Property ID: R18390

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property Information

property address: 1601 S TEXAS AVE

legal description: BONEY, LOT A-D,H-J, PT OF K

owner name/address: DYNASTY HOTEL GROUP L.P.
808 PINE VALLEY DR
COLLEGE STATION, TX 77845-4460

full business name: American Best Value Inn and Suites / Coco Loco

land use category: Commercial Retail type of business: Motel and Restaurant.

current zoning: C-3 occupancy status: Occupied

lot area (square feet): 87774 frontage along Texas Avenue (feet): 410

lot depth (feet): 320 sq. footage of building: 35044

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

Improvements

# of buildings: 7 building height (feet): 30/15 # of stories: 2/1

type of buildings (specify): Wood

building/site condition: 4

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

approximate construction date: 1965 accessible to the public: ☒ yes ☐ no

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

other improvements: ☒ yes ☐ no (specify) Carport
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

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

# of signs: 1 type/material of sign: Electric

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:

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes: 8x16 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: 2 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: a few small shrubs

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: