



City of Dallas

Floodplain Fill Permit Neighborhood Meeting

FP 25-09

**Parkhill Junior High School
(16500 Shadybank Drive)**

Dallas Water Utilities
Floodplain Management
03/31/2026

Attendees



City of Dallas – Floodplain Management

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

Engineer

- John Jacobs, PE, CFM – Cardinal Strategies
- Trong Minh Vu, EIT – Cardinal Strategies

Representatives for Property Owner and/or Developer

- Le Estes – Richardson ISD
- James Watson – Richardson ISD
- Scott Porter – Richardson ISD

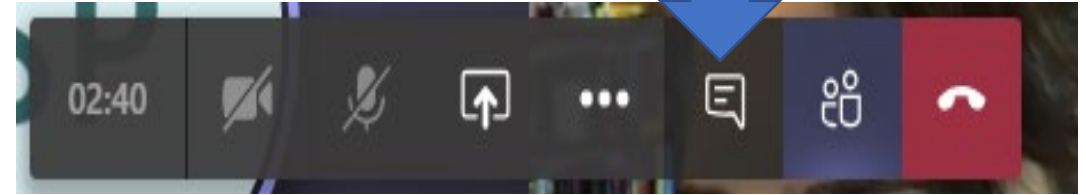


Chat Function



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



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



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

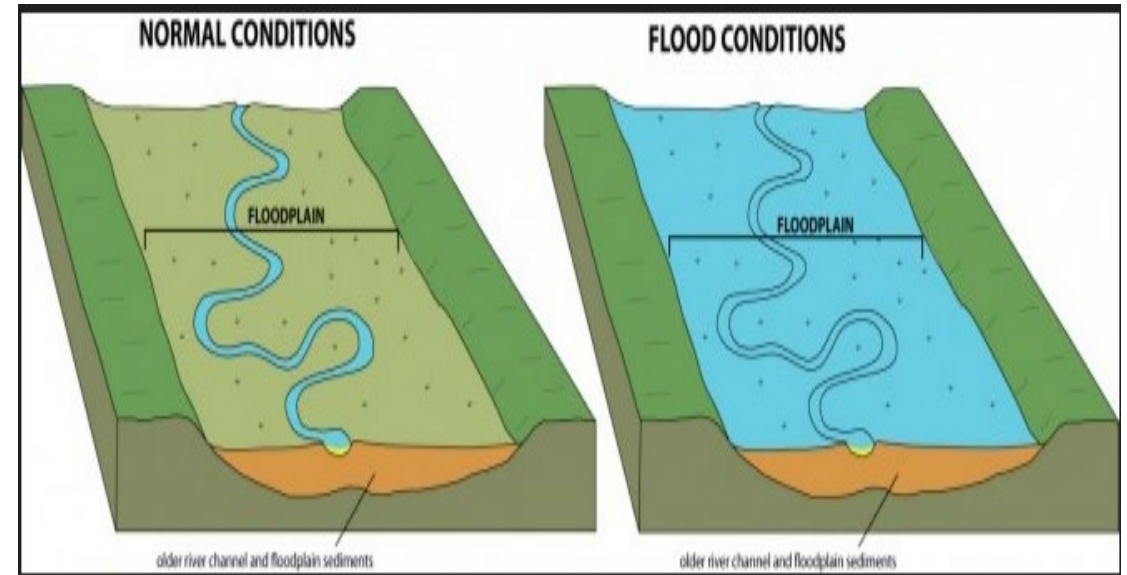


What is a Floodplain?



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.



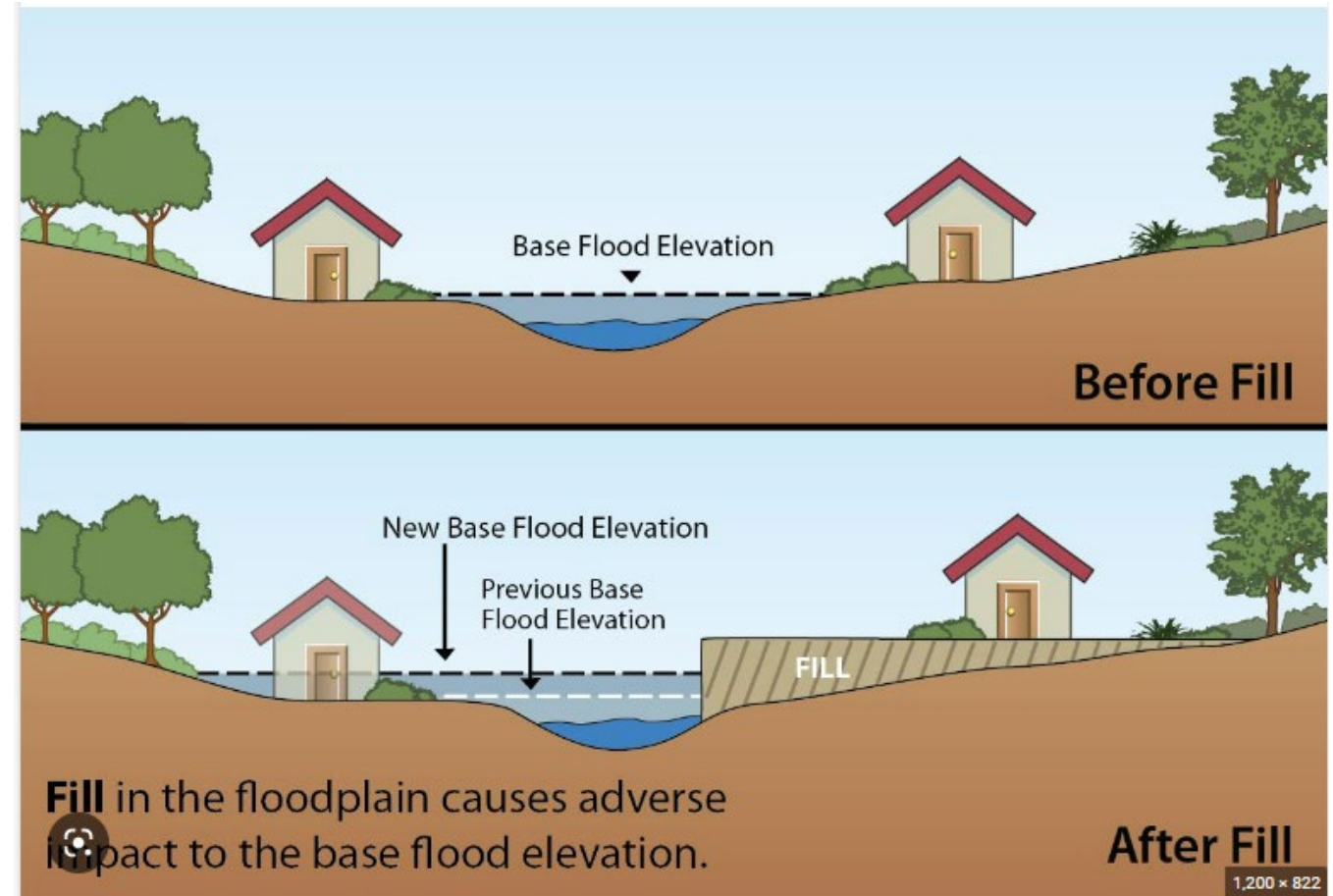
Why is Floodplain Regulation Important?



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



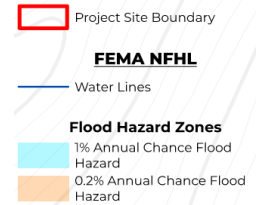
National Flood Hazard Layer (NFHL)

- Panel: 48113C0185K
- Effective 07/07/2014

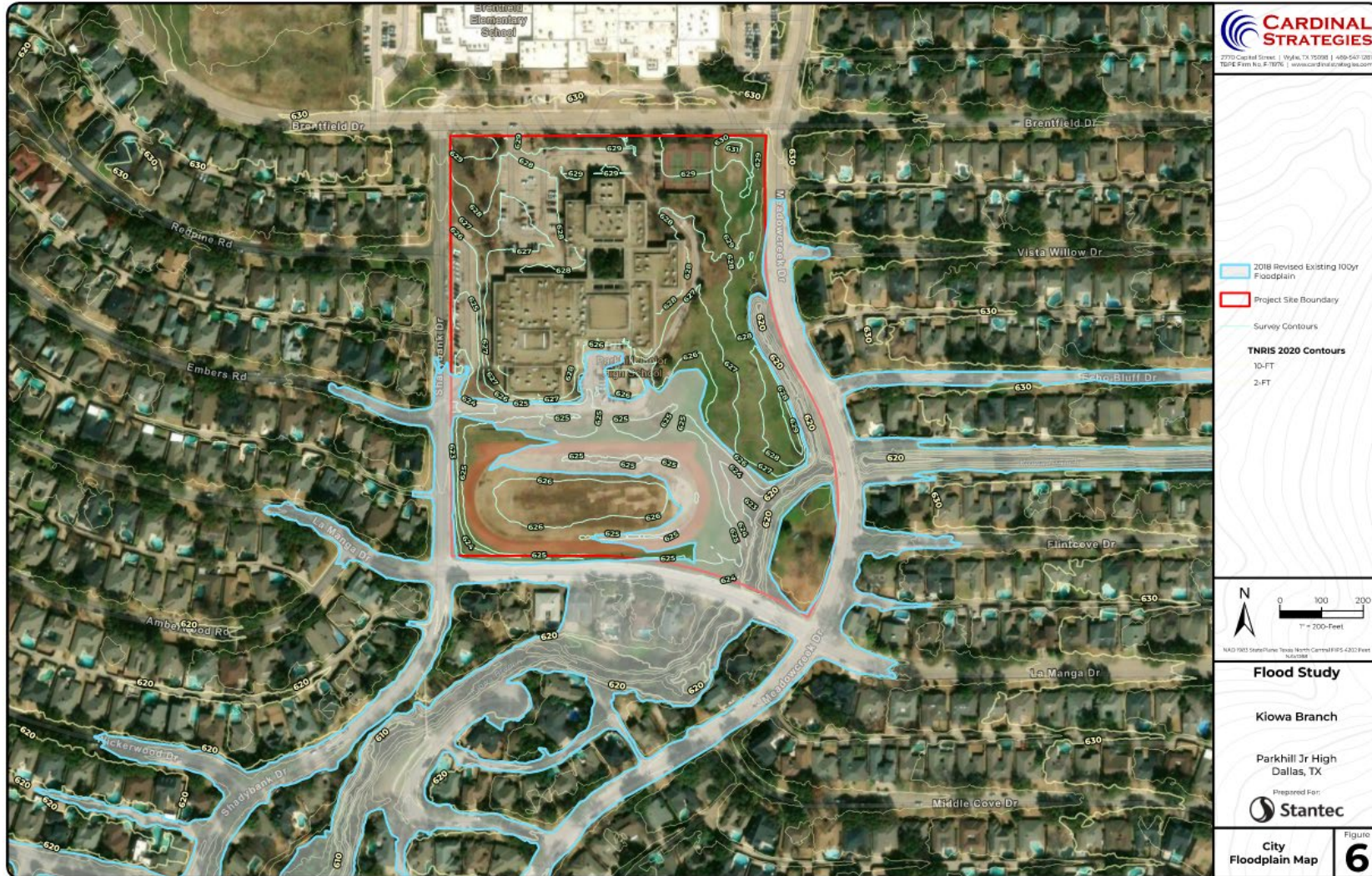
Council District Region 6

Description of Location

- The school is located at 16500 Shadybank Dr, Dallas, TX 75248



Location & Current 100-Year Floodplain – City of Dallas

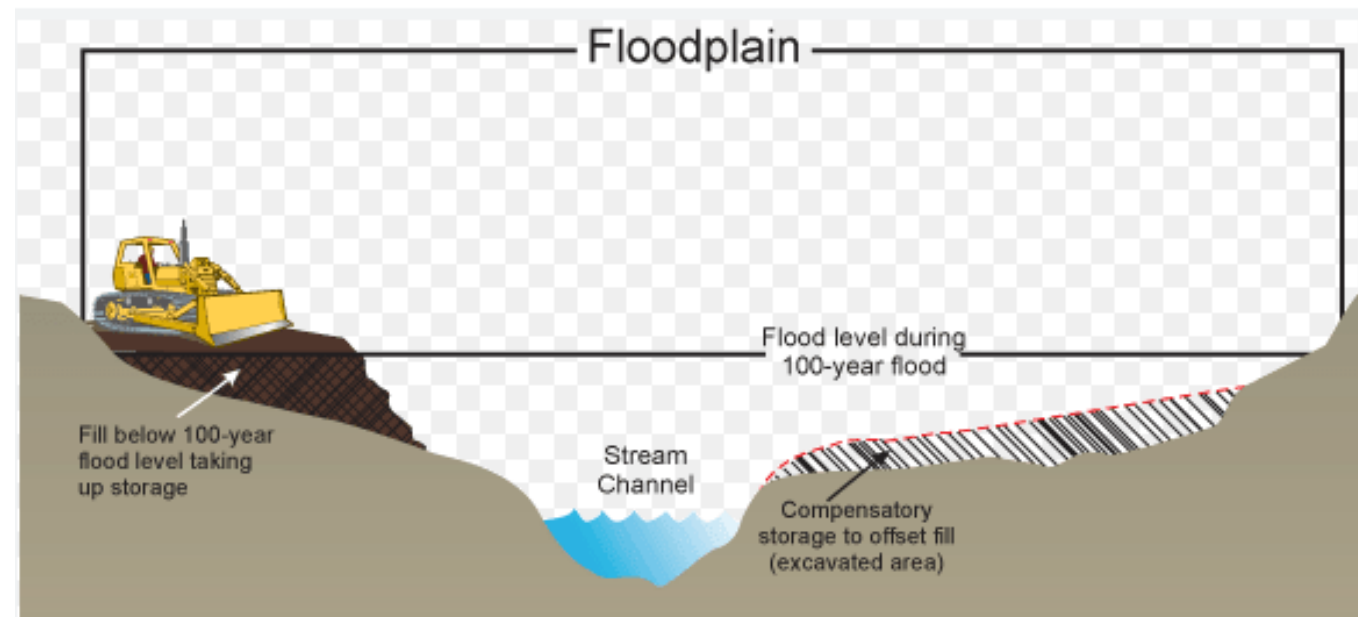


What is a Fill Permit?



- **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



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

Summary of Work



- Demolition of the existing building, parking lots and volleyball courts
- Construction of:
 1. A school building
 2. An additional entrance driveway along Meadowcreek Drive
 3. Parking lots
 4. Sport courts



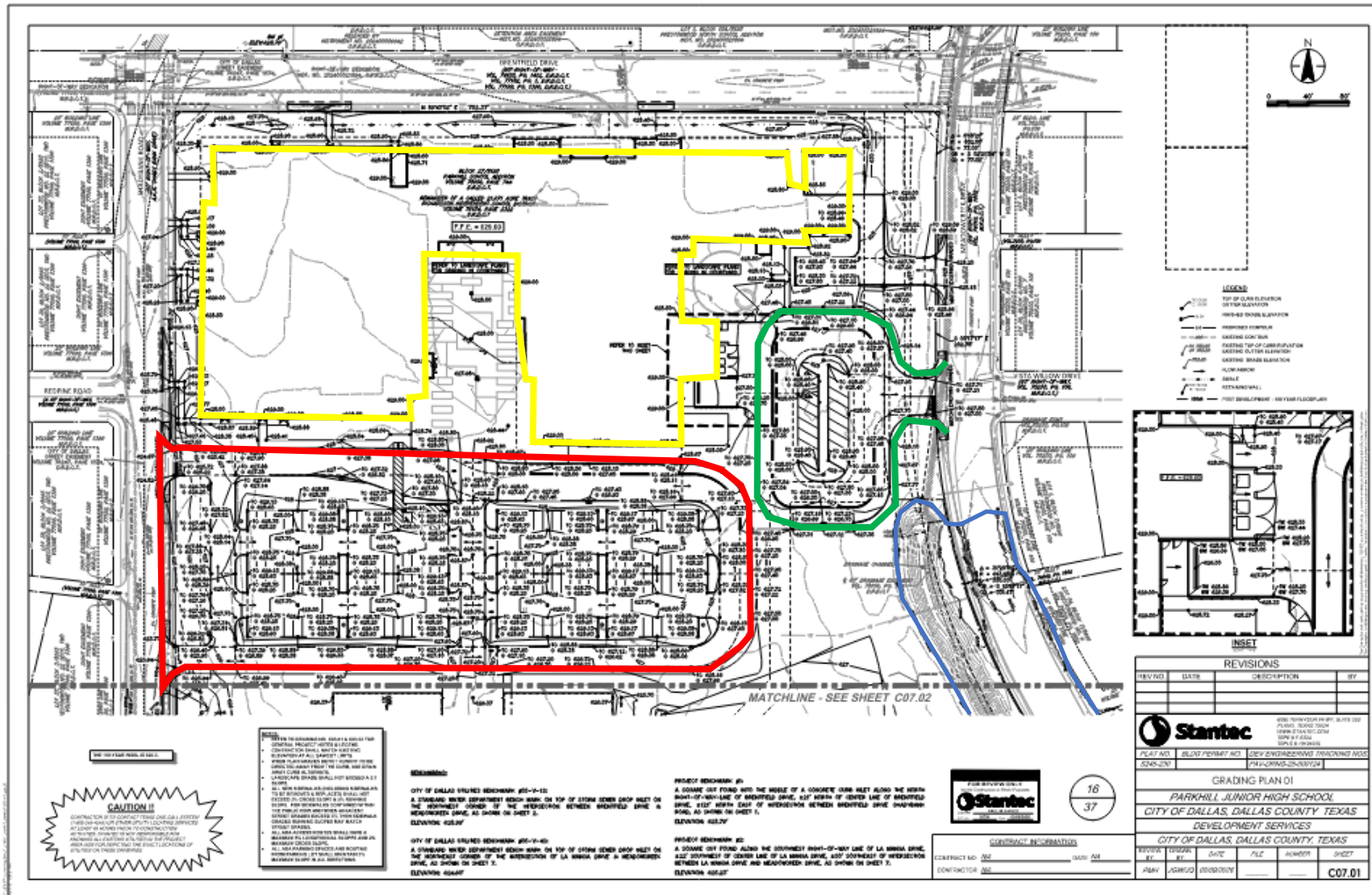
Pre-Project 100-Year Floodplain



Post-Project 100-Year Floodplain



Proposed Site Grading - North



Yellow: Proposed School Building

Green: Proposed Entrance Driveway

Red: Proposed Parking Lots

Blue: Proposed 100YR Floodplain

Note: No trees were removed as part of the site improvements.



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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Dallas, Texas 75207

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FloodplainManagement@dallas.gov

