TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: 33432 ✓

1561/157

Property Information

property address: 600 Lawrence St / 2513 Texas

legal description: Mitchell-Lawrence-Cavitt, block 13, Lot 2,3 (PTS of)(DeLou-Added

owner name/address: Hudge, William III & Betty Ruth | to 42000-0013-0020 Per

4007 Oak Bend, Bryan, TX 77802 Owner Request

full business name:

land use category: SF-Res type of business: —

current zoning: C-3 occupancy status: Occ

lot area (square feet): frontage along Texas Avenue (feet):

lot depth (feet): sq. footage of building:

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

Improvements

# of buildings: 2 building height (feet): 15/15 # of stories: 1/1

type of buildings (specify): Wood / Wood

building/site condition: *see handout* 3

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

can be found in the Land and Site Development Ordinance

approximate construction date: accessible to the public: ☐ yes ☒ no *Is it a private dwelling or public service?*

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

can be found in the Land and Site Development Ordinance

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

# of signs: type/material of sign: *see handout*

overall condition (specify):

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: 7

refers to asphalt or concrete

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes: 8x16 sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition:

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

Curb Cuts on Texas Avenue

can be found in the Land and Site Development Ordinance, p. 29

how many: 0 curb types: □ standard curbs □ curb ramps curb cut closure(s) suggested? □ yes □ no

if yes, which ones: _____

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

Landscaping

can be found in the Land and Site Development Ordinance

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

comments: _____

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:

2 units w/ 2 different addresses & uses on property
1 unit fronts Tx. Ave, 1 unit fronts lawrence
street. GMAC bldg does not have sidewalks along
Tx. - When was it built? pkg. lot looks new, if so
then non-conformities are subject to zoning rules (then why no sidewalks)