TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R50984 ✓

23-24

Property Information

property address: 309 LAKE

legal description: ZENO PHILLIPS, BLOCK 5, LOT 4, TR-238

owner name/address: ROMAN, ROSA P
309 LAKE ST
BRYAN, TX 77801-2034

full business name: —

land use category: SF - Res.

type of business: Residential

current zoning: C3

occupancy status: occ

lot area (square feet): 10950

frontage along Texas Avenue (feet): N/A

lot depth (feet): 230

sq. footage of building: 1124

property conforms to: ☐ min. lot area standards No ☑ min. lot depth standards ☐ min. lot width standards 150

Improvements

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

type of buildings (specify): Siding - wood

building/site condition: 3

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~~ N/A

other improvements: ☒ yes ☐ no (specify) carport

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no

# of signs: ____ type/material of sign: ☐ dilapidated ☐ abandoned ☐ in-use

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: 4

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes: — sufficient off-street parking for existing land use: ~~☐ yes~~ ☐ no N/A

overall condition: overgrown

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: private property yard

Outside Storage

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

dumpsters present: □ yes ☒ no are dumpsters enclosed: ~~□ yes~~ □ no n/a

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:

too many cars - they are parked in the front yard grass. carport is tilted and use is non conforming.