


# Memo

**To:** Planning and Zoning Commission via Daisy Marquez, Senior Planner  
**From:** John Nowak, P.E., Engineer   
**Date:** April 22, 2026  
**Re:** Traffic Impact Summary for Proposed Zone Change for 502, 506, and 508  
Main Street

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The properties at 502, 506, and 508 Main Street are currently zoned GB, General Business. The property owner is requesting MSMU, Zoning, a specific zoning district for the Main Street corridor.

The properties are currently fully developed and no change of uses are expected with the zone change request. Therefore, there is no increase or decrease in expected traffic generation associated with this zone change request. As such, there is no adverse impact to the City's transportation system by the zone change request.