


Memo

To: Planning and Zoning Commission via Daisy Marquez, Planner

From: Eric Schulze, P.E., Engineer 

Date: November 24, 2025

Re: Traffic Impact Summary for Proposed Zone Change at 7057 Green Valley Rd

The property at 7057 Green Valley Rd is currently zoned GB, General Business. The property owner is requesting R-2 and R-6 Zoning to be consistent with the current use on the property.

With a GB zoning designation, if the property was developed to its maximum potential, the peak hour vehicle trips could be as high as 782 trips. R-2 and R-6 residential zoning is generally considered a less intensive zoning than GB. If the property was developed to its maximum potential for R-2 and R-6 zoning, the maximum peak hour vehicle trips would be 115 trips.

Since the maximum number of peak hour trips for the requested zoning is substantially less than a maximum peak hour trip generation for the current zoning there would not be any adverse impact to the transportation system due to the zone change request.