



City of Dallas

Floodplain Fill Permit Neighborhood Meeting

FP 25-08

3216 Peoria Avenue



Dallas Water Utilities
Floodplain Management
08/19/2025

Attendees



City of Dallas – Floodplain Management

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

Engineer

- Tom Hoover Engineering (Orlando Rodriguez)

Representatives for Property Owner and/or Developer

- Joe Cortez



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 myself at ivan.hernandez@dallas.gov or at FloodplainManagement@Dallas.Gov

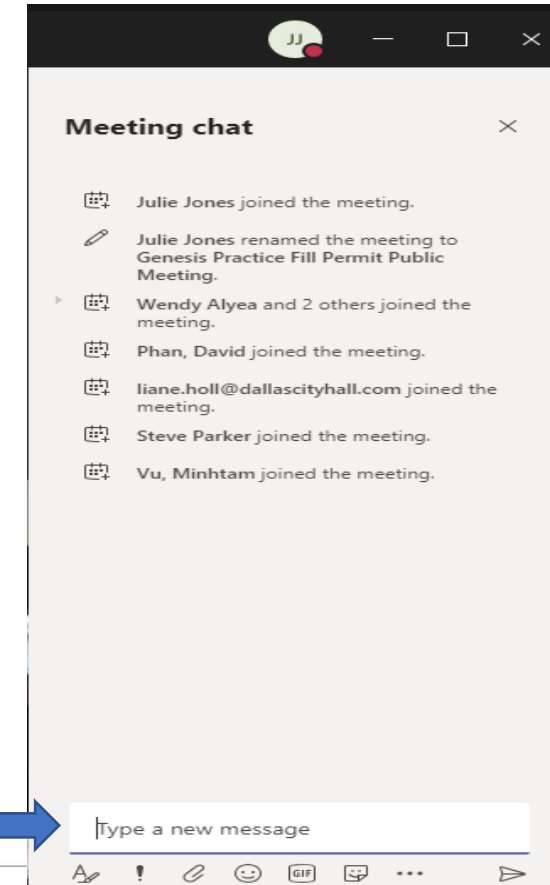
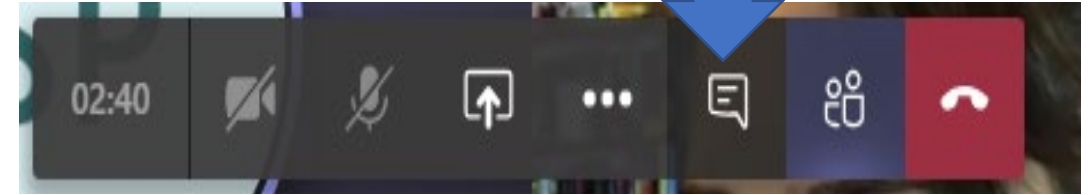


Chat Function



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

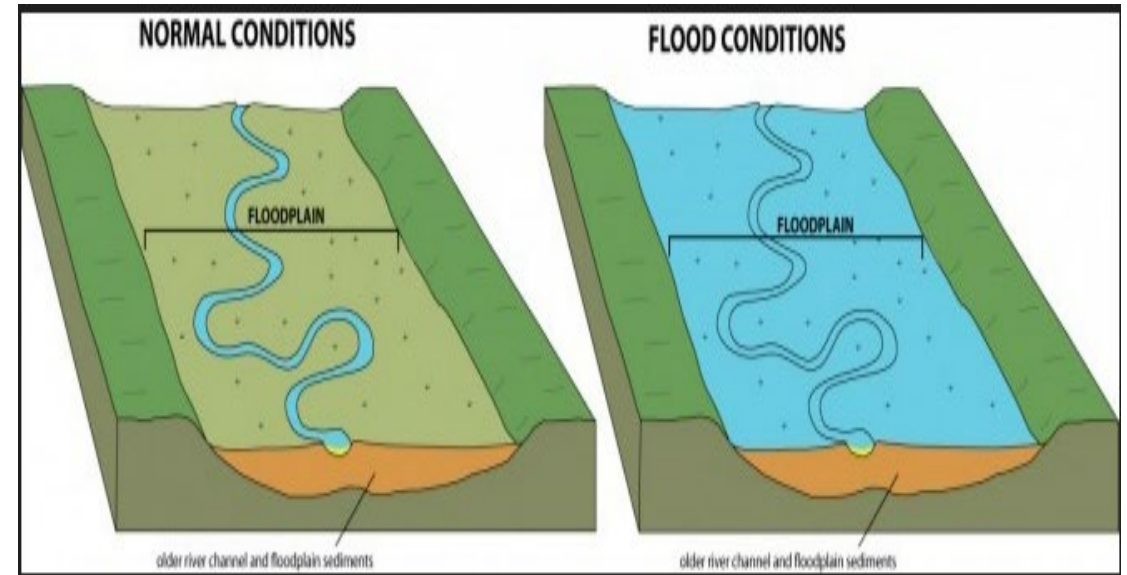


What is a Floodplain?



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.



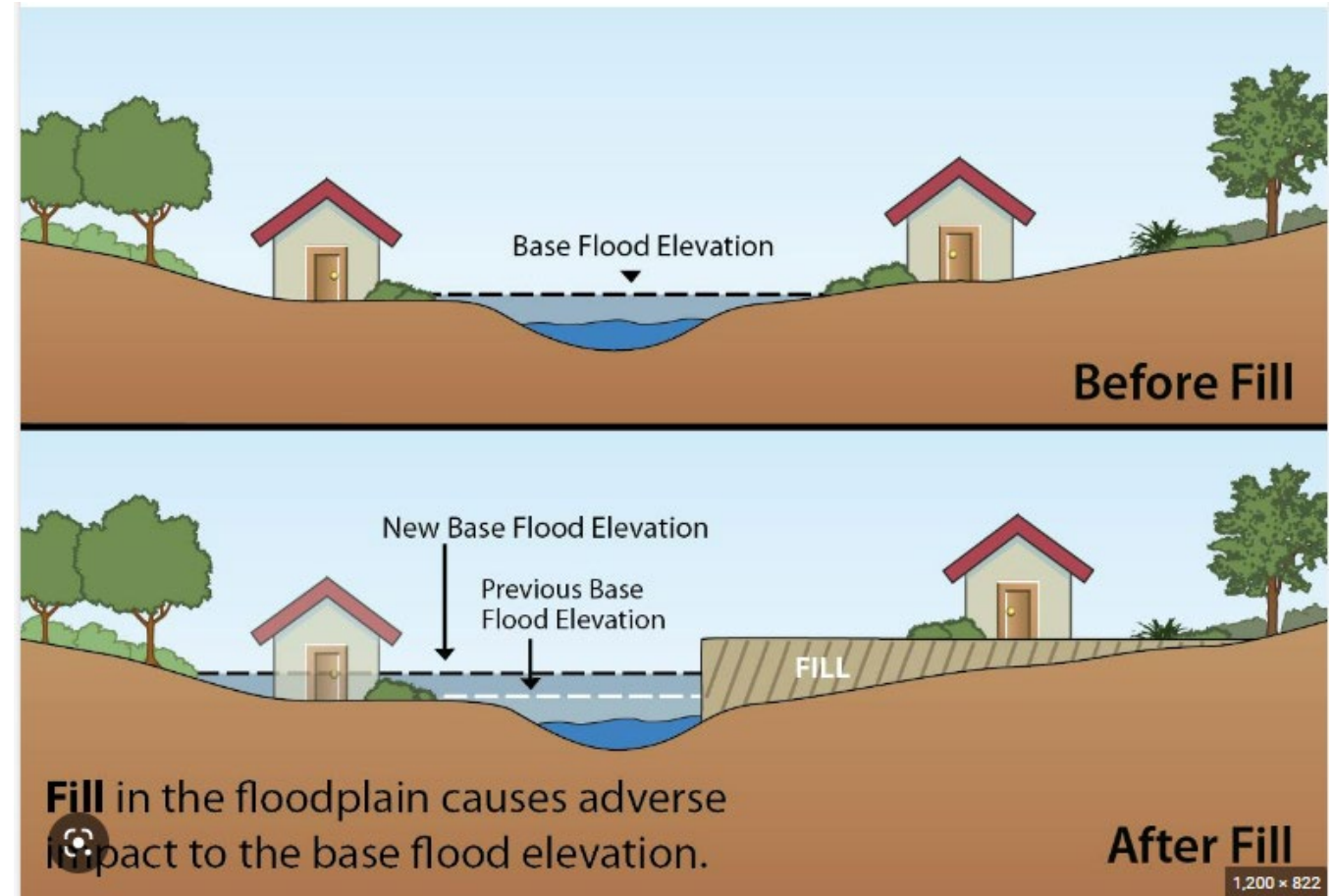
Why is Floodplain Regulation Important?



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

Prioritizing:

- Public Safety
- Protection of property



1,200 x 822



Location & Current 100-Year Floodplain – FEMA



National Flood Hazard Layer (NFHL)

- Panel: 320
- Effective August 23, 2001

Council District 6

Description of Location

- New 3,620 s.f. two-story home located on Peoria Avenue north of Pueblo Street



Location & Current 100-Year Floodplain – City of Dallas



- Blue = regulatory 100-year sump floodplain
- Green = 500 year sump floodplain

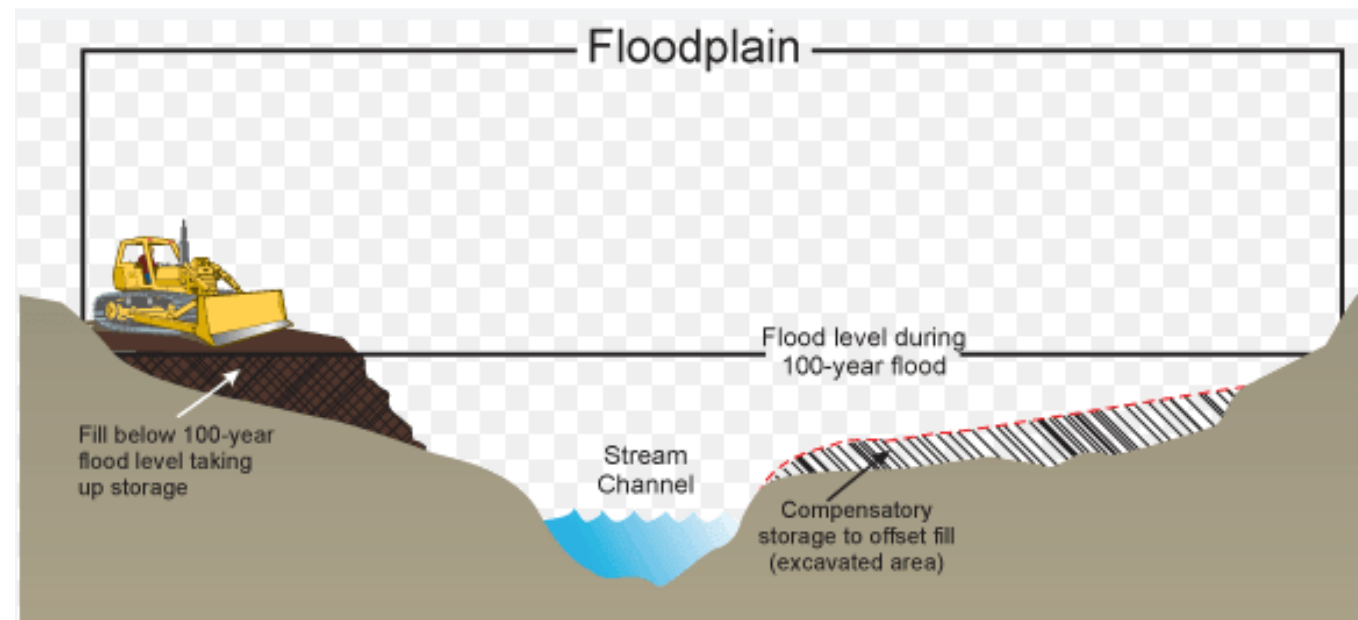


What is a Fill Permit?



- 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.

Retroactive Fill Permit Projects



- At times there are development projects within the City of Dallas regulatory floodplain that receive building permits, but do not receive the proper floodplain permitting.
- Whenever this occurs, our group must verify that all unpermitted improvements comply with current City floodplain regulations.
- The only way these kinds of projects can get floodplain approval is if all improvements currently comply with floodplain regulations or if they can be made to comply.
- After review, the City determined that all proposed improvements on this project are in compliance with floodplain regulations.



Summary of Work



- New 3,620 s.f. two-story home, wood and cast iron fence, gate and gate equipment.
- Fence had 16"x9" metal wire mesh flood vents added to allow flood waters to pass.
- Pad elevation is 1.96' above the BFE (City requirement is 1')
- The electrical and gate equipment is 2'-10" above the BFE (City requires 3')
- Valley storage mitigation was provided according to the FNI's cut/fill eligibility memo. No modeling was provided due to the house being in the yellow (cut/fill eligible) area.



Pre-Project 100-Year Floodplain



- Blue = regulatory 100-year sump floodplain
- Green = 500 year sump floodplain

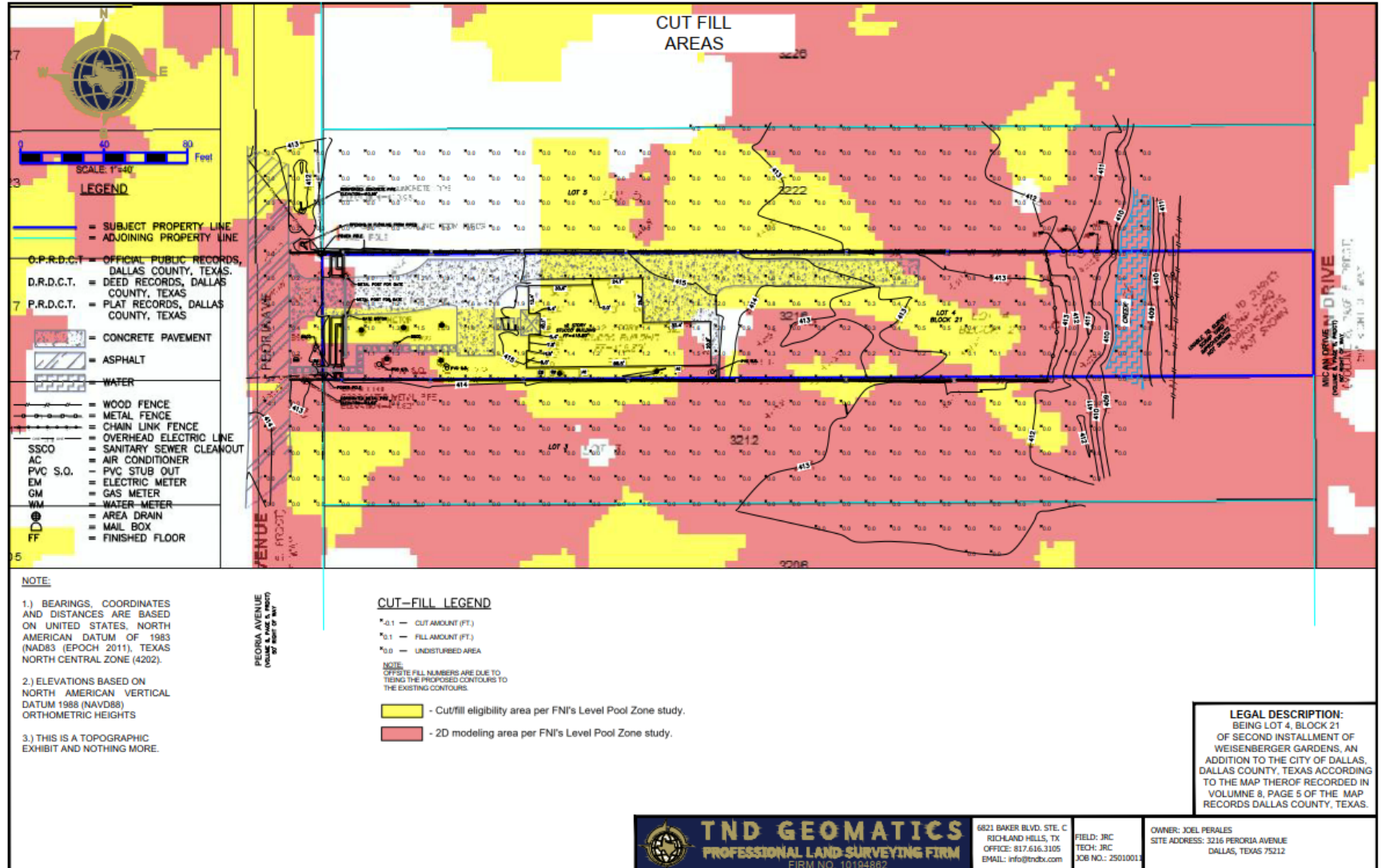
*Entirety of site within 100-year floodplain



Post-Project 100-Year Floodplain



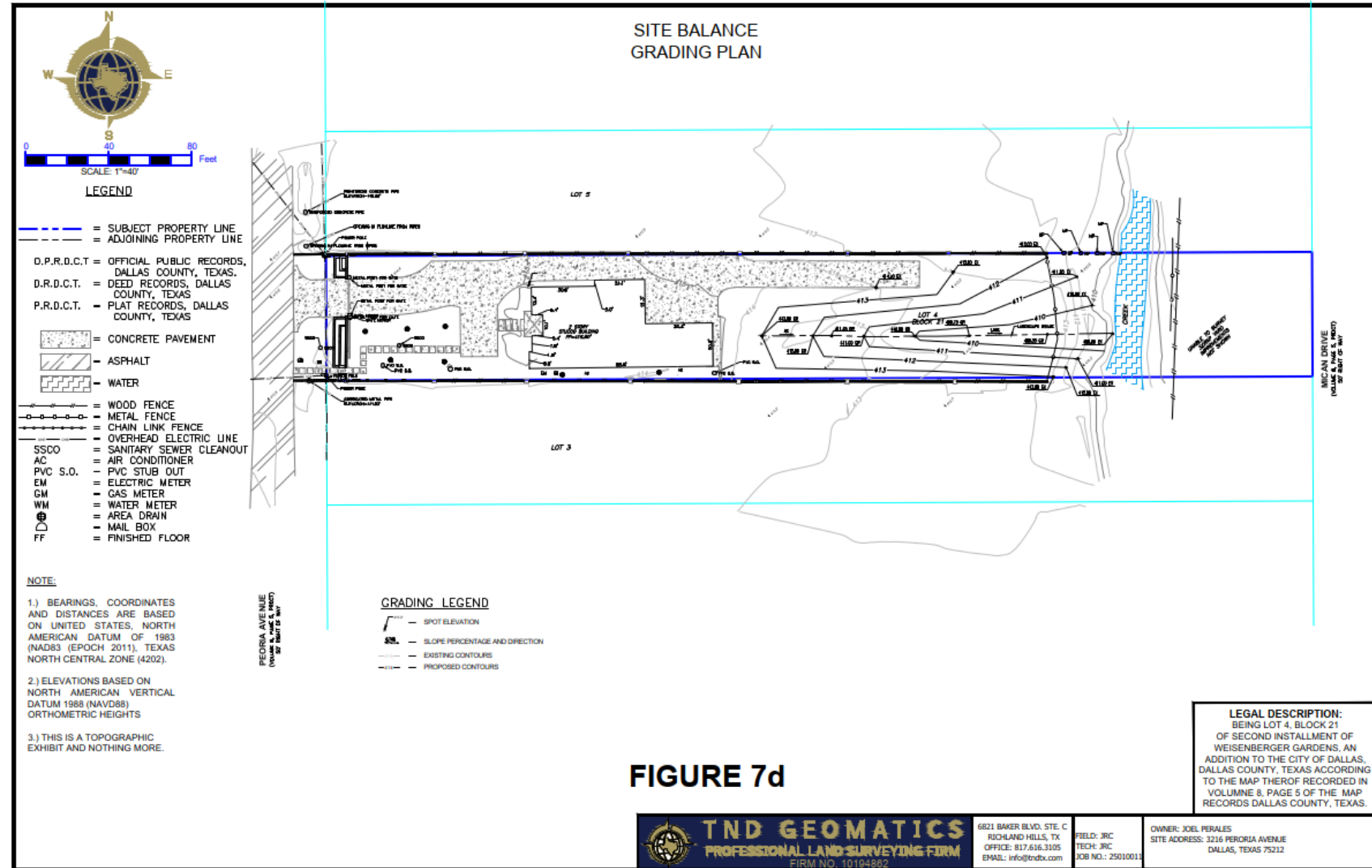
*Only building footprint being removed from City floodplain



Proposed Site Grading



- Addresses valley storage mitigation required for fill from all improvements on site (fence concrete footing, fill for building, associated grading) in accordance with FNI's cut/fill eligibility area



Questions?



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