PLANNING AND ZONING MEETING MINUTES FOR 9/15/2026

LOCATION: Combine City Hall - 100 Davis Rd, Combine, TX 75159

CALL TO ORDER: 6:30pm

P&Z PRESENT: Rebecka Hughes, Gerald Holub, Mary Bustamante Cates, Lauren Vazquez & Kim Culter

AGENDA ITEM:
The City Engineer will discuss the following with Planning & Zoning:

- Summary of the September 3, 2026 Workshop discussion
- Transportation issues for:
  - Roadway Category
  - Typical Roadway Sections, and
  - Master Streets and Thoroughfare Plan

DISCUSSION:
The City Engineer provided a summary regarding the prior workshop. He then moved to reviewing the proposed updates to the Future Land Use map and discussed modifications to the Affordable Housing sector and potential retail sector expansion in light of the Thoroughfare Plan. The City Engineer also provided the City of Murphy's 2009 Comprehensive Plan as an example for review. Within the example is a questionnaire he requested we work through before the next meeting. No modifications were suggested in review of the proposed Thoroughfare Plan but further review will be made at subsequent meetings. The City Engineer also proposed for consideration a neighborhood park be added to the Future Land Use map. No recommendations will be presented for the next city council meeting.

ADJOURN: A motion to adjourn was made by Mrs. Culter and seconded by Mrs. Vasquez. Meeting was adjourned at 7:15pm.

Signature: *Rebecka Hughes*
Date: 9/15/2026