TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R32603

Property Information

property address: 3320 S TEXAS AVE

legal description: MEADOWBROOK, LOT 68, (ALSO SEE R32604 FOR IMPS-KENTUCKY FRIED CHICKEN)

owner name/address: CREEL, LANELL D
ATTN: BILLY RAY CREEL
1804 BLANKENSHIP DR
DERIDDER, LA 70634-4532

full business name: _____

land use category: Vacant type of business: _____

current zoning: C2 occupancy status: Vacant

lot area (square feet): 33,752 frontage along Texas Avenue (feet): 100.1

lot depth (feet): 363.2 sq. footage of building: _____ (none listed)

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

Improvements

# of buildings: 0 building height (feet): _____ # of stories: _____

type of buildings (specify): _____

building/site condition: 0

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: 0 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: _____

lot type: □ asphalt □ concrete □ other _____

space sizes: _____ 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 NA

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: On Section along KFC

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:

- large overgrown "wooded" area
- front part of property (Texas Ave side) is now landscaped by Kentucky Fried Chicken ... may include some parking lot
- includes side entrance into Kentucky Fried Chicken

lot 23260Z