



NOTICE OF A SPECIAL MEETING

**BRENHAM PLANNING AND ZONING COMMISSION
THURSDAY, FEBRUARY 5, 2026, AT 3:00 P.M.**

**MORRISS HALL AT THE BARNHILL CENTER
106 S. DOUGLAS STREET
BRENHAM, TEXAS 77833**

1. **Call Meeting to Order**

WORK SESSION

2. **Discussion and Presentation on Special Utility Districts, Including Public Utility Districts and Municipal Utility Districts.**
3. **Adjourn**

CERTIFICATION

I certify that a copy of February 5, 2026, agenda of items to be considered by the Planning & Zoning Commission was posted to the City Hall bulletin board at 200 W. Vulcan, Brenham, Texas on Friday, January 30, 2026, at 2:45 p.m.

Kim Hodde

Kim Hodde, Planning Technician

Disability Access Statement: This meeting is wheelchair accessible. The accessible entrance is located at the Vulcan Street entrance to the City Administration Building. Accessible parking spaces are located adjoining the entrance. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested three (3) business days before the meeting) by calling (979) 337-7567 for assistance.

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission, Board of Adjustment, and Brenham City Council was removed by me from the City Hall bulletin board on the _____ day of _____, 2026 at _____.

Signature

Title



Memorandum

To: Brenham City Council
Brenham Community Development Corporation
Brenham Planning and Zoning Commission

From: Stephanie Doland, AICP, Director of Development Services

Date: January 30, 2025

Re: Special Utility Districts Training February 5, 2026

During the Development Review process City Staff have received inquiries about the availability of special utility districts (SUDs) within the City of Brenham. At this time, no SUDs exist within either the City of Brenham or Washington County. Special utility districts such as public improvement districts (PIDs) and municipal utility districts (MUDs) are increasingly common as financing mechanisms for development. These districts are regulated by the Texas Commission on Environmental Quality (TCEQ) and the Texas Water Code, and they may be used to finance public improvements such as water, sewer, drainage, streets, and parks.

To prepare for future inquiries from the development community, the City requested Hawes Hill & Associates, LLP, a consulting firm with experience in creating development financing tools, including SUDs, to provide training on this topic. Representatives Naina Magon and David Hawes will present information on the following subjects:

- Types of special districts
- Why developers use special districts
- Benefits and disadvantages
- Considerations before creating a district
- Governance of special districts
- Role of the developer
- Role of the City

Should there be any questions, comments, or concerns, please contact me by phone at 979-337-7269 or by email at sdoland@cityofbrenham.org.