Property ID: R49152

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

10 - 11

Property Information

property address: 1100 S COULTER DR

legal description: WINTER, BLOCK 5, LOT 1 (PT OF)

owner name/address: DILEO, LUKE JR & FRANK LEO
Attn: LUKE DILEO SR
1632 REED LN
BRYAN, TX 77808-6292

full business name: The Car Wash

land use category: _____ type of business: car wash

current zoning: C-3 occupancy status: Vacant

lot area (square feet): 5510 frontage along Texas Avenue (feet): NA

lot depth (feet): 50 sq. footage of building: 918

property conforms to: ☐ min. lot area standards (NO) ☐ min. lot depth standards (NO) ☒ min. lot width standards (100)

Improvements

# of buildings: 1 building height (feet): 10 # of stories: 1

type of buildings (specify): Brick

building/site condition: 3

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: Electric

overall condition (specify): Poor

removal of any dilapidated signs suggested? ☒ yes ☐ no (specify) run down - not in use

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: NA

lot type: ☐ asphalt ☒ concrete ☐ other _____

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

overall condition: Poor - cracking parking lot

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: _____

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) old cars

(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:

_____