TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R25979

N

Property Information

property address: 509-511 SULPHUR SPRINGS

legal description: DOERGE, BLOCK 3, LOT 6,7, PTS OF 5 & 8

owner name/address: ST JOSEPH REGIONAL HEALTH CENTER
2801 FRANCISCAN DR
BRYAN, TX 77802-2544

full business name: St. Joseph EMS Services

land use category: commercial - office type of business: emergency medical

current zoning: C2 occupancy status: occupied

lot area (square feet): 25,935 frontage along Texas Avenue (feet): n/a

lot depth (feet): 241.43 sq. footage of building: 2,341

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

lot width: 109.34

Improvements

# of buildings: 2 building height (feet): 10 # of stories: 1

type of buildings (specify): brick

building/site condition: 4

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify)
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use

# of signs: 1 type/material of sign: E/N

overall condition (specify): good

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 29

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes: 8x14 sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: good

end islands or bay dividers: ☐ yes ☒ no: landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue N A

how many: _____ curb types: □ standard curbs □ curb ramps curb cut closure(s) suggested? □ yes □ no

if yes, which ones: _____

meet adjacent separation requirements: □ yes □ no meet opposite separation requirements: □ yes □ no

Landscaping

□ yes ☒ no (if none is present) is there room for landscaping on the property? □ yes ☒ no

comments: all concrete

Outside Storage

□ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: □ yes ☒ no are dumpsters enclosed: □ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes □ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes □ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☒ yes □ no

Other Comments:

Most parking is in back