

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI,  
APPROVING AMENDING THE ZONING CODE AND OFFICIAL MAP BY CHANGING  
THE CLASSIFICATION OF APPROXIMATELY 0.37 ACRES FROM LOCAL  
COMMERCIAL (C-1) TO GENERAL COMMERCIAL (C-2), LOCATED AT 201 WEST  
STATE HIGHWAY 174**

*WHEREAS*, the City of Republic, Missouri, (herein called the “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*, an application for an amendment to the Zoning Code and Official Zoning Map to rezone real estate located at 201 West State Highway 174, and comprising approximately 0.37 acres from Local Commercial (C-1) to General Commercial (C-2), was submitted to the City’s BUILDS Department by Daniel Villars (hereinafter called the “Applicant”); and

*WHEREAS*, the City did thereafter submit said application to the Planning and Zoning Commission, which did set April 12, 2021, as the date a public hearing would be held on such application and proposed amendment; and

*WHEREAS*, a notice of the time and date of the public hearing was given by publication on March 24, 2021, in *The Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least 15 days before the date set for the public hearing; 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; and

*WHEREAS*, a public hearing was conducted by the Planning and Zoning Commission on April 12, 2021, after which the 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 6 Ayes to 0 Nays, recommended the approval of such application for rezoning; and

*WHEREAS*, the application for rezoning and to amend the Zoning Code and Official Zoning Map was submitted to the City Council at its regular meeting on April 20, 2021, after which the City Council did proceed to vote to rezone such property 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 insofar as the same relates to a certain tract of realty located at 201 West State Highway 174, and comprising approximately 0.37 acres from Local Commercial (C-1) to General Commercial (C-2), such tract being more fully described as follows:

TRACT I: ALL OF THE SOUTH ONE HUNDRED SEVENTY-FOUR AND ONE-HALF (174 ½) FT. OF LOT EIGHT (8) IN G.W. HINES SECOND ADDITION TO THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT ANY PART TAKEN OR USED FOR ROADS. TRACT II: ALSO, ALL THAT PART OF LOT NINE (9) IN G.W. HINES SECOND ADDITION TO THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, LYING NORTH OF MISSOURI HIGHWAY 166, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT ANY PART TAKEN OR USED FOR ROADS.


- 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 are hereby specifically incorporated herein by reference.
- Section 4. 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 \_\_\_\_\_ 2021.

\_\_\_\_\_  
Matt Russell, Mayor

Attest:

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

Approved as to Form:  Digitally signed by Scott Ison  
Date: 2021.04.14 08:53:32  
-05'00' \_\_\_\_\_, Scott Ison, City Attorney

Final Passage and Vote: \_\_\_\_\_