

BRYAN COMMERCIAL &
DEVELOPMENT INC
20.6125 ACRES
TRACT 63.3
4033/071/091
ZONED PDD

CITY OF BRYAN
0.55 ACRES
TRACT 63.4
11256/087
ZONED PDD
SEWER
LIFT
STATION

WP 47 DEVELOPMENT LTD
3.0 ACRES
TRACT 70
4361/039
ZONED R

WP 47
DEVELOPMENT
1.10
0.47 ACRES
TRACT 72.1
6437/284
ZONED R

DEVELOPMENT
OF BRYAN
208/415

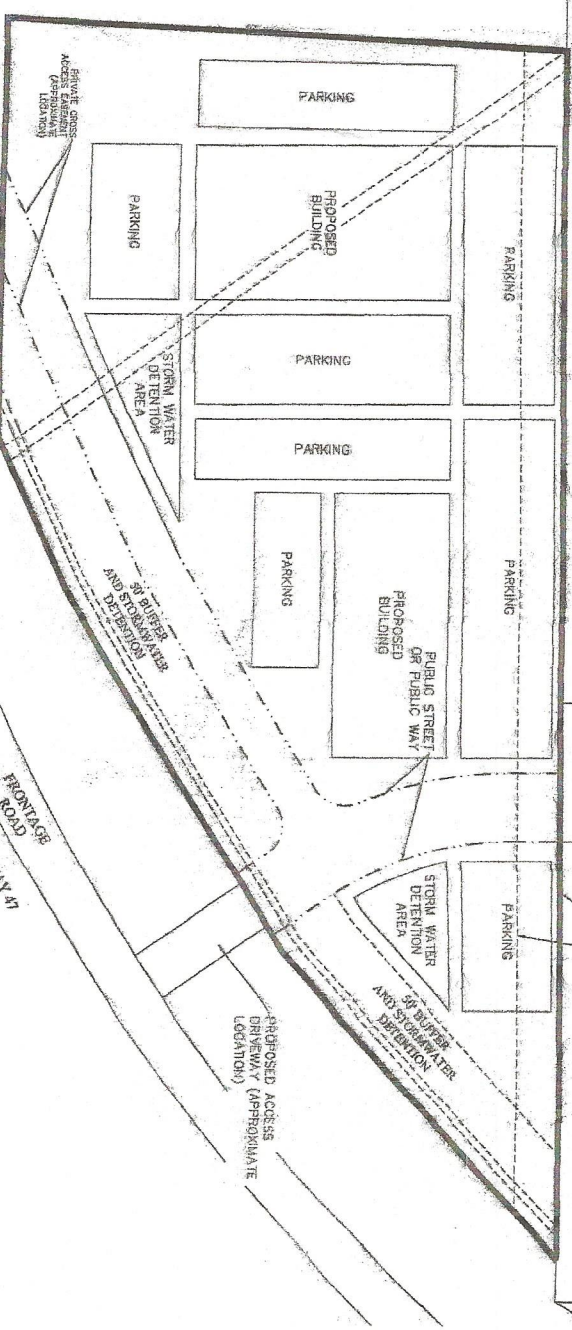
OFLOUGH E ARLEN
1.49 ACRES
TRACT 72
365/240
ZONED R



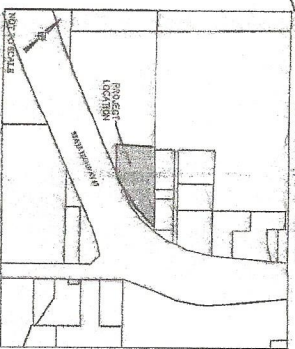
CANWEST TRADITIONS LP
20.5424 ACRES
TRACT 77.2
5952/167
ZONED R

- CONCEPT PLAN NOTES:
1. THE BASE ZONING DISTRICT FOR THIS PROPERTY WILL BE BP BUSINESS PARK. THE LAND USES FOR THIS PROPERTY ARE THOSE ALLOWED IN BP ZONING WITH THE ADDITION OF THE FOLLOWING:
PUBLIC, CIVIC AND INSTITUTIONAL
- EDUCATIONAL, FACULTY, COLLEGE AND UNIVERSITY
- EDUCATIONAL, FACULTY, INDOOR INSTRUCTION
COMMERCIAL, OFFICE AND RETAIL
- DAY CARE, COMMERCIAL
- HOTELS
- NIGHT CLUB, BAR OR TAVERN - THESE USES PERMITTED ONLY UNDER A CONDONAL USE PERMIT
- RESTAURANTS
- RETAIL SALES AND SERVICE

2. THE 50' BUFFER MAY BE USED FOR LANDSCAPING, STORM WATER, DETENTION, PATHS OF TRAVEL AND PATIOS OF PLAZAS WITH FACILITIES ARE ALSO ALLOWED.
3. THE EXISTING PIPELINE AND ITS EASEMENT WILL BE MAINTAINED OR RELOCATED ALONG THE PROPERTY LINES.
4. A TRAFFIC IMPACT ANALYSIS, TIA, MAY BE REQUIRED IF THE ASSUMED LAND USE OF 2.0 ACRES OF COMMERCIAL USE IS EXCEEDED.
5. SH 47 FRONTAGE ROAD ACCESS POINT CONTINGENT ON TxDOT APPROVAL.



VICINITY MAP



CONCEPT PLAN

M-MCJ PROPERTY

5.591 ACRES

JOHN H. JONES LEASER A26

COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1"=50'

NOVEMBER 2015

OWNER/DEVELOPER:

M-MCJ PROPERTIES
10000 N. FARM ROAD
COLLEGE STATION, TEXAS 77840
(936) 334-4411

ENGINEER:

JOHN H. JONES
10000 N. FARM ROAD
COLLEGE STATION, TEXAS 77840
(936) 334-4411

5.591 Ac