Property ID: R22191

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property Information

property address: 800 N HOUSTON

legal description: CITY OF BRYAN, BLOCK 46, LOT 4-5 (PTS OF)

owner name/address: PHILLIPS, EDNA
407 WALLACE ST
BRYAN, TX 77803-2335

full business name: ROD

land use category: Single-Fam type of business: –

current zoning: C3 occupancy status: occ

lot area (square feet): 4068 frontage along Texas Avenue (feet): _____

lot depth (feet): ~~58~~ 75 sq. footage of building: 1332

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards
58 ~~75~~ ft.

Improvements

# of buildings: 2 building height (feet): 16 # of stories: 1

type of buildings (specify): Wood frame

building/site condition: 3

buildings conform to minimum building setbacks: ☐ yes ☑ no (if no, specify) front, south side
fr = Ø / str side = 22 / group side = 8 / rear = 23

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) chain link fence
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

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

# of signs: Ø type/material of sign: _____

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 grass

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

overall condition: _____

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: Minimal

Outside Storage

☑ yes ☐ no (specify) Garage, Household Item

(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? N/A ☐ yes ☐ no

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

accessible to alley: ☐ yes ☑ no

Other Comments: