

**AN ORDINANCE AMENDING THE ZONING CODE AND  
OFFICIAL MAP BY CHANGING  
THE CLASSIFICATION OF APPROXIMATELY .55 ACRES,  
OWNED BY KENNETH TEAGUE, LOCATED AT  
240 E. MILL STREET FROM R1-M TO R1-H**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI,  
AS FOLLOWS:

**WHEREAS**, an application for amendment of the Zoning Code to rezone real estate located at 240 E. Mill Street in the City of Republic, Missouri, by changing the zoning classification from R1-M to R1-H was submitted to the Planning and Development Staff by Kenneth Teague (hereinafter "Applicants"); and

**WHEREAS**, the Planning and Development Staff did, thereafter, submit said application to the Planning and Zoning Commission which did set the 19<sup>th</sup> day of March 2007, as the date a Public Hearing would be held on such application and proposed amendment; and

**WHEREAS**, notice of the time and date of Public Hearing was given by publication on Wednesday February 28, 2007, in *The Republic Monitor*, a newspaper of general circulation in the City of Republic, such notice being at least 15 days before the date set for the Public Hearing; and

**WHEREAS**, a Public Hearing was conducted by the Planning and Zoning Commission on the 19<sup>th</sup> of March, 2007, after which the Commission tabled the rezone until the next scheduled Planning and Zoning Commission meeting on April 16, 2007. At the April 16, 2007 meeting the Planning and Zoning Commission rendered written findings of fact on the proposed amendment and rezoning and, thereafter, submitted the same, together with its recommendations, to the City Council; and

**WHEREAS**, the Planning and Zoning Commission, by a vote of 5-0 did recommend to approve such application for rezoning; and

**WHEREAS**, notice of the time and date of the Public Hearing at which the application for rezoning and to amend the Zoning Code would be submitted to the City Council was given by publication on Wednesday April 4<sup>th</sup>, 2007, in *The Republic Monitor*, a newspaper of general circulation in the City of Republic; such notice being at least 15 days before the date set for Public Hearing; and

**WHEREAS**, a Public Hearing was conducted, and the application for rezoning and to amend the Zoning Code was submitted to the City Council at its regular meeting held on the 23<sup>rd</sup> day of April 2007, after which the Council did proceed to vote to rezone such property and amend the zoning code accordingly; and

**WHEREAS**, the City gave notice of such Public Hearing to the record owners of all properties within the area proposed to be rezoned and within 185 feet of the property proposed to be rezoned by certified mailings

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC AS DESCRIBED, AS FOLLOWS:**

SECTION 1: That the Zoning Code and Official Zoning Map are hereby amended insofar as the same relate to a certain tract of realty located at 240 E. Mill Street from R1-M to R1-H, such tract being more fully described as follows:

A TRACT OF LAND LOCATED IN SECTION 20, TOWNSHIP 28 NORTH, RANGE 23 WEST, AND BEING IN SPARKMAN'S SECOND ADDITION TO THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF LOT 14 OF SAID SPARKMAN'S SECOND ADDITION;  
THENCE ALONG THE SOUTH LINE OF SAID LOT 14, NORTH 87 DEGREES 43 MINUTES 37 SECONDS WEST A DISTANCE OF 13.00 FEET TO AN IRON PIN SET WHICH IS THE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 87 DEGREES 43 MINUTES 37 SECONDS WEST A DISTANCE OF 108.50 FEET TO AN IRON PIN SET FOR CORNER;  
THENCE NORTH 02 DEGREES 46 MINUTES 48 SECONDS EAST A DISTANCE OF 220.29 FEET TO AN IRON PIN SET FOR CORNER;  
THENCE ALONG THE SOUTH RIGHT OF WAY OF MILL STREET AS IT NOW EXIST, SOUTH 87 DEGREES 46 MINUTES 29 SECONDS EAST A DISTANCE OF 108.51 FEET TO AN IRON PIN SET FOR CORNER;  
THENCE ALONG THE WEST RIGHT OF WAY OF HAMPTON AVENUE AS IT NOW EXIST, SOUTH 02 DEGREES 46 MINUTES 48 SECONDS WEST A DISTANCE OF 220.38 FEET TO THE POINT OF BEGINNING, AND CONTAINING 23,905.93 SQUARE FEET OR 0.5488 ACRE(S) OF LAND, EXCEPTING ANY PART THEREOF TAKEN OR DEEDED FOR ROAD PURPOSES AND SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS AND COVENANTS OF RECORD, IF ANY.

SECTION 2: In all other respects other than those herein amended, modified or changed, the Zoning Code and Official Zoning Map shall remain the same and continue in full force and effect.

SECTION 3: This ordinance shall be in full force and effect from and after its date of passage.

Passed and approved at a regular meeting of the City Council of the City of Republic, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

ATTEST:

Brenda Jackson, City Clerk \_\_\_\_\_ James H. Collins, Mayor \_\_\_\_\_

Approved for Council Action: \_\_\_\_\_, City Administrator

Approved as to Form: \_\_\_\_\_, City Attorney