

What to Know About City Flood Risk Areas (CFRA)

Developers & Engineers



A City Flood Risk Area (CFRA) is a Non-FEMA Flood Risk Area caused by undersized or outdated drainage infrastructure. The City of Fort Worth has mapped the 16 CFRA's within city limits. CFRA maps will be used to inform developers on building regulations in areas prone to urban flooding.

What are Non-FEMA Flood Risk Areas?

Non-FEMA Flood Risk Areas are city identified and mapped flood risks outside the FEMA floodplain. The City has categorized Non-FEMA Flood Risk Areas into two categories: CFRA's and Potential High Water Areas (PHWA's).

Why are CFRA maps being created?

CFRA mapping has been developed due to extensive reports of flooding outside of FEMA floodplains. Clear maps help developers and property owners make informed decisions regarding developing, improving and purchasing property. The City will map new areas as it continues to evaluate flood risk outside of FEMA floodplains.

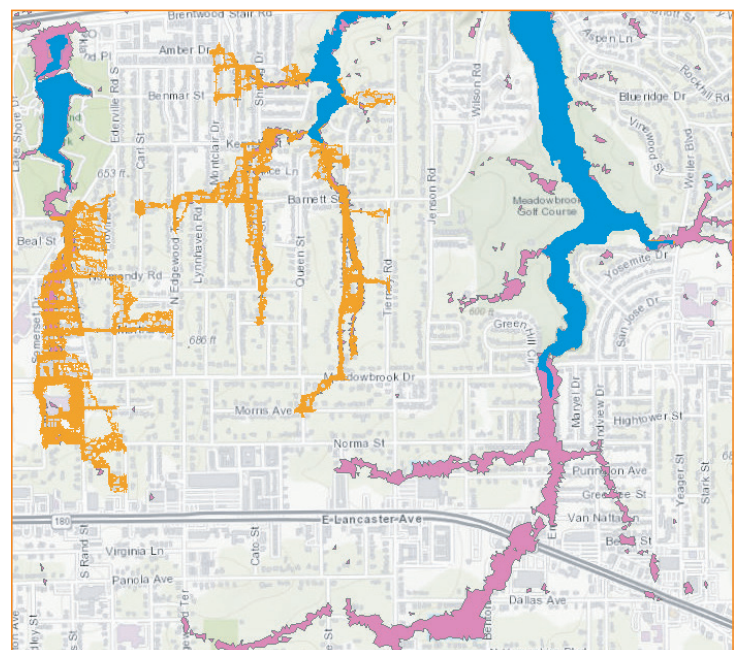
Are developments within a CFRA regulated?

Developments greater than one (1) acre within CFRA's are regulated to minimize flood risk to new structures, including homes and businesses. The Fort Worth City Council will consider recommended updates to the Floodplain Provisions Ordinance and Stormwater Criteria Manual in 2024. If adopted, new regulations for development or redevelopment on less than one (1) acre within a CFRA would be implemented.

How are developments in CFRA's regulated?

A Certificate of Compliance will be required for development or redevelopment on less than one acre within a CFRA. Developments greater than one acre will continue to follow the Stormwater Criteria Manual to evaluate to show no adverse impacts to surrounding properties and public infrastructure. CFRA Guidance will be included in forthcoming Criteria Manual updates.

City of Fort Worth Flood Risk



FEMA Floodplain
 City Flood Risk Area
 Potential High Water Area

When will CFRA regulations take effect?

The Fort Worth City Council will consider recommended updates to the Floodplain Provisions Ordinance and Stormwater Criteria Manual in 2024. When adopted, new regulations will take effect approximately 60 days later.

What is a Certificate of Compliance?

A Certificate of Compliance, typically prepared by a licensed engineer, certifies that a project within a CFRA meets the requirements outlined in the City of Fort Worth's Floodplain Provisions Ordinance and Stormwater Design Manual Criteria, as well as Texas Water Code, Section 11.086.

The certificate verifies that a proposed structure has been designed with consideration to minimize flood risk. To learn more about the compliance process, visit fortworthtexas.gov/departments/development-services

Will the City map more CFRA's?

Currently only about 3% of the City has been studied with sufficient detail to be mapped as CFRA's. CFRA's will be mapped over time based on citywide needs and resources to provide the community with more accurate flood risk mapping to inform development plans and property purchases.

Can we incentivize development near CFRA's to mitigate flood risk?

The City does not require developers to mitigate existing flood risk, only to mitigate increased flood risk associated with their development/redevelopment based on current city standards. The City's Stormwater Management Division evaluates partnership opportunities with developers when benefits extend to multiple properties depending on needs and resources.

What resources can I reference when building in a CFRA?

The City's Stormwater Management Division has a variety of resources for developers, including project examples, engineering studies, flood models and maps. Staff members are also available to provide implementation guidance. To request materials or a meeting, contact Stormwater Development Services at SDS@FortWorthTexas.gov.

More Questions? Contact Us.



FortWorthTexas.Gov/Stormwater



MyFW App



(817) 392-1234



StormwaterCS@FortWorthTexas.Gov

Where can I find CFRA maps?



Scan the QR code to use the Flood Risk Viewer or visit FortWorthTexas.Gov/Departments/TPW/Stormwater/Non-FEMA-Flood-Risk-Areas to see if your property is at risk.