

Owner: 3M Company

Applicant: Margaret A. Johnston

Location: Generally south of Interstate 440, and east and north of Springer Blvd.

Area: 30.63 acres – proposed OS zoning  
69.15 acres – proposed M zoning

Request: Rezone from R-2, R-3 and OS to OS and M

Purpose: For use as open space buffer areas and future expansion of stone quarry facility

Existing Use: Undeveloped

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SURROUNDING LAND USE AND ZONING

North – Mixed industrial uses and airport (north of I-440); zoned R-2, I-2 and I-3

South – Single family residences and mixed uses; zoned R-2, R-4 and PCD

East – Single family residences and vacant lots; zoned R-3

West – Single family residences, undeveloped property and a park; zoned R-2 and PR

A. PUBLIC WORKS COMMENTS:

1. If the subject property being rezoned is adjacent to Springer Blvd. (classified on the Master Street Plan as a minor arterial), a dedication of right-of-way 45 feet from centerline will be required.
2. In accordance with Section 31-176, floodway areas must be shown as floodway easements or be dedicated to the public. In addition, a 25 foot wide drainage and access easement is required adjacent to the floodway boundary.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a Rock Region Metro bus route. Route #6 (Granite Mountain Route) runs along Springer Blvd. to the west and Route #19 (Hensley Express Route) runs along Springer Blvd. to the west and south.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the College Station Neighborhood Association were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division: This request is located in College Station/Sweet Home Planning District. The Land Use Plan shows Park/Open Space (PK/OS) or Mining (M) for the seven areas requesting zoning changes. The Park/Open Space category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. The mining category provides for the extraction of various natural resources such as bauxite, sand, gravel, limestone, granite or other. Mining uses will include assurances that these resources be properly managed so as not to create a hazard, nuisance or the disfigurement or pollution of the land. The applicant has applied for a rezoning for seven change areas from R-2 and R-3 (Single Family District) to OS (Open Space District), and R-2, R-3 (Single Family Districts) and OS (Open Space District) to M (Mining District).

Master Street Plan: South of the properties is Springer Street and it is shown as a Minor Arterial on the Master Street Plan. North of the properties is I-440 and it is a Freeway on the Master Street Plan. Freeways are regional and national routes with controlled access a Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Springer Street since it is a Minor Arterial. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: A Class II Bike Plan is shown along Springer Street. Bike Lanes provide a portion of the pavement for the sole use of bicycles. A Class I Bike Path is shown along Fourche Creek. A Bike Path is to be a paved path physically separate for the use of bicycles. Additional right-of-way or an easement is recommended. Nine-foot paths are recommended to allow for pedestrian use as well (shared path).

E. STAFF ANALYSIS:

3M Company, owner of several hundred acres of property located generally south of Interstate 440, and east and north of Springer Blvd., is requesting to rezone 30.63 acres from “R-2” and “R-3” Single Family Districts to “OS” Open Space District and 69.15 acres from R-2, R-3 and OS to “M” Mining District. The rezoning is proposed to allow future expansion of the existing stone quarry operation and to provide open space buffer areas between the mining operation and nearby residential areas and a floodway area (Fourche Creek). The proposed zoning is divided into seven (7) areas as follows:

Tract 1	6.56 acres	R-3 to OS
Tract 2	3.80 acres	R-3 to OS
Tract 3	3.41 acres	R-3 to OS
Tract 4	1.61 acres	OS to M
Tract 5	67.54 acres	R-2 and R-3 to M
Tract 6	4.59 acres	R-2 to OS
Tract 7	12.27 acres	R-3 to OS

All of the areas proposed for rezoning are currently undeveloped. Most of the areas are tree covered. Properties west of the proposed areas of rezoning are occupied by single family residences, a small park and undeveloped property. Fourche Creek and a railroad right-of-way are located along the north boundary of the overall property. Single family residences, vacant lots and undeveloped property are located to the east. Single family residences and a few mixed uses are located along Springer Blvd. to the south. The 3M administrative offices and processing plant are located within the southeast portion of the overall property owned by 3M.

The City’s Future Land Use Plan designates the areas proposed for rezoning as Park/Open Space (PK/OS) and Mining (M). The requested OS and M zonings do not require an amendment to the plan.

Staff is supportive of the requested rezoning. Staff views the request as reasonable. The areas proposed for Mining (M) zoning have been part of the overall 3M Company ownership, and planned for expansion of the existing stone quarry operation for a number of years. The five (5) areas proposed for Open Space (OS) zoning are located between existing and proposed areas of M zoning and single family areas and Fourche Creek. The OS zoned areas are proposed to protect the residential areas from noise, dust, etc. generated by the mining operation, and to protect the integrity of Fourche Creek. Staff feels that the proposed M zoning is an appropriate continuation of the zoning pattern for this area. Staff believes that with the 30.63 acres of OS zoning proposed, the overall zoning will have a minimal impact on the surround areas.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested OS and M rezoning.

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PLANNING COMMISSION ACTION:

(MARCH 30, 2017)

Staff informed the Commission that on March 28, 2017 the applicant submitted a letter requesting this application be deferred to the May 11, 2017 agenda. Staff supported the deferred request. Meg Johnston, representing the application, made a brief statement, noting that the deferral was requested in order to hold a meeting with neighborhood residents regarding the proposal.

With a vote of 11 ayes, 0 nays and 0 absent the Commission voted to waive their bylaws and accept the request for deferral being less than five (5) business days prior to the public hearing. The item was placed on the Consent Agenda and deferred to the May 11, 2017 meeting by a vote of 11 ayes, 0 nays and 0 absent.

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STAFF UPDATE:

The applicant submitted a letter to staff on April 26, 2017 amending the rezoning application. The applicant has noted that "Tract 4" (OS to M) 1.61 acres will be removed from the application and will not be considered for rezoning. Staff continues to support the rezoning application as amended.

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PLANNING COMMISSION ACTION:

(MAY 11, 2017)

Meg Johnston, Jordan Johnson and Scott Foster were present, representing the application. There were four (4) objectors present. Staff presented the item with a recommendation of approval, noting that the application had been revised to remove "Tract 4" (1.61 acres of proposed M zoning) from the application.

Meg Johnston addressed the Commission in support of the application. She described the proposed rezonings. She stated that 3M had no immediate plans for mining operations within the subject property. She noted that the application had been revised based on working with the neighborhood association. She also noted that all surrounding property owners were notified as required and that a community meeting was held on April 25, 2017.

Jordan Johnson also spoke in support of the application. He explained that 3M had been working with the community to resolve issues relating to dust, noise, weed lots, etc.

Christopher King addressed the Commission in opposition. He expressed concern with the condition of some of the 3M owned property near his house.

Cloria Dozier noted concerns with the future use of the subject property. She stated that she needed a clear idea of the future plans for the property. She also expressed concern with issues relating to dust, etc.

Terry Gray also addressed the Commission with concerns. He noted past problems with dust generated by the 3M facility. He also expressed concerns with high grass and weeds.

Austin Porter, Jr. also addressed the Commission. He noted that he was President of the College Station Progressive League and that he had worked with 3M on revising the application.

Jordan Johnson explained that 3M would be accountable for the issues raised such as dust, noise, high grass, etc. He noted that 3M would work more closely with the College Station Progressive League in the future.

Commissioner Dillon asked about the future use of the subject property. Ms. Johnston noted that none of the property proposed for rezoning would be used for mining in the near future. She noted that the rezoning was requested to bring the 3M owned property into compliance with the City's future land use plan.

Commissioner May asked about the upkeep of the 3M owned property. Ms. Johnston noted that 3M would work out a procedure to upkeep their property. This issue was further discussed. The City's enforcement powers regarding high grass, etc. was discussed.

There was a motion to approve the requested rezonings, as amended by the applicant. The motion passed by a vote of 8 ayes, 0 nays and 3 absent. The application was approved.