



MEMORANDUM

To: Robert Heil
Neighborhood Planning and Zoning Department

From: George Zapalac
Watershed Protection and Development Review Department

Date: January 21, 2005

Subject: 1500 Summit St.
C14-04-0136

In response to questions raised by City Council at the public hearing on January 13, I have visited the site at 1500 Summit St. to determine suitable locations for a driveway. From a transportation perspective, the most appropriate location is the existing driveway on Summit. This location is relatively flat and has good visibility to the north and south. Access to Summit does raise a concern about compatibility with the single-family development along Summit north of Elmhurst. One other similar property -- the parking lot at the northwest corner of Summit and Woodland -- was approved without access to Summit for this reason (case C14-87-137). However, there are several other existing commercial driveways along the west side of Summit from Elmhurst to Woodland, and the tract at 1500 Summit has more topographic constraints which limit access options.


A second choice would be to place the driveway on Elmhurst approximately 40 feet west of the right-of-way line of Summit St. Although the land slopes toward Elmhurst and becomes much steeper near the IH-35 intersection, closer to Summit the grade is less severe and a driveway could be accommodated, although some grading would be required. Staff would be willing to grant a waiver to allow the driveway closer to Summit than the normal 100 feet due to site limitations.

A third possibility would be access to the IH-35 frontage road near the southern boundary of the property. However, the normal spacing between driveways is a minimum of 200 feet, and there is a driveway on the adjoining property which would be only 40 feet away. A driveway to IH-35 would also require approval by TXDOT, which has its own requirements and may not allow access if other options are available.

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In summary, access to Summit would be preferred from a transportation perspective, but access to Elmhurst could be accommodated if necessary.

Please contact me at 974-2725 if you have any questions.

A handwritten signature in cursive script, reading "George Zapalac".

George Zapalac
Watershed Protection and Development Review

