



## AGENDA

Site Development Review Committee  
Tuesday – March 12, 2024

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### NEW ITEMS:

- 1. Rezoning. RZ23-30. 4251 Boonville Rd.** An amendment to a Planned Development – Mixed Use District (PD-M) proposing new development regulations for 20.4 acres out of the J. W. Scott League, located at the north east corner of Boonville Road and Copperfield Drive, addressed as 4251 Boonville Road.

CASE CONTACT: Katie Williams (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Adam Development/Slate Real Estate Partners/Kimley-Horn  
SUBDIVISION: JW Scott League
- 2. Replat. RP24-06. Kristen Distributing.** Replat of two non-residential lots into one on 25.13 acres of land, located on the west side of SH 6 between Louis E Mikulin Rd and N Harvey Mitchell Pkwy, addressed as 8301 N SH 6.

CASE CONTACT: Rene Ochoa (Sarah Green)  
OWNER/APPLICANT/AGENT: Kristen Distributing Co./Schultz Engineering  
SUBDIVISION: Gunler
- 3. Site Plan. SP24-16. Kristen Distributing.** Site plan for construction of a 26,300 square foot warehouse addition on 25.13 acres of land, located on the west side of SH 6 between Louis E Mikulin Rd and N Harvey Mitchell Pkwy, addressed as 8301 N SH 6.

CASE CONTACT: Rene Ochoa (Sarah Green)  
OWNER/APPLICANT/AGENT: Kristen Distributing Co./Schultz Engineering  
SUBDIVISION: Gunler
- 4. Site Plan. SP24-17. Texas Communication.** Site plan for 3,556 square foot of additional office spaces in the Planned Development District (PD), located off North Harvey Mitchell Parkway between Shiloh Avenue and Providence Avenue, addressed as 1389 North Harvey Mitchell Pkwy

CASE CONTACT: Benjamin Johnson (James Hayes)  
OWNER/APPLICANT/AGENT: Broadband Towers LLC/The Sendero Group/J4Engineering  
SUBDIVISION: Brazos County Industrial Park – Phase 3
- 5. Special Use. SU24-01. 4011 Charles Ave.** Proposed Special Use License for the installation of a private forcemain in the public right of way to connect to the existing public line, located on the north west side of Charles Avenue, between Clarks Lane and Drillers Drive, addressed as 4011 Charles Avenue.

CASE CONTACT: Benjamin Johnson (James Hayes)  
OWNER/APPLICANT/AGENT: Carl Hildebrandt/Center Pole Engineering  
SUBDIVISION: Parkwood Estates

**REVISIONS:**

- 6. Rezoning. RZ23-26. Rudder Pointe Subdivision.** Request to amend a previously approved Planned Development (PD) to add 42.1 acres to the existing 127-acre residential development north of Old Reliance Road.  
CASE CONTACT: Benjamin Johnson (Eric Blackburn)  
OWNER/APPLICANT/AGENT: BORD Development/McClure & Browne  
SUBDIVISION: Rudder Pointe
- 7. Preliminary Plan & Final Plat. PP24-03 & FP24-06. The Croft.** Preliminary plan and final plat for 21 multi-family lots on 20.20 acres, on the north side of Turkey Creek Rd between Greenbriar Cir. And N. Harvey Mitchell Pkwy.  
CASE CONTACT: Benjamin Johnson (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Robby Neal/J4 Engineering  
SUBDIVISION: The Croft
- 8. Site Plan. SP24-05. The Croft.** Site Plan for 21 multi-family lots on 20.20 acres, on the north side of Turkey Creek Rd between Greenbriar Cir. And N. Harvey Mitchell Pkwy.  
CASE CONTACT: Benjamin Johnson (Eric Blackburn)  
OWNER/APPLICANT/AGENT: Robby Neal/J4 Engineering  
SUBDIVISION: The Croft
- 9. Site Plan. SP24-10. 2300 S. College Avenue.** Site plan to construct a warehouse addition located on 5.5 acres on the west side of S. College Avenue, between Williamson Drive and W Carson Street, addressed as 2300 S. College Avenue.  
CASE CONTACT: Katie Williams (James Hayes)  
OWNER/APPLICANT/AGENT: M5 Partners, LP/Schultz Engineering  
SUBDIVISION: C M Evans