TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R34394

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Property Information

property address: 3820 S TEXAS AVE

legal description: NORTH OAKWOOD, BLOCK 1, LOT 63' OF 5

Parking lot only for Joe's

owner name/address: MONTEMAYOR, JOSE C
1710 AUSTIN AVE
COLLEGE STATION, TX 77845-5303

full business name: Jose's Fine Mexican Food

land use category: Commercial-retail type of business: Mexican

current zoning: C2 occupancy status: occupied

lot area (square feet): 11,874 frontage along Texas Avenue (feet): 63.59

lot depth (feet): 182.74 sq. footage of building: (none listed)

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

Improvements - building on other property

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

type of buildings (specify): N/A

building/site condition: _____

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: 1 type/material of sign: E/N temporary ("Ice designed big" sign)

overall condition (specify): good

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: 29

lot type: □ asphalt ☒ concrete □ other _____

space sizes: 8x14 sufficient off-street parking for existing land use: □ yes □ no

overall condition: good

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

Curb Cuts on Texas Avenue

how many: 1 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: _____

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:

Parking lot only for Jose's building on lot (R34393)

Does not conform w/ min lot area, width, depth standards