Property ID: R44599

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

56, 57

Property Information

property address: 1601 ECHOLS

legal description: SUBER #4, BLOCK 3, LOT 12

owner name/address: GOMES, HENRY
634 ANDOVER LN
COPPELL, TX 75019-2861

full business name: N/A

land use category: Single Fam type of business: N/A

current zoning: C-3 occupancy status: occ

lot area (square feet): 9750 frontage along Texas Avenue (feet): N/A

lot depth (feet): 150 sq. footage of building: 1688

property conforms to: □ min. lot area standards NO □ min. lot depth standards NO □ min. lot width standards NO 65

Improvements

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

type of buildings (specify): wood

building/site condition: 5

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

approximate construction date: 1954 accessible to the public: □ yes ☒ no

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

other improvements: ☒ yes □ no (specify) carport, wood fence
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

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

# of signs: ____ type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? □ yes □ no (specify) N/A

Off-street Parking

improved: ☒ yes □ no parking spaces striped: □ yes ☒ no # of available off-street spaces: 2

lot type: □ asphalt ☒ concrete □ other

space sizes: single drive 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

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

if yes, which ones: N/A

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: fair

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:

Non-Conforming use