

Valley Storage Regulations

City Council Work Session

December 2, 2025

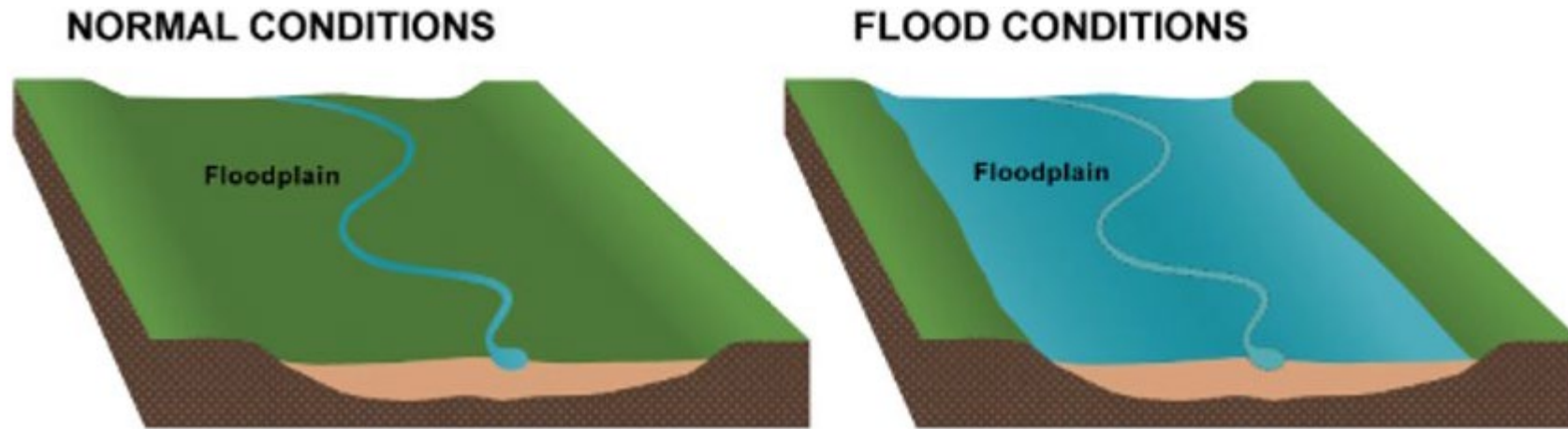
Presented by: Ben Thompson, Sr. Professional Engineer



Agenda

- Explain what Valley Storage is and why regulation updates are needed
- Provide Valley Storage example and explain current requirements
- Summarize coordination efforts and feedback received
- Discuss recommended regulatory changes
- Discuss implications to residents and developers
- Review next steps

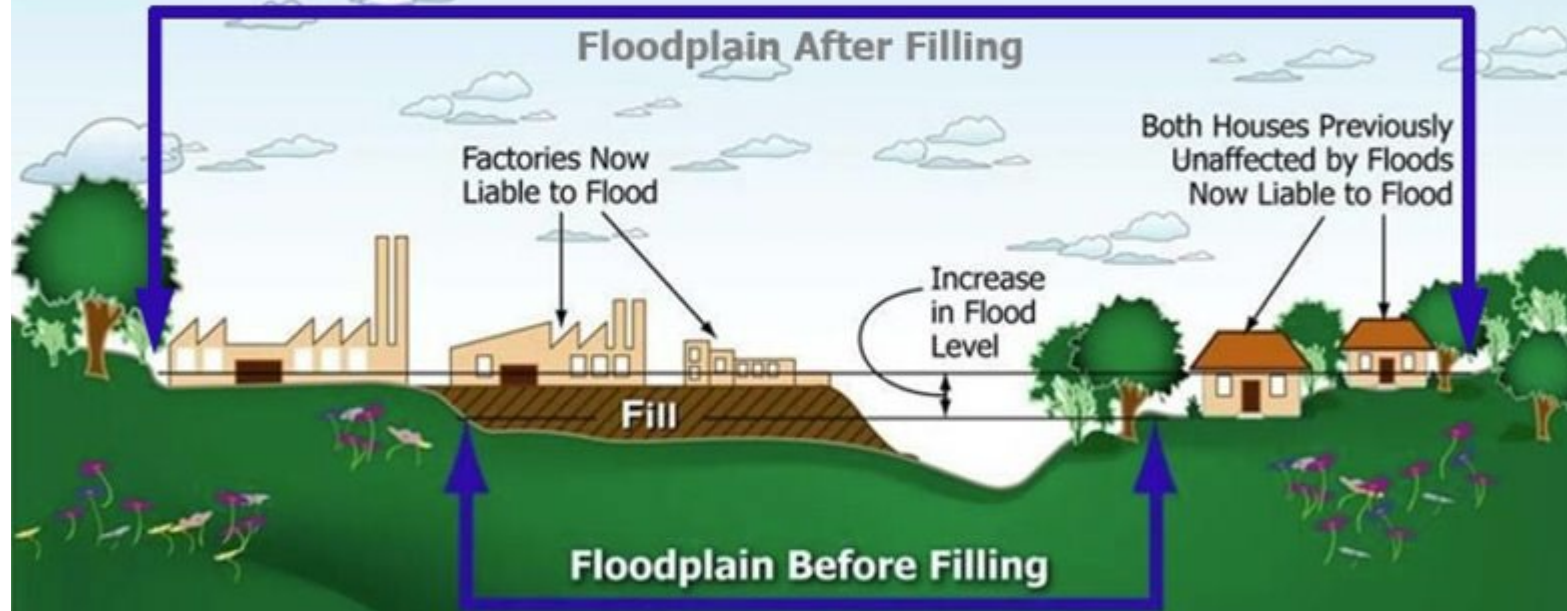
What is Valley Storage?



Case Study Conclusions

- Filling in Valley Storage increases flood risk downstream
- Frequent storms most impacted by Valley Storage losses

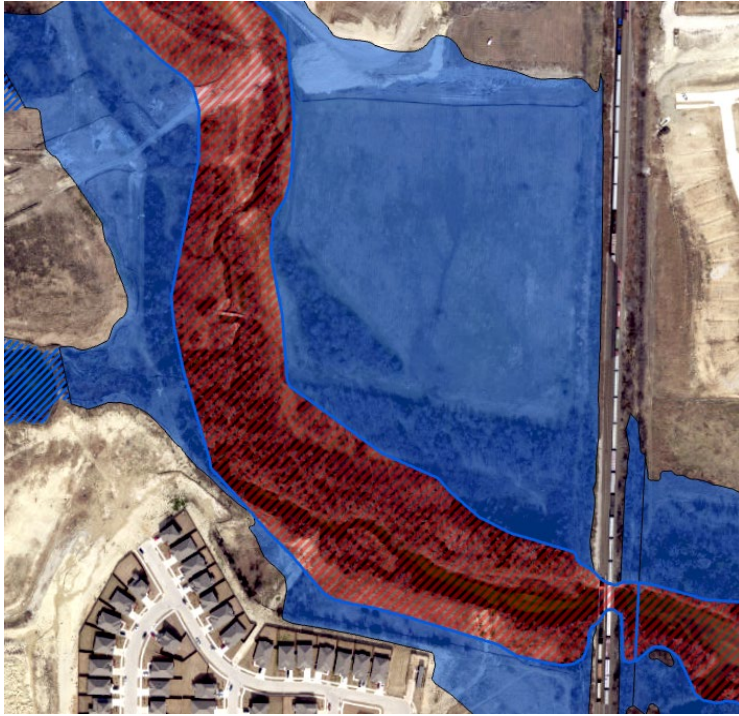
Today's Floodplain Is Not Necessarily Tomorrow's Floodplain



**If large areas of the floodplain are filled, then there will be an increase in the land area needed to store flood waters.
This means your home or business may be impacted.**

What is Allowed Today?

Fill within the 100-year FEMA floodplain is allowed



2019 aerial

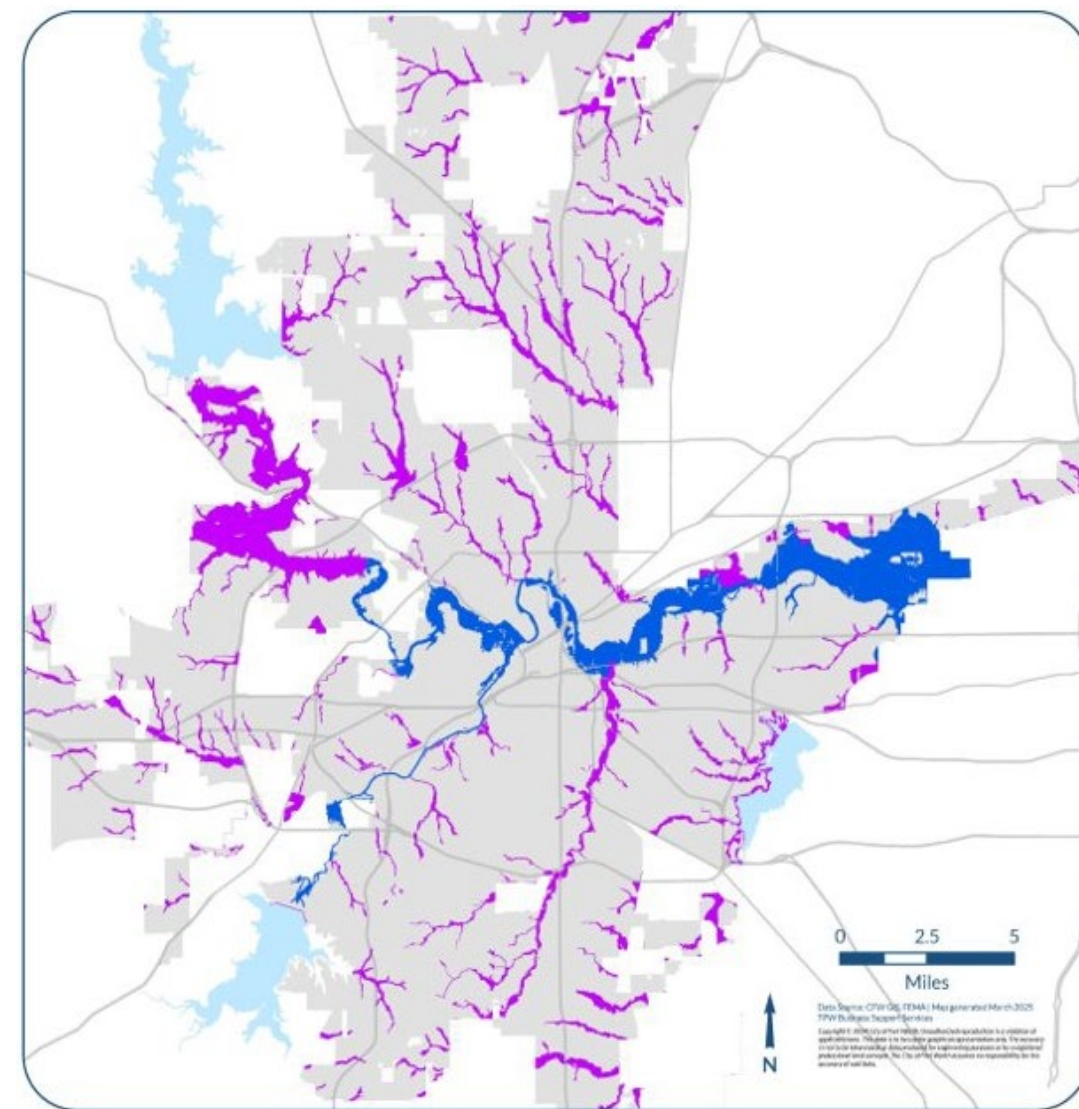


2024 aerial

Fort Worth Current Valley Storage Requirements

Corridor Development Certificate (CDC)

- **\$11 Billion (1988) or \$27 Billion (2025)** in damages prevented by CDC program, per USACE Regional Environmental Impact Statement Trinity River and Tributaries – 1988 (TREIS)
- CDC Manual: "TREIS...determined that the **cumulative impact** of allowing individual development projects in the Trinity River floodplain could be both measurable and significant."

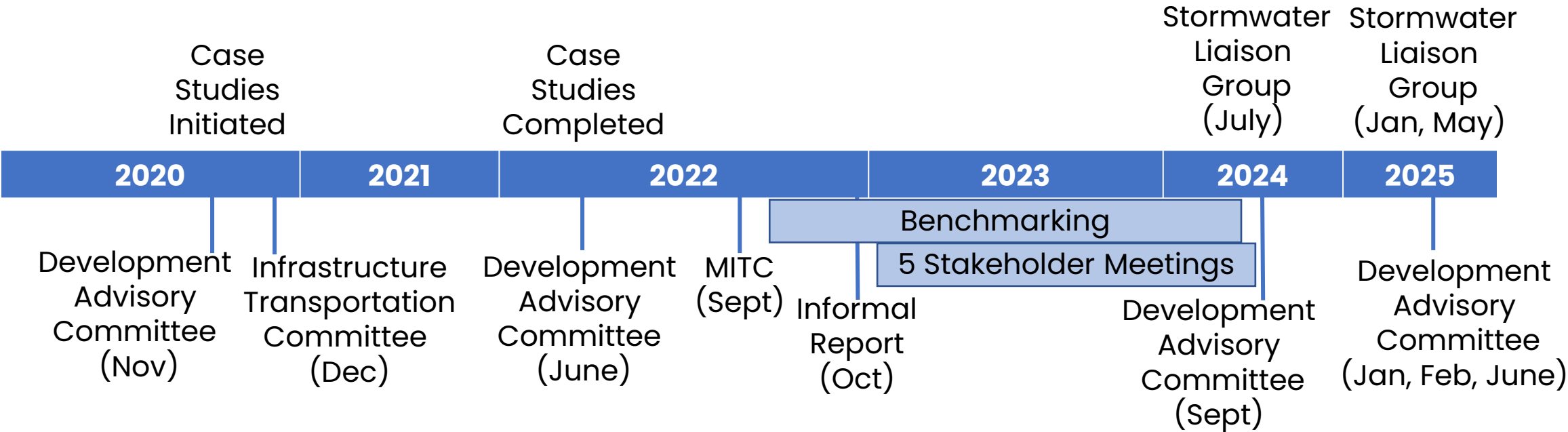


- Valley Storage Regulated (18 sq mi)
- Valley Storage Unregulated (32 sq mi)

Texas Cities with Citywide Valley Storage Requirements

- Austin
- Dallas
- Denton
- Frisco
- Garland
- Houston
- McKinney
- Plano
- San Antonio
- Several more NCTCOG communities along Trinity River Corridor

Coordination Efforts



Note: Regular updates to the Stormwater Program Stakeholder Group not shown above

Key Stakeholder Feedback

- Recognized that filling in Valley Storage increases flood risk
- Agreed that we need citywide Valley Storage regulations to protect residents
- Incorporate into existing development permitting and review process
- Not increase current review timeframes
- Allow for appropriate exemptions

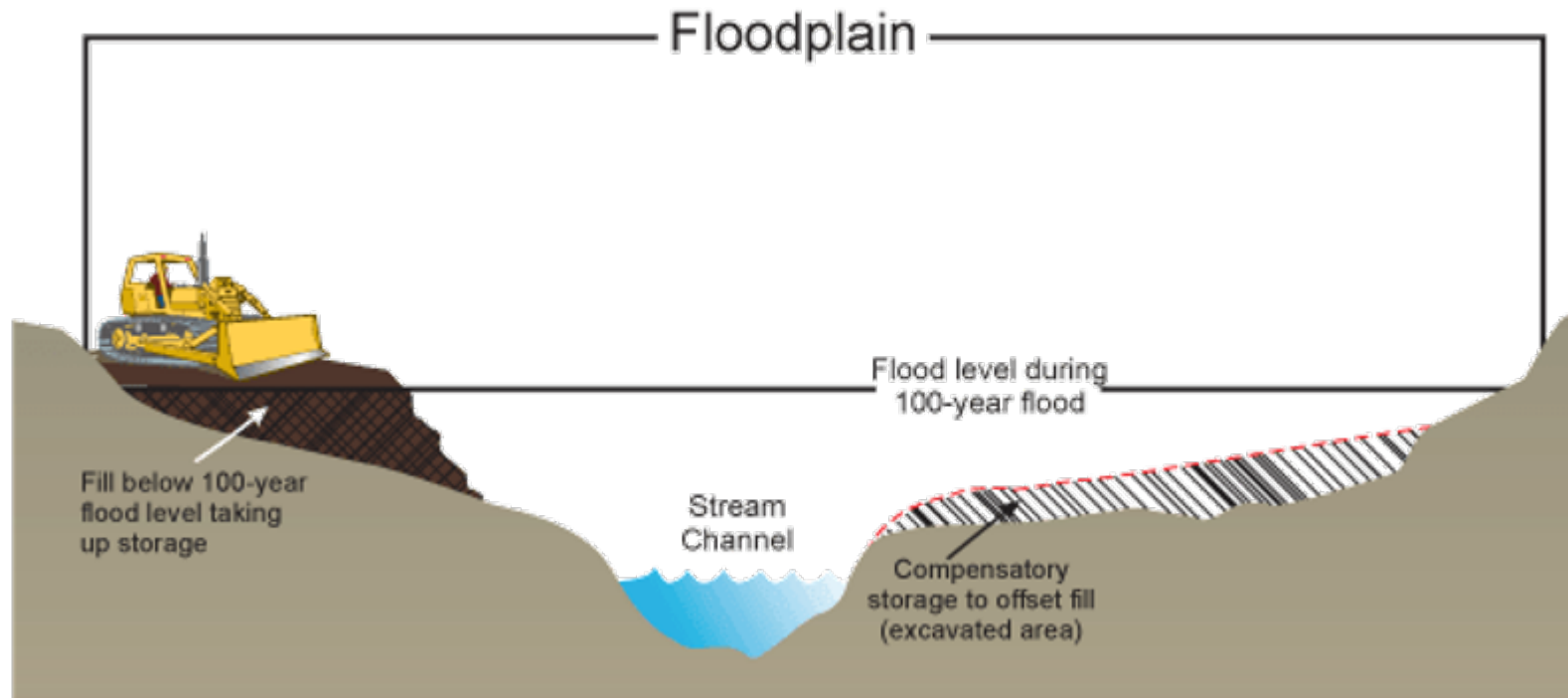


Key Stakeholder Feedback

- Development Advisory Committee (DAC) support received in October 2025
 - Establishes consistent, transparent standards for evaluating and implementing Valley Storage within development projects
 - Aligns with broader City goals for resilience, infrastructure equity and responsible growth
 - Supports the establishment of riparian buffers
 - Recommends Council adopt the proposed regulations



Valley Storage Preservation Recommendation



Recommendation: No loss (0.0%) in Valley Storage

Valley Storage Recommendations

- Preserve Valley Storage citywide at 1:1 ratio
- Use FEMA floodplain as boundary (approx. 50 square miles)
- Exceptions/Exemptions considered
- Recommend regulating via update to Floodplain Ordinance

Implications to Residents & Developers

- Improves protection of homes, businesses, and road crossings along channels and reduces channel erosion by maintaining existing floodplain storage
- New regulations are anticipated to impact approximately 75 locations per year based on review of past permits
 - Follow existing development permitting and review process
 - No increase current review timeframes
 - Allows for appropriate exemptions
 - Ability to utilize existing data from FEMA model if developer is not modeling
- Developments with submitted flood study, dual flood/drainage study, or submitted floodplain development permits "grandfathered" under current regulations

Next Steps

Nov. 2025

**Councilmember 1 on
1 meetings**

Dec. 2025

**Council Work
Session Presentation
& Ordinance
Recommendation
M&C**

Dec. 2025

**Stakeholder
Notification**

Feb. 1, 2026

**Updated regulations
take effect**

Questions & Discussion