

PLANNING AND ZONING WORKSHOP MINUTES FOR 9/03/2026

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

P&Z NOT PRESENT: Kim Culter

AGENDA ITEM:

The City Engineer will discuss the following items and get directions from Planning & Zoning on updating the City's 2019 Comprehensive Plan:

- Population Changes and Growth Projections
- Future Land Use and Zoning Ordinance Updates
- Affordable Housing, Data Centers, etc.
- Economic Development and Incentive
- Thoroughfare Plan and Roadway Categories
- Identified Potential Capital Improvement Program
- Items Recommended by P&Z Members

DISCUSSION:

The City Engineer began the workshop with discussion regarding the development of a mission statement which would highlight what is liked currently and future wants for Combine. A working statement was not developed but will be pursued.

The Future Land Use map was also focused on with the City Engineer providing an explanation of population growth projections, how to consider potential land allotments for commercial growth and public use areas such as parks, and HUD requirements with affordable housing and what what qualifies. He tasked the committee with using this information to consider modifying the 2019 Future Land Use map to suit. He would take this information and draft a new Future Land Use map for review at the next Planning and Zoning meeting.

ADJOURN: A motion to adjourn was made by Mrs. Hughes and seconded by Mrs. Vasquez. Meeting was adjourned at 7:30pm.

Signature: *Rebecka Hughes*

Date: 9/4/2026