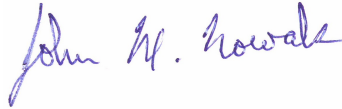


# Memo

**To:** Planning and Zoning Commission via William Willingham, Planner

**From:** John Nowak, P.E., Engineer



**Date:** September 15, 2025

**Re:** Traffic Impact Summary for Proposed Zone Change at 7703 Trainer Hale Rd

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The property at 7703 Trainer Hale Road is currently zoned PRE. The PRE designation is considered a temporary, or “placeholder” zoning designation and doesn’t allow for any particular development. The property owner is requesting AD, Agricultural District zoning to keep it consistent with the current use of the property.

Since the PRE zoning designation doesn’t allow for any development, technically the expected peak hour trip generation for the property would be zero. If the property was developed to its maximum potential for AD zoning, the maximum peak hour vehicle trips would be 2 trips. This amount of peak hour trips is far below the threshold for requiring a Traffic Impact Analysis. Further, the increased traffic from the requested zone change is so small it would not have any measurable effect on the City’s transportation system.