

Memo

To: Planning and Zoning Commission via Brandon Elliott, Planner
From: John Nowak, P.E., Engineer 
Date: September 28, 2026
Re: Traffic Impact Summary for Proposed Zone Change at the Southeast Corner of Schaefer and FM 1518

The 1.108-acre property at southeast corner of Schaefer Road and FM 1518 has two zoning designations. A 0.393-acre portion of the property (eastern portion) is currently zoned PRE. The Request is to re-zone this portion of the property to GB, making it consistent with the zoning on the rest of the property.

The current zoning of PRE for the 0.393-acre portion doesn't allow for any meaningful development, therefore the existing peak hour trips are zero. The proposed zone change to GB would allow for commercial development of the area. Commercial development of the 0.393-acre portion would result in an estimated maximum trip generation of 105 peak hour trips.

The increase in peak hour trips (105) would have some impact to the transportation system. The increase in traffic can be mitigated by construction of some localized improvements, such as turn lanes. However, the Schaefer Road/FM 1518 intersection is currently under reconstruction by the FM 1518 project, which will improve the efficiency of the intersection and may fully, or partially, mitigate the effects of the additional traffic for the proposed zone change.

The proposed development will be required to do a detailed TIA during future steps of the development process. The TIA will identify any required mitigation improvements the development needs to construct to mitigate the effects of all their traffic, and not just the traffic coming from this portion of the overall site.

In summary, while the proposed zone change will increase traffic on the transportation system, the effects of the traffic increase can be mitigated.