



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: March 24, 2026	Department: Public Works	Presented By: Chase McBride Gretchen Vazquez
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AGENDA ITEM: Consider approval of a policy on impact fee credits for water and wastewater impact fees and adopt Ordinance to implement said policy.

BACKGROUND:

During the 2nd Special Session of the 89th Legislative Session, the Texas State Legislature approved Senate Bill 14 (SB 14), mandating that political subdivisions provide credits against water and wastewater impact fees to builders and developers who construct, dedicate, or contribute facilities that reduce water consumption or demand on public systems. In addition to creating the impact fee credit mechanism, SB 14 requires that political subdivisions establish fair and consistent procedures for calculating, reviewing, and approving the credits.

The attached impact fee credit policy outlines how the City of Willow Park will comply with SB 14, by establishing a specific procedure for calculating and applying credits against impact fees for efforts that result in water conservation or savings.

Senate Bill 14 was formally approved and signed by the Governor of Texas on September 17, 2025, with an effective date of January 1, 2026.

RECOMMENDATION:

Staff recommend approval of Willow Park’s Impact Fee Credit Policy and Procedure for calculating and applying impact fee credits for the construction, contribution, or dedication of an eligible facility, system, or product that results in water conservation or savings.

EXHIBITS:

Willow Park’s Impact Fee Credit Policy and Procedure
Ordinance to implement policy on impact fee credits
Texas – 2025 – SB 14 (for reference)