City of Dallas

Floodplain Fill Permit Neighborhood Meeting

Fill Permit 25-02

Lakewood Country Club

Dallas Water Utilities
Floodplain Management
04-09-2025

Attendees

City of Dallas – Floodplain Management

- Olivia Whittaker, PE, CFM – Senior Engineer
- David Phan, PE, CFM – Engineering Program Administrator
- Tam Vu, CFM – Floodplain Coordinator

Westwood

- Oscar Cetina, PE, CFM – Project Engineer (Drainage)
- Ryan Mortensen, PE,CFM – Drainage Supervisor

Representatives for Property Owner and/or Developer

- Lakewood Country Club

Registering Attendance

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

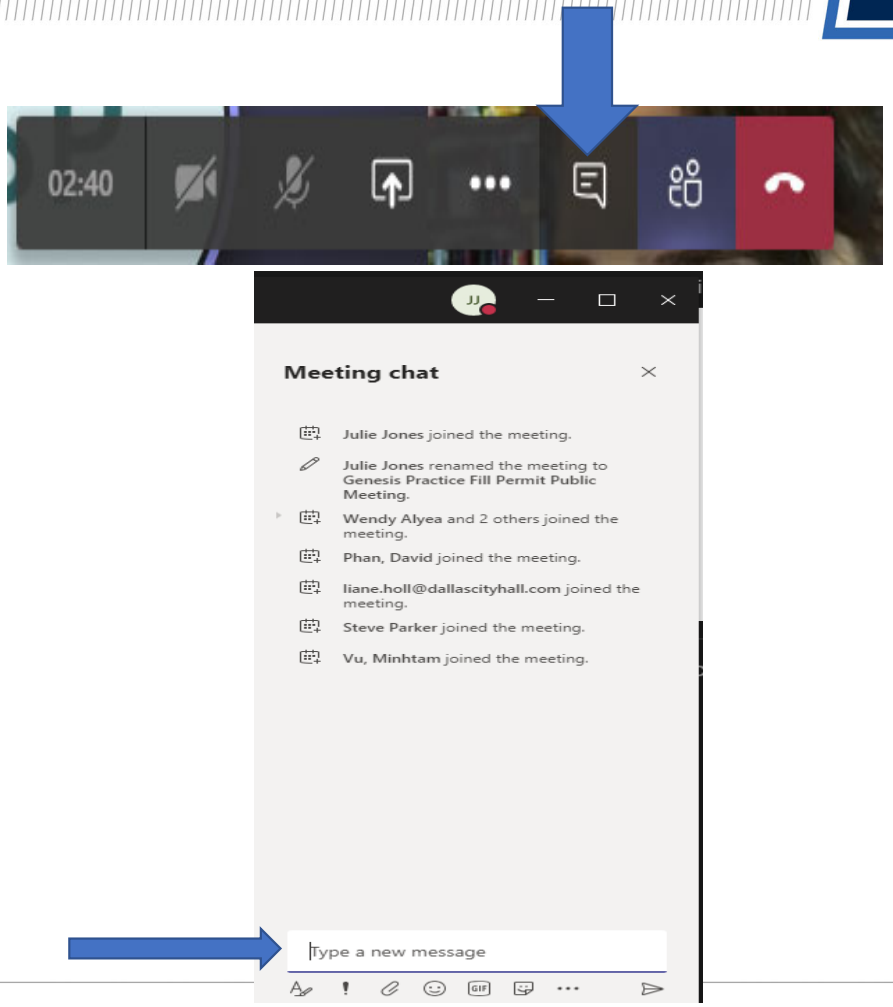
Register your attendance by:

- 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 Olivia Whittaker at Olivia.Whittaker@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

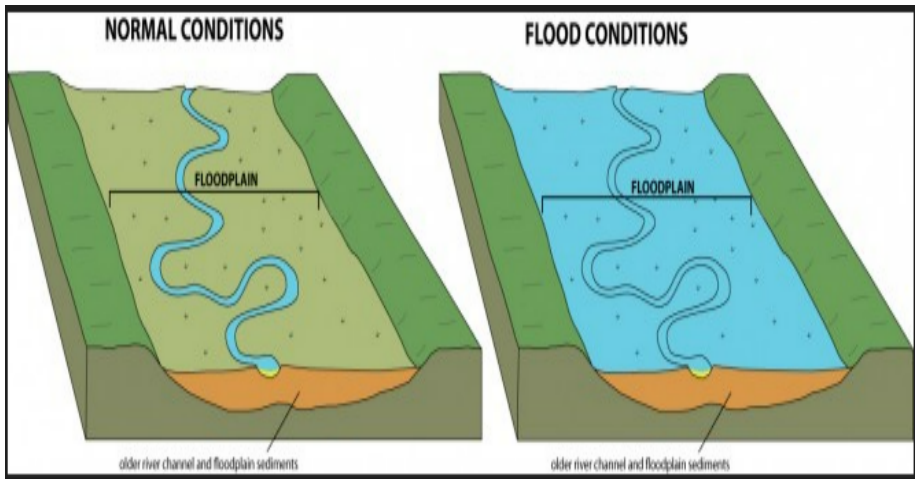
- Regulate development within the City's regulatory floodplain
- Conduct capital drainage and erosion assessments for inclusion in the Needs Inventory
- Coordinate regulatory requirements with FEMA, USACE, and TCEQ for floodplain and city owned dams/levees.
- Provide technical assistance to City departments 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.

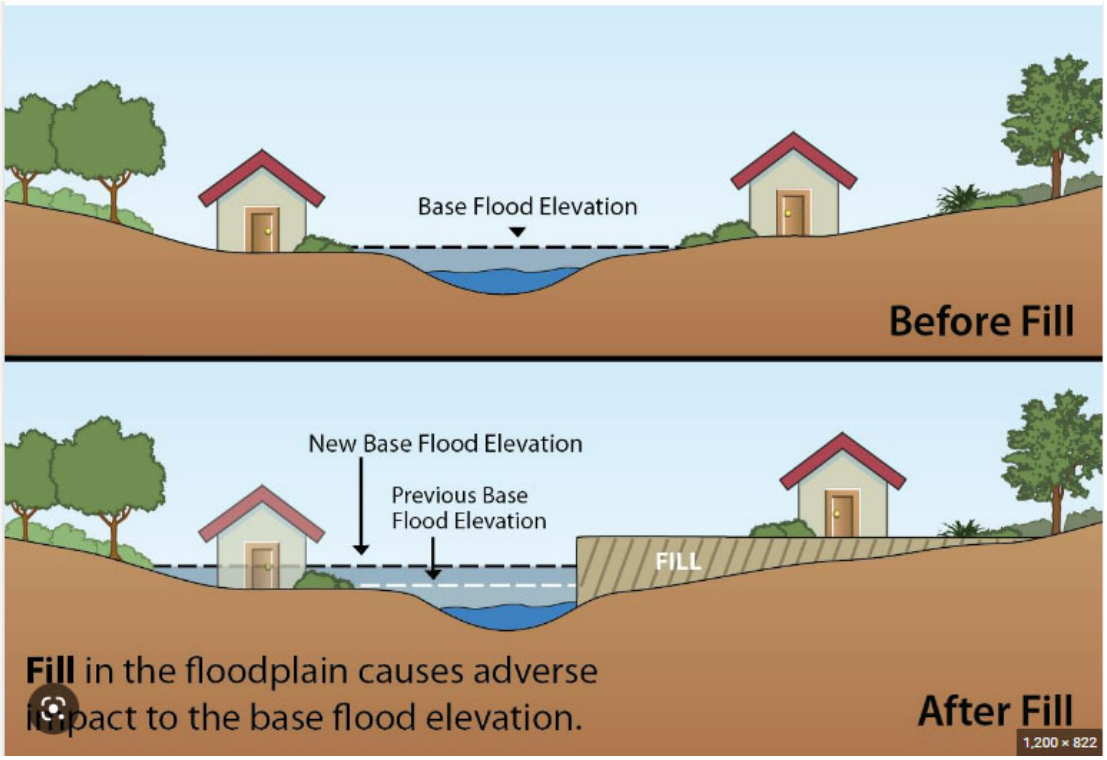


Why is floodplain regulation important?

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

Prioritizing:

- Public Safety
- Protection of property



Location Map – FEMA Effective Floodplain

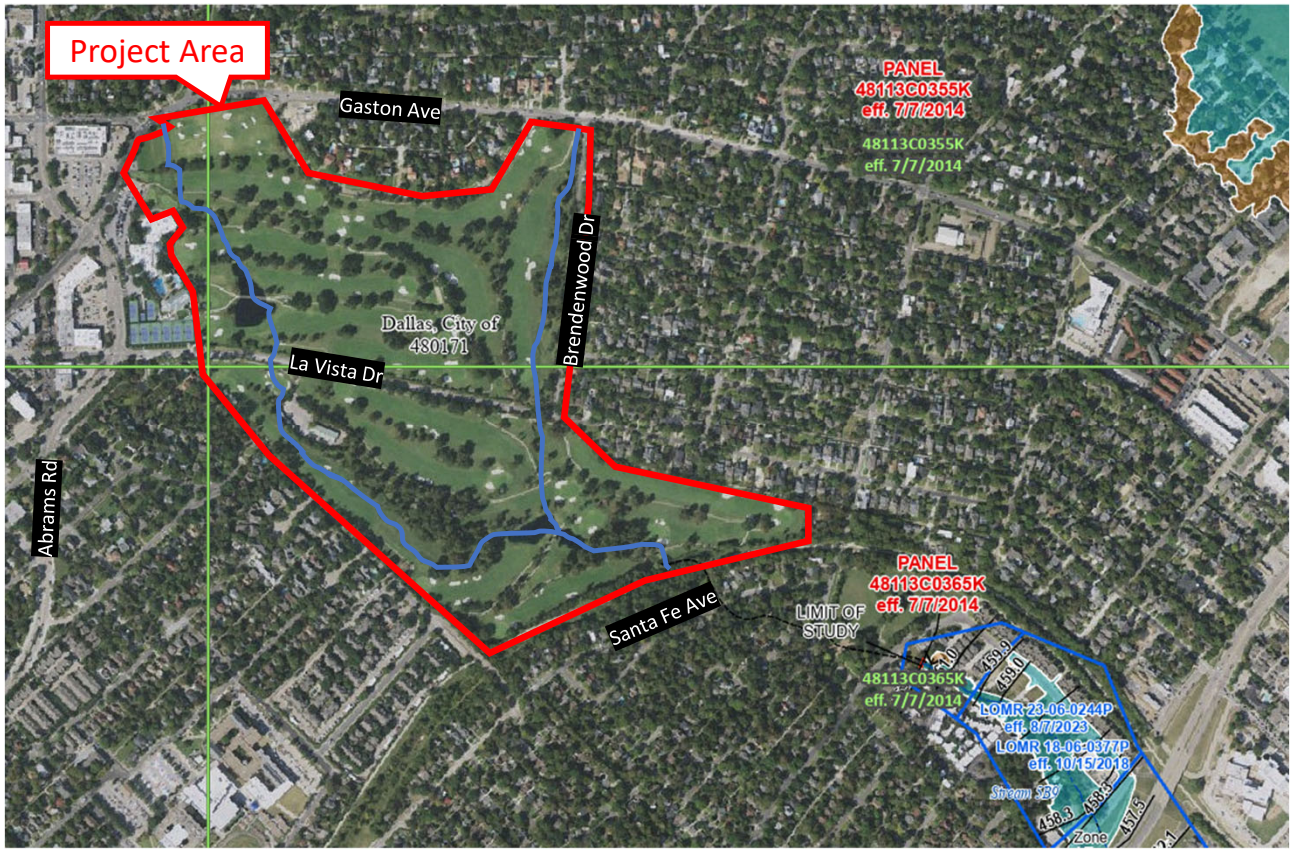
Lakewood Country Club Golf Course from Gatson Ave to Santa Fe Ave. and Abrams to Brendenwood Dr.

FEMA Zone X - Unmapped

FEMA Panel(s): 48113C0335K, 48113C0355K, & 48113C0365K

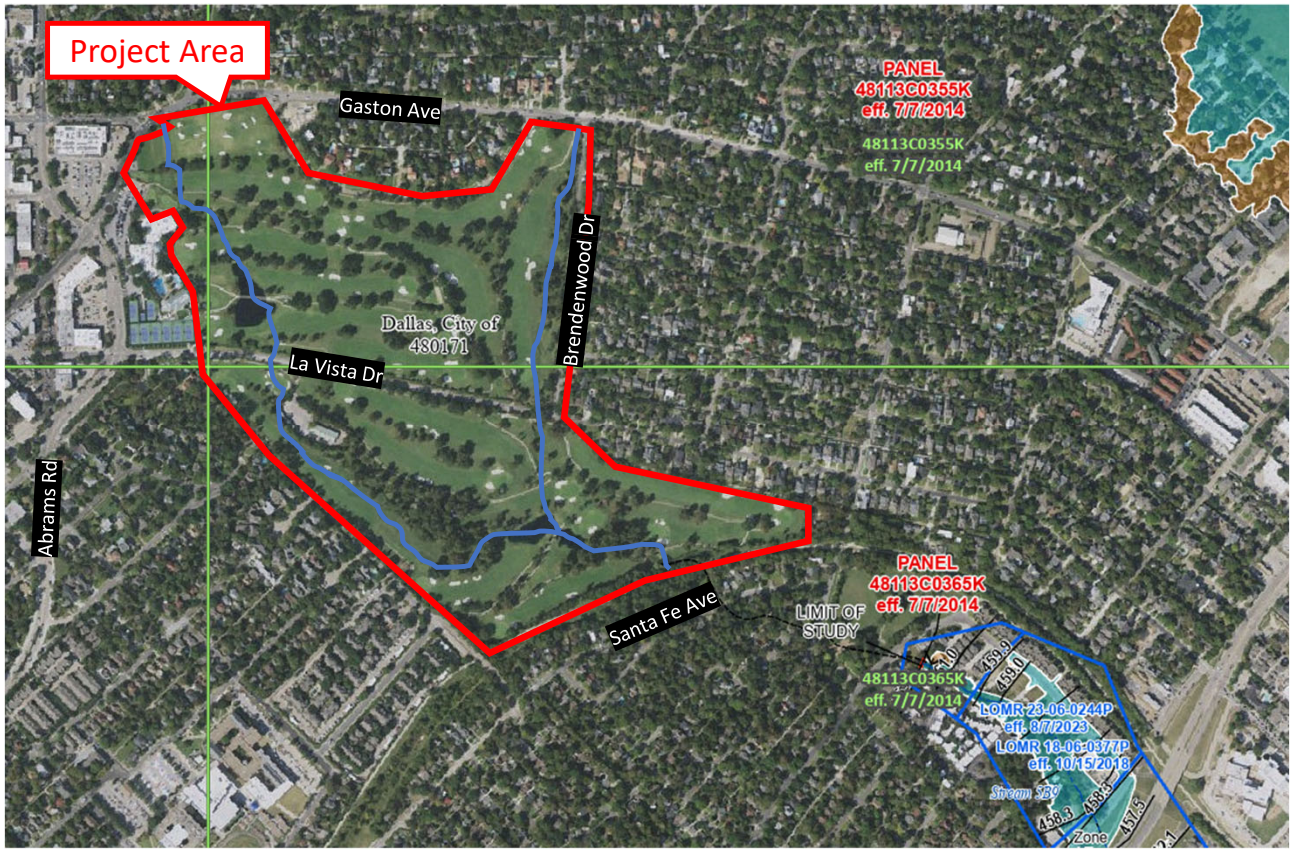
Effective: 7/7/2014

Council District 14



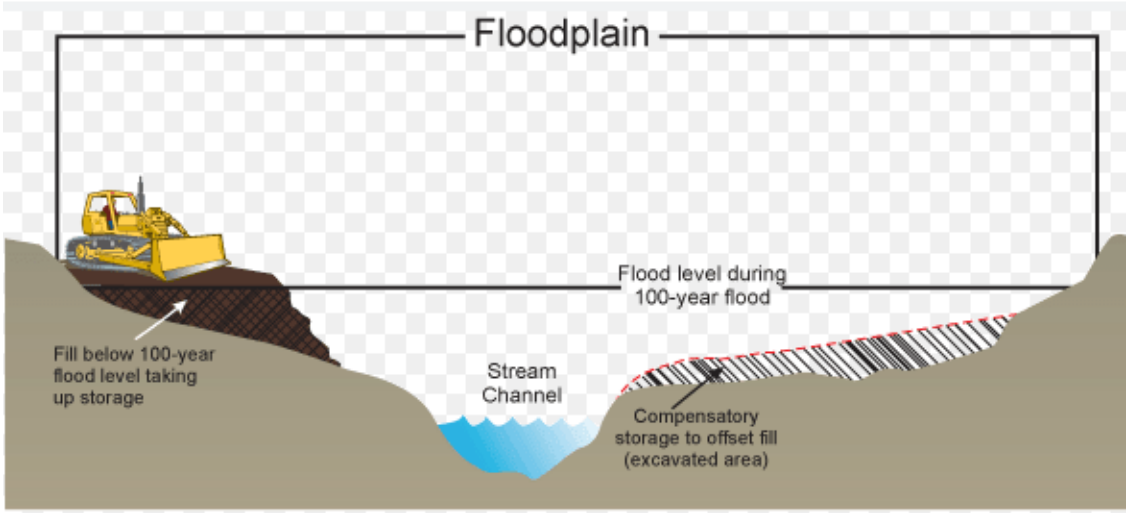
Current 100-Year Floodplain – City of Dallas

- Currently unmapped
- 100-year floodplain must be determined for unmapped creeks/streams with an upstream drainage area ≥100 acres



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

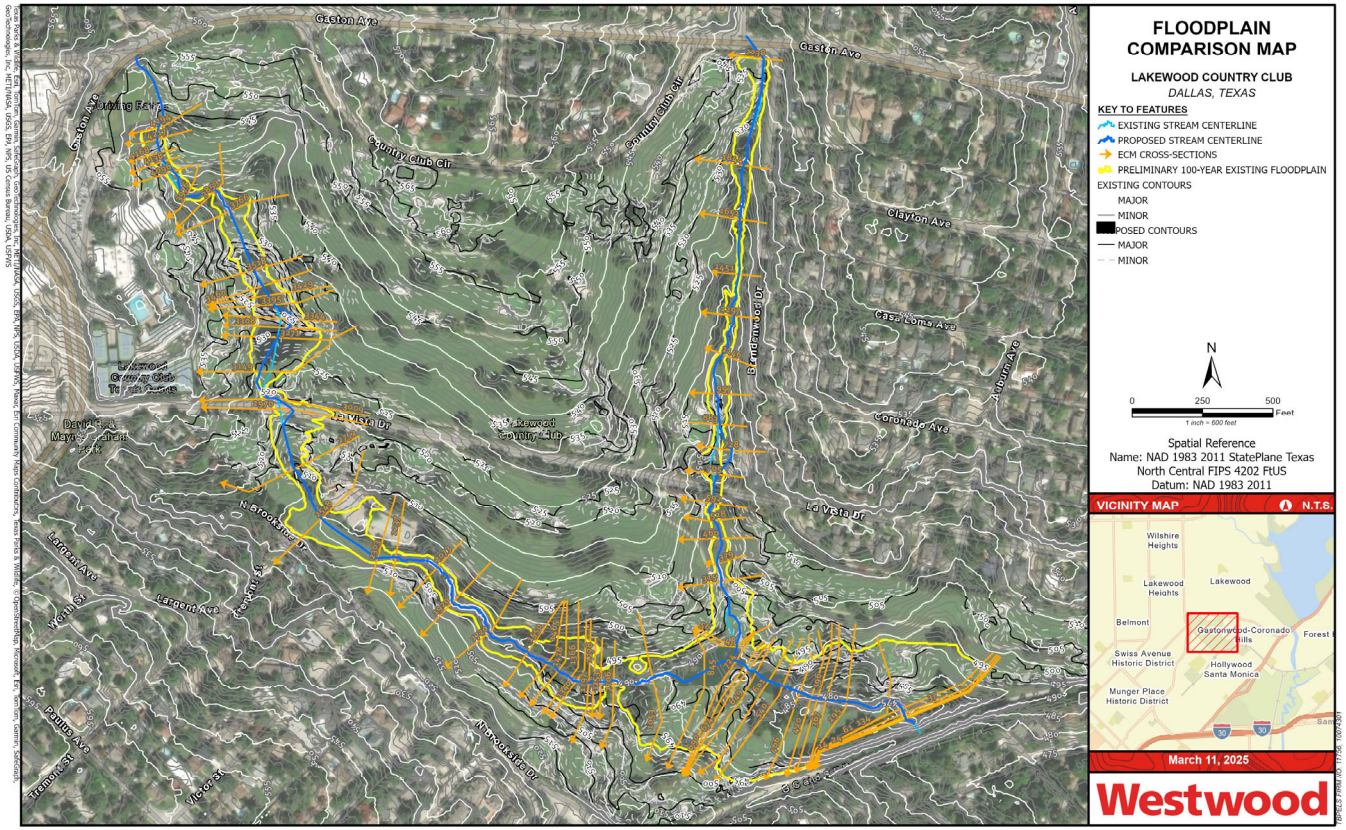
*LOMR are required for floodplain reclamation within FEMA's National Flood Hazard Layer.

Summary of Work

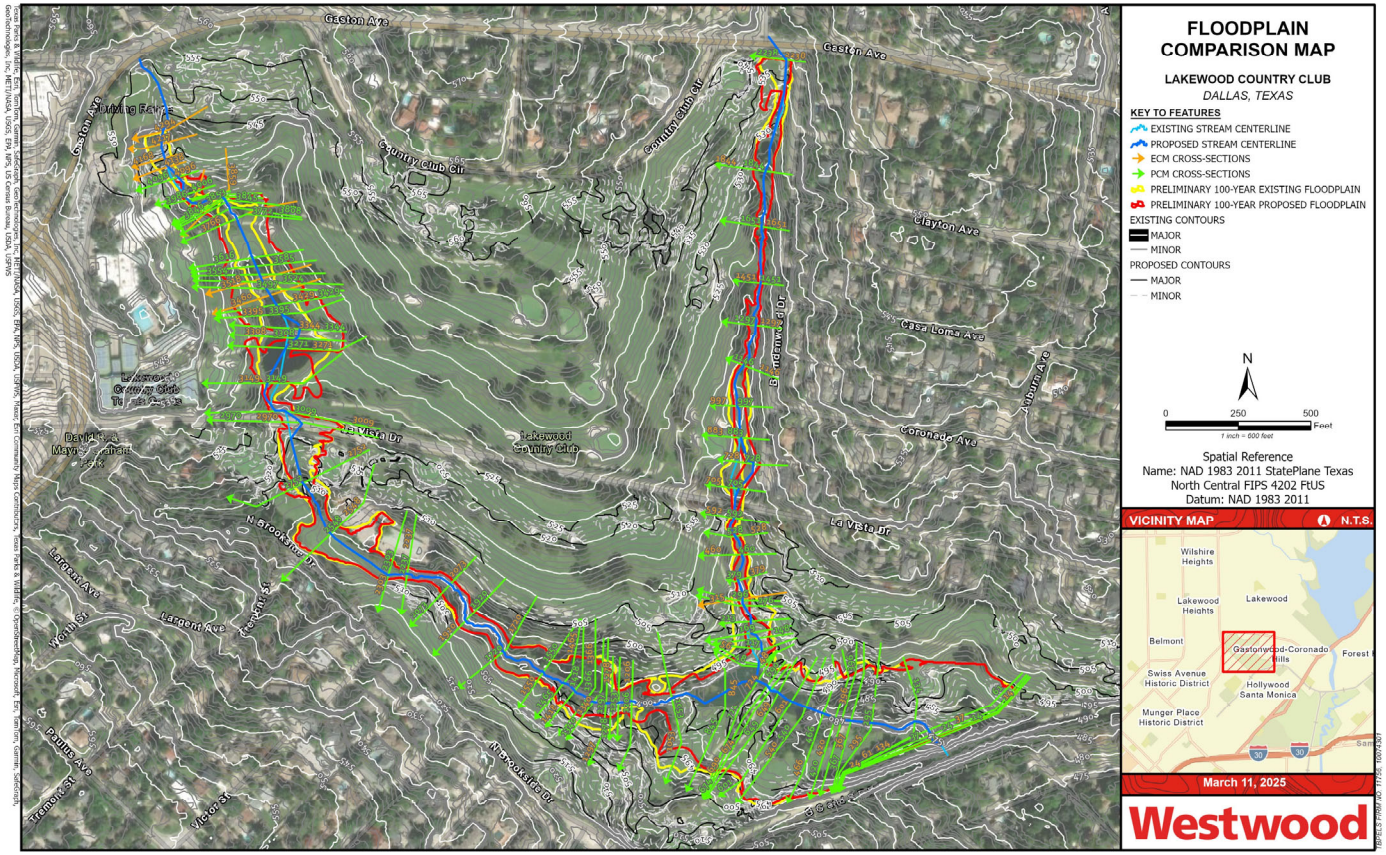
The Lakewood Golf Course improvements include:

- mass grading associated with reorientation of several golf greens and sand pits;
- removal and addition of cart and pedestrian bridges; and
- shifting the location of northern pond.

Pre-Project 100-Year Floodplain



Post-Project 100-Year Floodplain



Proposed Site Grading

Stream Name	Reach	Section ID	Existing	Section ID	Proposed	Diff
Stream 589	Upper	--	--	3554	530.60	--
Stream 589	Upper	--	--	3524	530.60	--
Stream 589	Upper	--	--	3510	Bridge	
Stream 589	Upper	--	--	3497	530.57	--
Stream 589	Upper	3429	525.75	3429	530.56	4.81
Stream 589	Upper	3395	525.75	3395	530.55	4.80
Stream 589	Upper	3344	525.75	3344	530.55	4.80
Stream 589	Upper	3326	Bridge	--	--	--
Stream 589	Upper	3308	525.70	3308	530.54	4.84
Stream 589	Upper	3271	525.70	3271	530.24	4.54
Stream 589	Upper	3149	525.07	3149	524.90	-0.17
Stream 589	Upper	3009	519.30	3009	519.24	-0.06
Stream 589	Upper	3008	Lateral Structure			
Stream 589	Upper	2970	518.92	2970	518.90	-0.02
Stream 589	Upper	2752	512.03	2752	511.71	-0.32
Stream 589	Upper	2548	507.15	2548	506.93	-0.22
Stream 589	Upper	2303	504.24	2303	504.05	-0.19
Stream 589	Upper	2237	501.71	2237	501.67	-0.04
Stream 589	Upper	2073	500.01	2073	499.93	-0.08
Stream 589	Upper	1920	499.63	1920	499.63	0.00
Stream 589	Upper	1720	497.91	1720	497.91	0.00
Stream 589	Upper	1550	496.62	1550	496.17	-0.45
Stream 589	Upper	1465	496.61	1465	496.60	-0.01
Stream 589	Upper	1418	496.68	1418	496.66	-0.02
Stream 589	Upper	--	--	1392	Bridge	
Stream 589	Upper	1366	496.71	1366	496.70	-0.01
Stream 589	Upper	1340	496.67	1340	496.58	-0.09
Stream 589	Upper	1297	496.53	1297	496.03	-0.50
Stream 589	Upper	1278	496.13	1278	495.82	-0.31
Stream 589	Upper	1265	Bridge			
Stream 589	Upper	1253	494.54	1253	494.49	-0.05
Stream 589	Upper	1206	494.30	1206	494.05	-0.25
Stream 589	Upper	1053	494.03	1053	493.62	-0.41
Stream 589	Upper	845	494.06	845	494.08	0.02

Table 9: ECM vs PCM WSEL Comparison for Upper Reach

Stream Name	Reach	100-Year WSEL (Ft)				
		Section ID	Existing	Section ID	Proposed	Diff
Stream 589	Lower	724	494.05	724	494.04	-0.01
Stream 589	Lower	690	494.04	690	494.04	0.00
Stream 589	Lower	682	Bridge			
Stream 589	Lower	674	494.04	674	494.03	-0.01
Stream 589	Lower	649	494.03	649	494.03	0.00
Stream 589	Lower	601	494.03	601	494.03	0.00
Stream 589	Lower	540	494.04	540	494.03	-0.01
Stream 589	Lower	539	Lateral Structure			
Stream 589	Lower	466	494.03	466	494.03	0.00
Stream 589	Lower	420	494.03	420	494.03	0.00
Stream 589	Lower	396	494.03	396	494.03	0.00
Stream 589	Lower	382	Bridge			
Stream 589	Lower	367	494.03	367	494.03	0.00
Stream 589	Lower	295	494.03	295	494.03	0.00
Stream 589	Lower	134	494.03	134	494.03	0.00
Stream 589	Lower	61	494.03	61	494.03	0.00
Stream 589	Lower	49	Bridge			
Stream 589	Lower	37	494.03	37	494.03	0.00
Stream 589	Lower	24	494.03	24	494.03	0.00
Stream 589	Lower	14	494.03	14	494.03	0.00

Table 10: ECM vs PCM WSEL Comparison for Lower Reach

Questions?

- Ask them aloud
- Type them into the chat
- Email Olivia.Whittaker@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

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