

# **Floodplain Fill Permit Neighborhood Meeting FP 22-08**

**The Enclave at Prairie Creek  
Lots 1&6, Block B/7847  
Bradfield Rd, South of Galen  
June 29, 2023**

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**Elmer Benitez, E.I.T., CFM  
Engineer Assistant II**

**Floodplain Management  
Dallas Water Utilities**



# Attendees

## City of Dallas – Floodplain Management

- **David Phan – Interim Senior Program Manager**
- **Olivia Whittaker – Senior Engineer**
- **Raheel Khan – Senior Engineer**
- **William Bicher – Engineer II**
- **Elmer Benitez – Engineer Assistant II**

## Engineer

- **Boyd Hydrology PLLC – Michael H. Boyd, P.E.**

## Property Owner

- **Saddle Star Land Development, LLC**



# Attendees

Welcome and thank you for joining us. Please let us know who is joining us!

Register your attendance by:

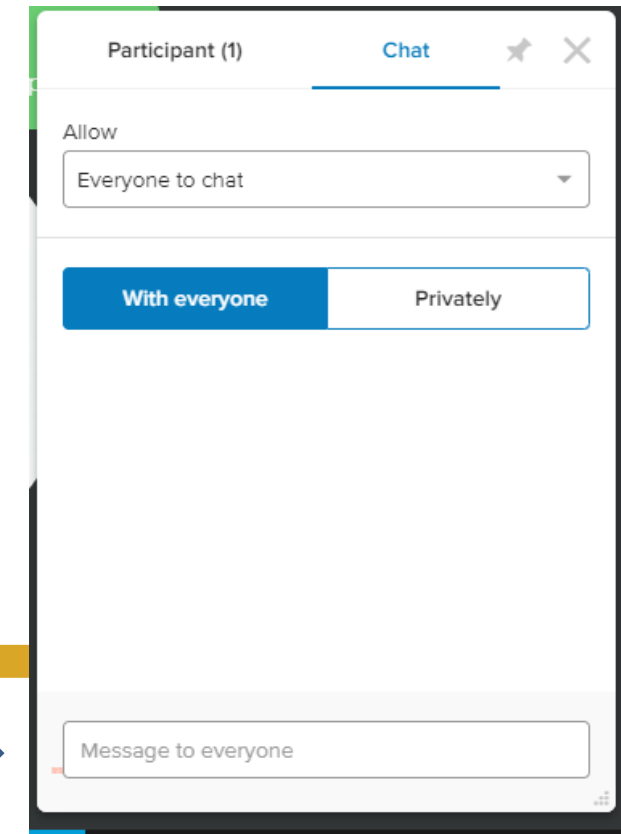
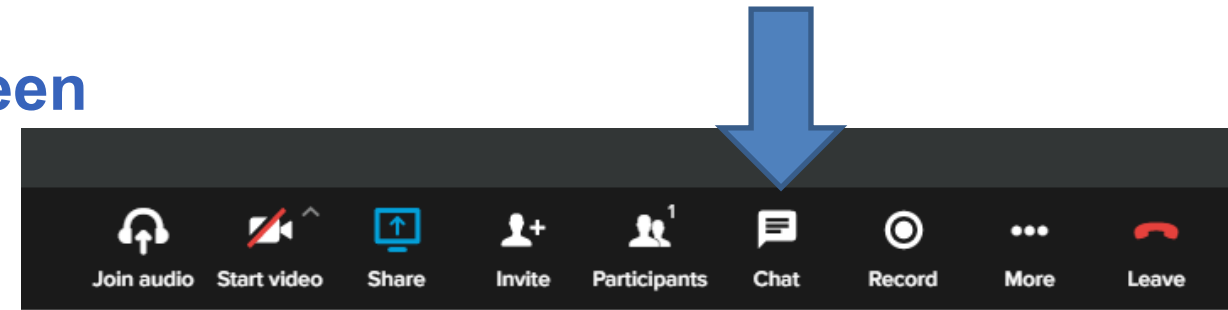
- **Either entering your name and email into the chat window to your right**
- **By stating your name and e-mail on the phone if you called in**
- **Or by emailing Elmer Benitez at [floodplainmanagement@dallas.gov](mailto:floodplainmanagement@dallas.gov)**



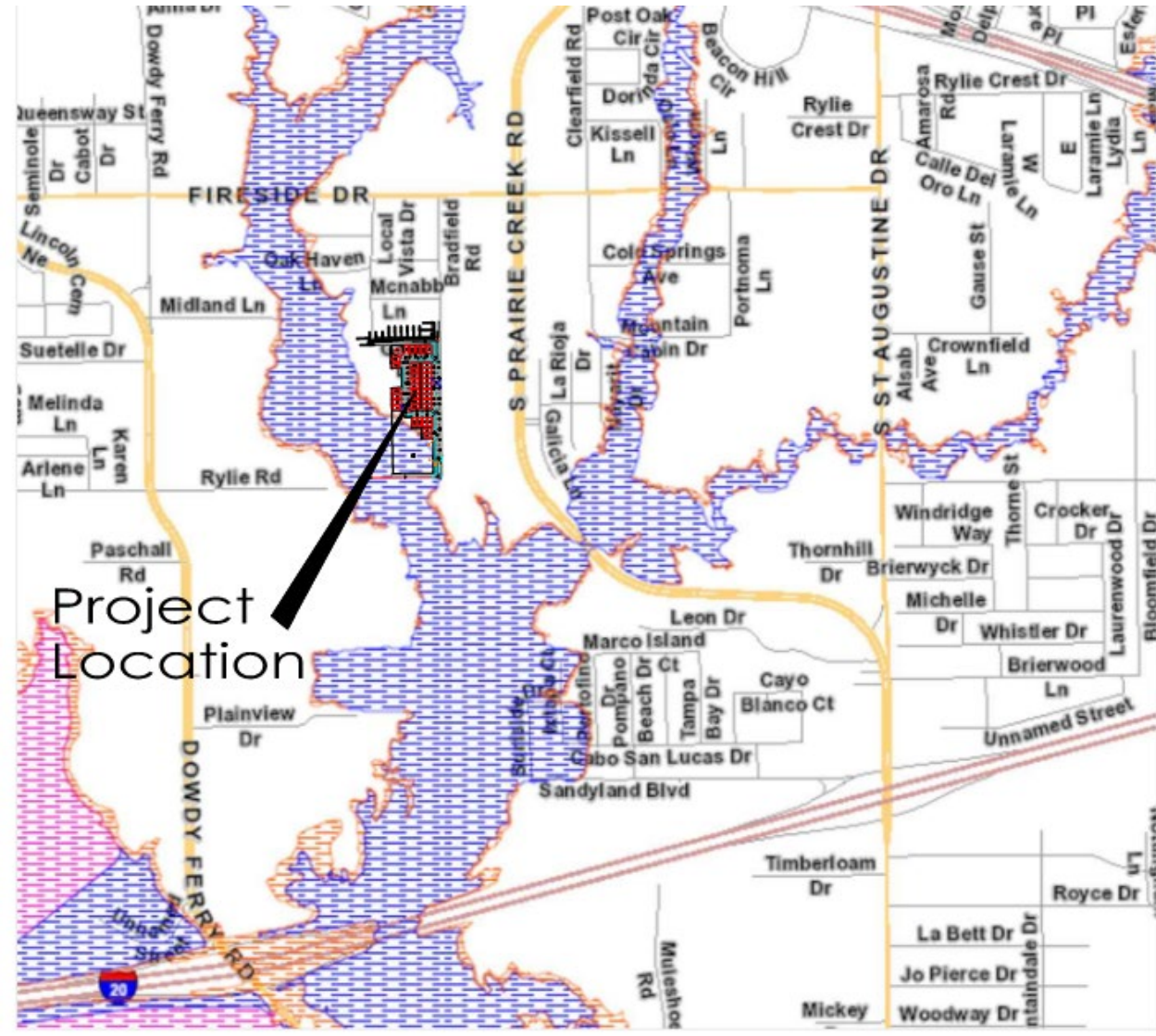
# Chat Function

## 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
- Or by emailing **Elmer Benitez** at [floodplainmanagement@dallas.gov](mailto:floodplainmanagement@dallas.gov)



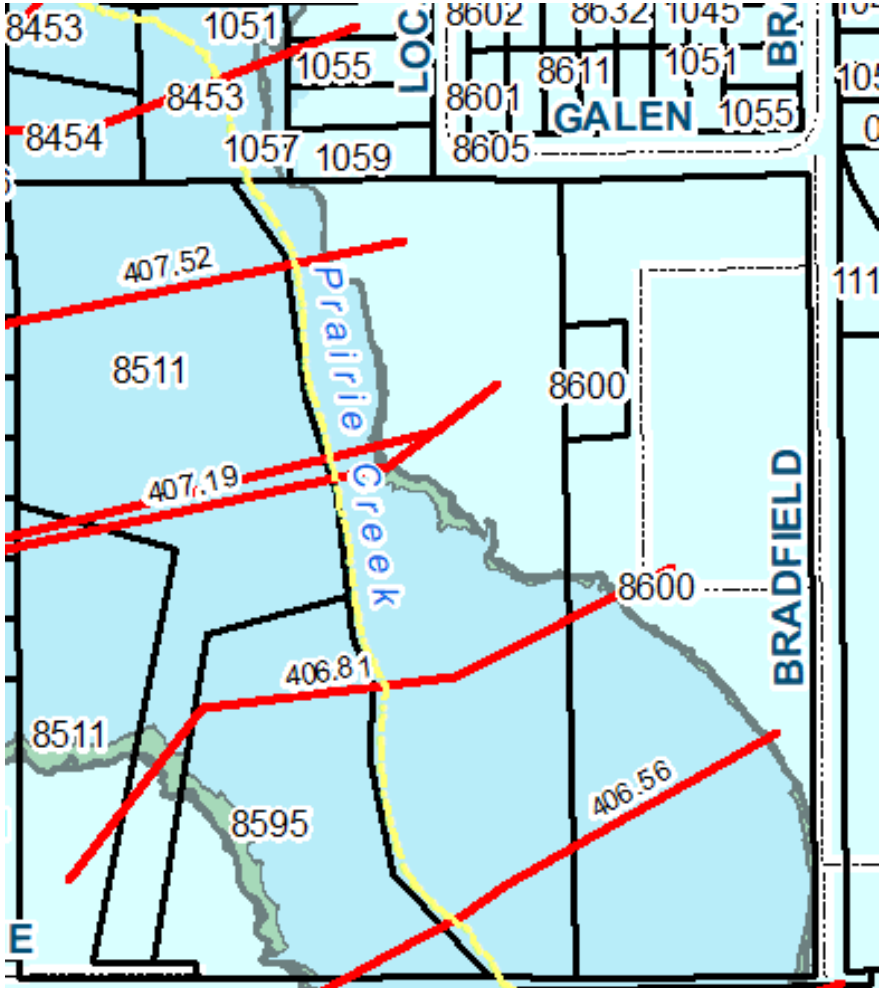
# Project Location



Project Location



# Current 100-Year Floodplain



# 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.**

- **100-Year Floodplain: A piece of land that has a 1% chance of meeting or exceeding the Base Flood Elevation (BFE) in any given year.**



# 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.**





# Fill Permit Approval Timeline

You Are Here



Takes Approximately 9 Months to 1 Year



# City of Dallas Fill Permit Process

Engineering Criteria to ensure no adverse impact to surrounding properties – highlights

- **No rise in existing water surface**
- **No increase in erosive velocities**
- **Storage calculations**
- **Landscape and erosion control plans**

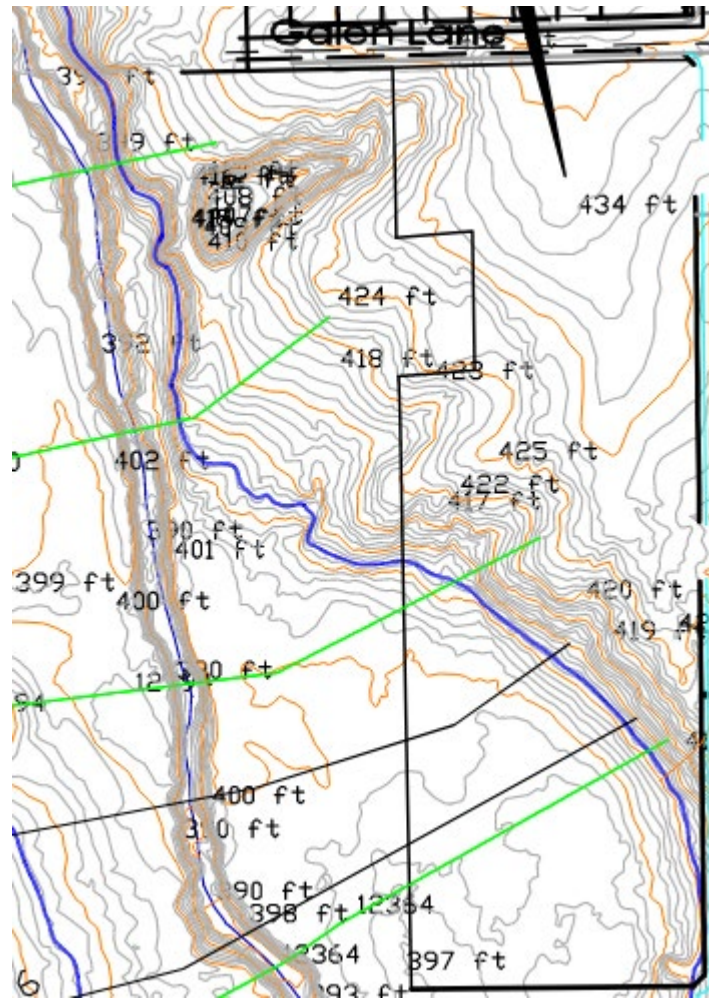


# Summary of Work

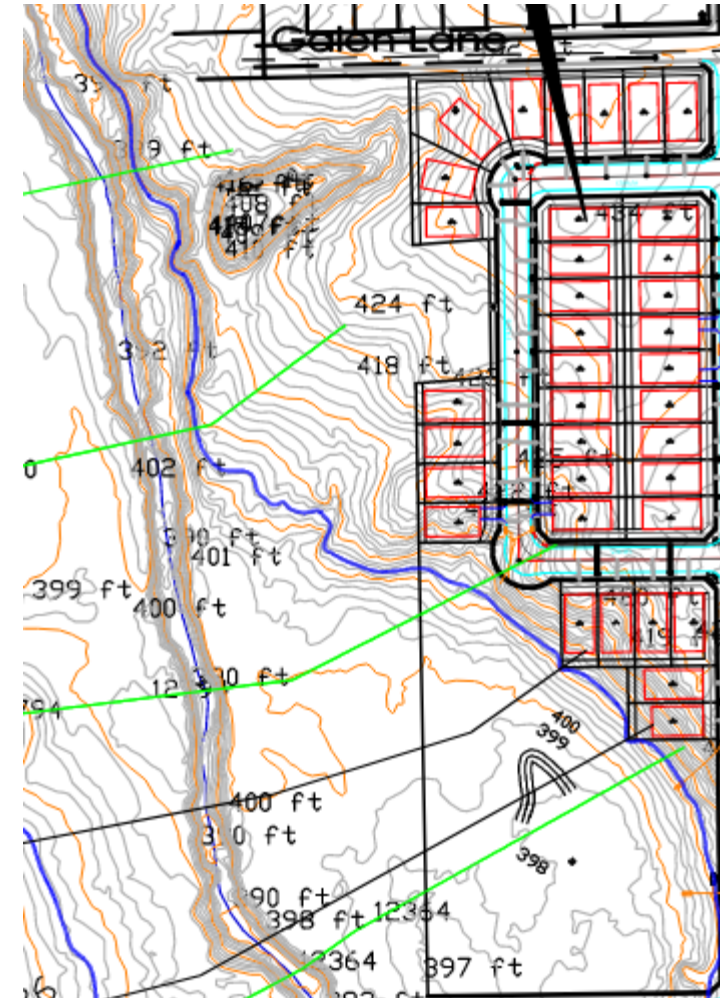
- Single family development located on 11.94 acre lot located near the intersection Bradfield Road and Galen Lane.
- Reclaiming 0.0139-acres of floodplain.
- Grading for valley storage loss compensation



# Pre-Project

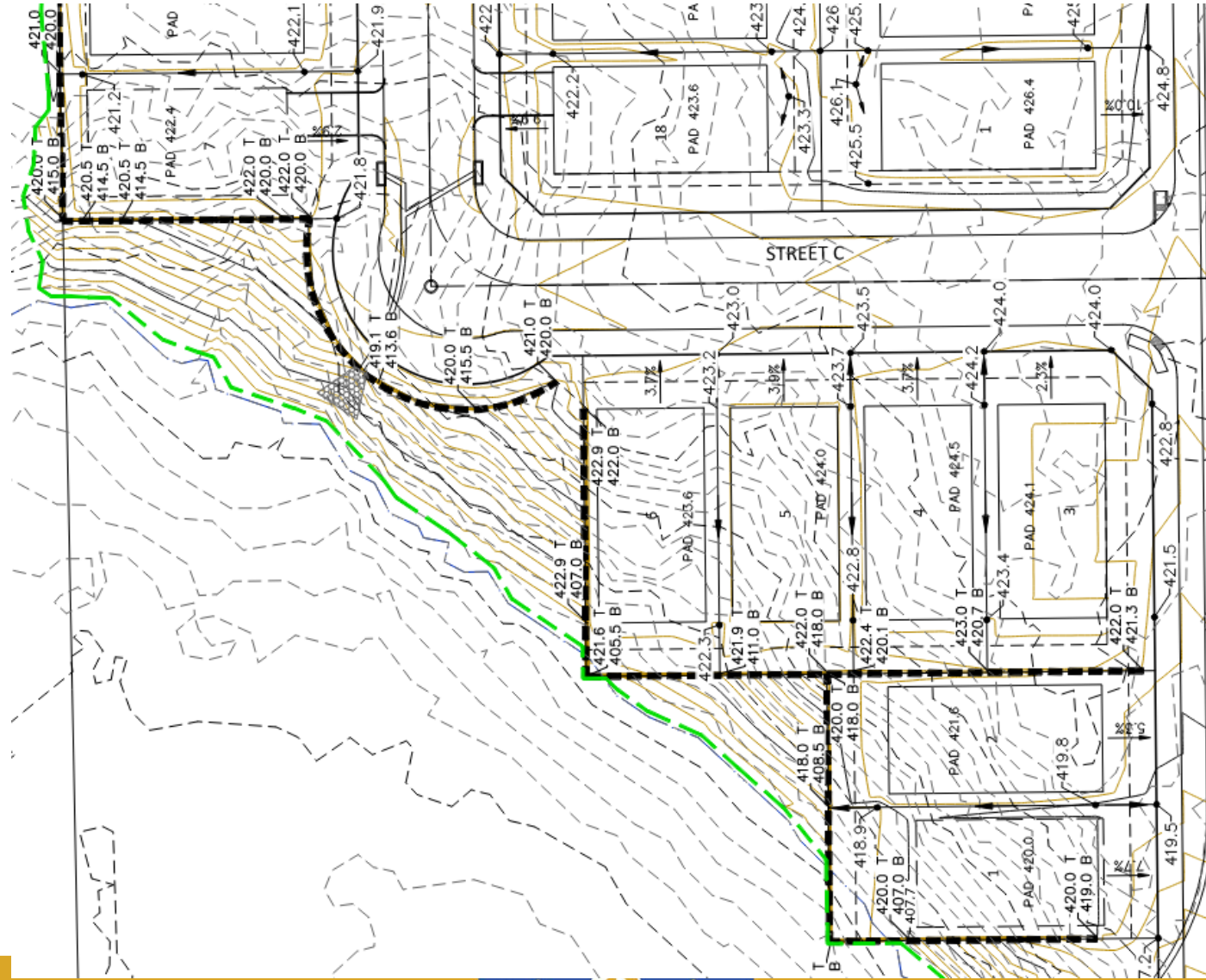


# Post-Project

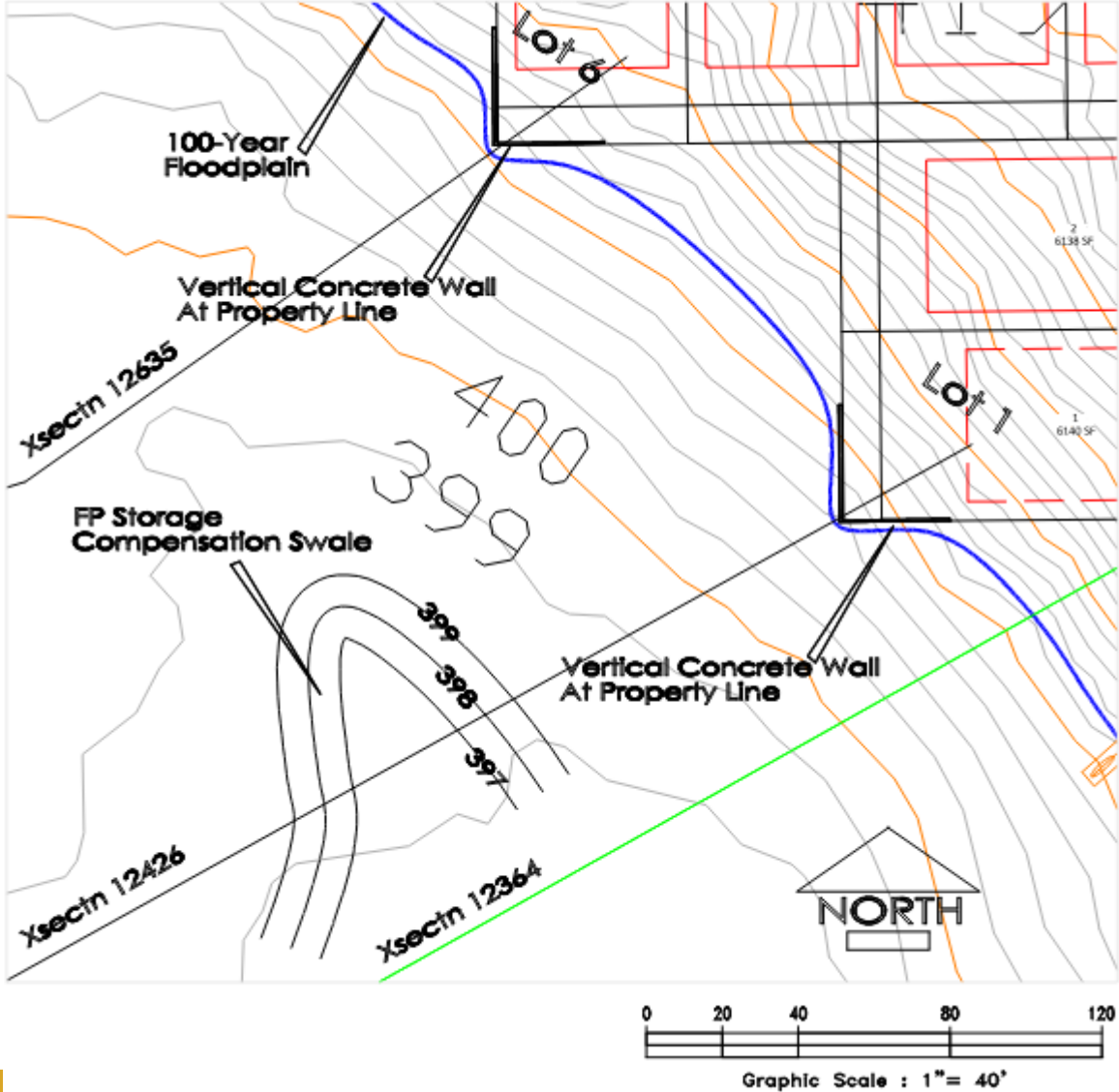




# Proposed Grading/Site Plan



# Floodplain Workmap



# QUESTIONS?

- **Ask them aloud**
- **Type them into the chat**
- **Or email [floodplainmanagement@dallas.gov](mailto:floodplainmanagement@dallas.gov)**

A copy of this presentation will be posted here:

<https://dallascityhall.com/departments/waterutilities/stormwater-operations/Pages/FloodplainandDrainageManagement.aspx>



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