

Memo

To: Planning and Zoning Commission via Daisy Marquez, Senior Planner

From: John Nowak, P.E., Engineer



Date: August 12, 2026

Re: Traffic Impact Summary for Proposed Zone Change at 19275 IH-35

The portion of the property at 19275 IH-35 currently used by the construction equipment business is currently zoned GB, General Business. The property owner is requesting this portion be re-zoned to GB2 so the zoning matches the current use on the property.

The proposed zone change is to bring the property into compliance with the current use on the property. No new commercial uses, or any expansion of the existing use, is associated with the requested zone change. As such, there is no adverse impact to the City's transportation system by the zone change request.