

**AN ORDINANCE OF THE CITY COUNCIL APPROVING AMENDMENT OF THE ZONING CLASSIFICATION OF APPROXIMATELY 0.33 ACRES OF REAL PROPERTY, LOCATED AT 641 NORTH COLLEGE AVENUE, FROM MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL (R1-M) TO TWO-FAMILY RESIDENTIAL (R-2)**

**WHEREAS**, the City of Republic, Missouri, (“City” or “Republic”) is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

**WHEREAS**, Blake Cantrell/Blake Cantrell Real Estate Invest LLC (“Applicant”) applied for (“Application”) an amendment to the Zoning Code and Official Zoning Map to rezone certain real property consisting of approximately 0.33 acres located at 641 North College Avenue in Republic, Missouri (the “Property”), from its current zoning designation of Medium Density Single-Family Residential (R1-M) to Two-Family Residential (R-2); and

**WHEREAS**, the City set a public hearing on the Application before the Planning and Zoning Commission (“PZ Commission”) for January 12, 2026; and

**WHEREAS**, on December 24, 2025, pursuant to Republic Municipal Code § 405.980, the City published notice of the time and date for the public hearing in the *Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least fifteen (15) days before the public hearing; and

**WHEREAS**, pursuant to Republic Municipal Code § 405.980, the City gave notice of the public hearing on the Application to the record owners of all properties located within 185 feet of the Property, consistent with the information shown by the Greene County Assessor’s Office; and

**WHEREAS**, the PZ Commission conducted the public hearing on January 12, 2026 at which all interested persons and entities were afforded the opportunity to present evidence or statement, and after which the PZ Commission rendered written findings of fact and submitted those along with its recommendations to the Council; and

**WHEREAS**, the PZ Commission, by a vote of 5 Ayes to 0 Nays, recommended approval of the Application; and

**WHEREAS**, the Application was submitted to the City Council for first read at its regular meeting on January 20, 2026 and second read at its regular meeting on February 3, 2026, after which the Council voted to approve the Application and amend the Zoning Code accordingly.

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

**Section 1:** The Zoning Code and Official Zoning Map are hereby amended to reflect the rezoning of the real property consisting of approximately 0.33 acres located at 641 North College Avenue in Republic, Missouri, more fully described in the legal description herein below, from the zoning designation of Medium Density Single-Family Residential (R1-M) to Two-Family Residential (R-2):

THE REPLAT OF LOT SEVENTEEN (17) OF G.W. HINES SECOND ADDITION TO THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, BEING COMPRISED OF THE FOLLOWING: COMMENCING FROM AN EXISTING IRON PIN AT THE NORTHWEST INTERSECTION OF SUMMIT STREET AND COLLEGE AVENUE, THENCE N86°33'53"W, 40.00 FEET TO AN IRON PIN AT THE NORTHEAST CORNER OF SAID LOT 17, G.W. HINES SECOND ADDITION, FOR THE POINT OF BEGINNING; THENCE N86°33'53"W, ALONG THE NORTH LINE OF SAID LOT 17, 158.00 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF SAID LOT 17; THENCE S02°09'17"W, 182.77 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF SAID LOT 17; THENCE S87°25'02"E, 157.95 FEET TO THE SOUTHEAST CORNER OF SAID LOT 17; THENCE N02°09'37"E, 180.42 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD. BEARINGS ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE. SAID DESCRIPTION IS SHOWN ON JOB No 250968 BY O&M SURVEYING, LLC, LC-2022004477 AND IS INCORPORATED FULLY HEREIN BY REFERENCE.

**Section 2:** In all other aspects 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:** The WHEREAS clauses above are specifically incorporated herein by reference.

**Section 4:** The provisions of this Ordinance are severable and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.

**Section 5:** This Ordinance shall take effect and be in force from and after its passage as provided by law.

**PASSED AND APPROVED** at a regular meeting of the City Council of the City of Republic, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**Attest:**

\_\_\_\_\_  
Eric Franklin, Mayor

\_\_\_\_\_  
Laura Burbridge, City Clerk

**Approved as to Form:**

DocuSigned by:  
*Damon Phillips* 12/24/2025  
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Damon Phillips, Interim City Attorney

**Final Passage and Vote:**