Property ID: R22181

**TEXAS AVENUE CORRIDOR STUDY**
**PROPERTY INVENTORY SURVEY FORM**
**GROUP 5**

**Property Information**

property address: 701 N TEXAS AVE

legal description: CITY OF BRYAN, BLOCK 45, LOT 1,2,3

owner name/address: SPARKLE ICE COMPANY
Attn: REDDY ICE GROUP
8750 N CENTRAL EXPY
DALLAS, TX 75231-6450

full business name: Reddy Ice Block + Crushed Ice

land use category: Industrial

type of business: Warehousing + Distr.

current zoning: C3

occupancy status: occ

lot area (square feet): 17250

frontage along Texas Avenue (feet): 115

lot depth (feet): 150

sq. footage of building: 1349

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☑ min. lot width standards

**Improvements**

# of buildings: 2 building height (feet): 12/18 # of stories: 1/1

type of buildings (specify): Metal Siding (both)

building/site condition: 3

buildings conform to minimum building setbacks: ☐ yes ☑ no (if no, specify) rear, north side
fr=49 / Str side=42 / prop side=Ø / rear=Ø

approximate construction date: 1987 accessible to the public: ☑ yes ☐ no

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

other improvements: ☑ yes ☐ no (specify) awning / dock
(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: 9

lot type: ☐ asphalt ☑ concrete ☐ other

space sizes: 18 sufficient off-street parking for existing land use: ☑ yes ☐ no

overall condition: fair, faded stripes

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: Minimal

**Outside Storage**

☑ yes ☐ no (specify) Old ice machine
(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? 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:**