

NOTICE OF PUBLIC HEARING

DATE MAILED: October 27, 2011

CASE NUMBER: A09-11-007
CASE NAME: MANSION CREEK ANNEXATION

CITY COUNCIL HEARING DATE: NOVEMBER 9, 2011 & NOVEMBER 16, 2011

TIME: 9:00 A.M.

LOCATION: City Council Chambers, City Hall, 212 N. Bonner

PROPOSED ANNEXATION AND ZONING:

The annexation of the Mansion Creek Subdivision together with a five foot strip of contiguous Highway 64 East right-of-way. The proposed annexation area consists of territory lying adjacent to the present boundary limits of the City of Tyler at the intersection of Spur 164 and Highway 64 East. Also consider recommendation regarding the establishment of:

- A. The new boundary of the City Limits.
- B. The new boundary of the Extraterritorial Jurisdiction.
- C. The new boundary of City Council District #4.
- D. The Land Use Guide to reflect Multi-Family and Neighborhood Commercial Land Uses.
- E. Original zoning of nine acres of "R-MF", Multi-Family Residential District and six acres of "C-1", Light Commercial District.

You are not required to attend this hearing, but if you do attend, you may speak for or against the change. This is your opportunity to let the Planning and Zoning Commission and City Council know your thoughts on the request.

APPLICANTS AND/OR AGENTS ARE EXPECTED TO ATTEND.

P&Z ACTION ON ANNEXATION: The Planning and Zoning Commission makes recommendations to the City Council on all proposed annexations.

P&Z ACTION ON ZONING: The Planning and Zoning Commission makes recommendations to the City Council regarding designation of zoning on properties. The Commission forwards its recommendation to the City Council after conducting a public hearing on the zoning. If the Commission recommends this zoning application for approval, it will automatically be scheduled for a second public hearing before the City Council. If the Commission votes to deny this zoning application, the applicant has ten (10) calendar days from the date of the meeting at which the Commission's denial or non-recommendation takes place to file a written appeal, in which case the application will be heard by the City Council.

If a written protest is submitted against this zoning application, signed by the owners of 20% or more of the area of the lots or land immediately adjoining the area covered by the proposed zoning/rezoning and extending 200 feet from that area, such amendment shall not become effective except by the favorable vote of 3/4 of the City Council. The area of streets and alleys shall be included in this calculation and unincorporated areas are excluded from this calculation.

If additional information is needed, please contact the Planning & Zoning Department, 423 W. Ferguson, Tyler, Texas, or call 903-531-1175.

Please reference the above zoning case name and number when requesting information.

Any individual with special needs or who may need some accommodation should contact the Planning Department.

REPLY FORM: You are urged to attend the public hearing to give your opinion on the request. **If you did not have an opportunity to submit a written reply to the Planning and Zoning Commission**, you may state your position in writing and mail it to the Planning and Zoning Department, P.O. Box 2039, Tyler, TX 75710-2039. If you have previously filed a letter of opposition, it is not necessary to file another. All written responses to the City Council must be received no later than 9:00 a.m., **WEDNESDAY, NOVEMBER 16, 2011.**