

AN ORDINANCE ACCEPTING THE PLAT OF GOGGIN SUBDIVISION NO. 1, A RESUBDIVISION OF A TRACT OF LAND IN THE CITY OF JACKSON, MISSOURI; ACCEPTING DEDICATION OF EASEMENTS, STREETS AND PROPERTIES DESCRIBED; ACCEPTING RESTRICTIONS, IF ANY, FILED THEREWITH; AUTHORIZING THE RECORDING OF SAID PLAT; ACCEPTING IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED AND INDICATED ON SAID PLAT; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, James B. Goggin and Belinda M. Goggin, individually and as trustees of the Belinda M. Goggin Revocable Trust U/A/D April 8, 2005 and the James B. Goggin Revocable Trust U/A/D April 8, 2005 (“Developer”), have platted Goggin Subdivision No. 1, a Resubdivision of a tract of land located within the corporate limits of the City of Jackson, Missouri; and,

WHEREAS, Developer has submitted an application for variances from certain requirements of Chapter 57 of the Code of Ordinances; and

WHEREAS, the application includes three specific variance requests related to the classification of the subdivision, lot frontage requirements, and water distribution system requirements; and

WHEREAS, the Board of Aldermen has reviewed the requests and finds that granting the variances will not adversely affect the public health, safety, or welfare, nor substantially impair the intent and purpose of the subdivision regulations; and

WHEREAS, the specific circumstances of the property, including the existing buildings and infrastructure, justify the requested variances to allow for the reasonable development of Goggin Subdivision No. 1; and

WHEREAS, the Developer has complied with all of the city ordinances and, in particular, Chapter 57 of the Code of Ordinances of the City of Jackson, Missouri, except for the variances requested.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF JACKSON, MISSOURI, AS FOLLOW:

Section 1. That the Mayor and Board of Aldermen of the City of Jackson, Missouri, do hereby accept the final plat of Goggin Subdivision No. 1, a resubdivision of a tract of land, which is attached hereto as Exhibit A, including all easements, right-of-way streets and improvements indicated thereon, if any, and subject to the terms and conditions expressed therein.

Section 2. The requirement for classification as a major subdivision under Chapter 57 of the Jackson Code of Ordinances is hereby waived and a variance is granted, and the proposed Goggin Subdivision No. 1 is approved as a minor subdivision with the inclusion of one additional lot, as requested.

Section 3. The requirement for Lots 3, 4, and 5 to have direct frontage on a public street is hereby waived and a variance is granted, provided that a 20-foot-wide ingress-egress easement is established to benefit said Lots 3, 4, and 5, as described in the application, to ensure adequate access.

Section 4. The requirement for a separate water tap connection for each of Lots 2, 3, 4, and 5 from the main water line is hereby waived and a variance is granted, allowing the existing water line configuration servicing these lots to remain in place, provided it meets all applicable safety and operational standards.

Section 5. That the Mayor and City Clerk of the City of Jackson, Missouri, are hereby authorized to do all acts and execute all instruments appropriate and necessary to accept said plat.

Section 6. The City Clerk of the City of Jackson, Missouri, is hereby directed to file a copy of said plat with the Recorder of Deeds, Cape Girardeau County, Missouri.

Section 7. This ordinance shall take effect and be in force from and after its passage and approval.

FIRST READING: August 4, 2025.

SECOND READING: August 4, 2025.

PASSED AND APPROVED this 4th day of August, 2025, by a vote of _____ ayes, _____ nays, _____ abstentions and _____ absent.

CITY OF JACKSON, MISSOURI

(SEAL)

BY: _____
Mayor

ATTEST:

City Clerk