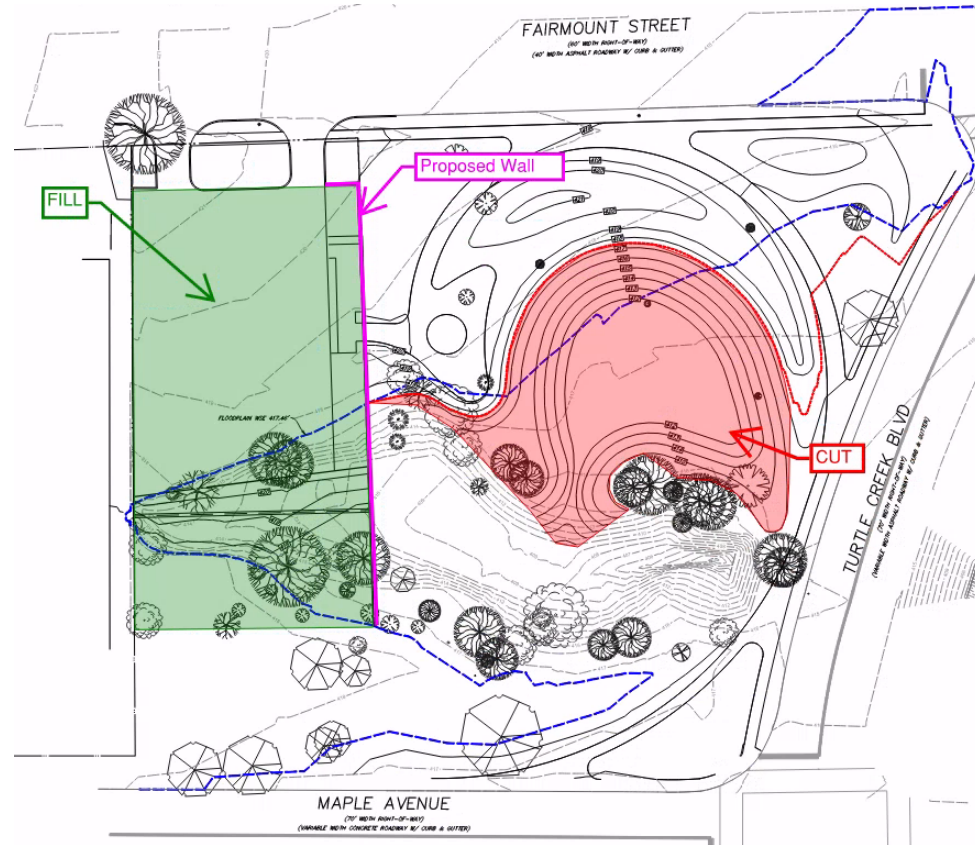
Pre-Project 100-Year Floodplain



Post-Project 100-Year Floodplain



Proposed Site Grading



Questions?



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



Floodplain Management Contact



Dallas Water Utilities – Stormwater Operations, Floodplain Management

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FloodplainManagement@dallas.gov

