Property ID: R22421

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property Information

property address: 404 E 23RD ST

legal description: CITY OF BRYAN, BLOCK 94, LOT 3, HALF OF ALLEY

owner name/address: DABBS MART #1 INC
PO BOX 786
BRYAN, TX 77806-0786

full business name: Chevron Store & Car Wash

land use category: ~~Industrial~~ Comm + Retail type of business: Convenience store & car wash

current zoning: C3 occupancy status: occ

lot area (square feet): 6250 frontage along Texas Avenue (feet): _____

lot depth (feet): ~~50~~ 125 sq. footage of building: _____

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards 50 ~~125~~ ft

Improvements

# of buildings: 4 building height (feet): 12 # of stories: 1

type of buildings (specify): Concrete

building/site condition: 3

buildings conform to minimum building setbacks: ☐ yes ☑ no (if no, specify) both sides
Tr = 48 / Str side = N/A / prop side = ~~0~~ W/E / rear = 34

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

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

other improvements: ☑ yes ☐ no (specify) Wood fencing
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

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

# of signs: 0 type/material of sign: ~~Plastic / plastic~~

overall condition (specify): ~~[illegible]~~

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: 4

lot type: ☐ asphalt ☑ concrete ☐ other _____

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

overall condition: Faded stripes

end islands or bay dividers: ☑ yes ☐ no: landscaped islands: ☑ yes ☐ no

Curb Cuts on Texas Avenue N/A

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: _____

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? 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:

SHOULD NOT BE ON 2 PARCELS
(with R 22419)