AN ORDINANCE OF THE NIXA CITY COUNCIL AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 1.04-ACRES OF PROPERTY LOCATED WITHIN THE TEANEY ACRE SUBDIVISION FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO NC (NEIGHBORHOOD COMMERCIAL) ZONING

Background:

Teaney Acre Subdivision was approved and recorded in December of 1999. Lot 2 of Teaney Acre is 1.04 undeveloped acres and currently zoned R-1 for a single-family home. The applicant acquired Lot 2 of Teaney Acre and 607 E Mt. Vernon St, the vacant home immediately to the South, which is zoned NC (Neighborhood Commercial) in June of 2022. Most recently, the property owner applied for a minor subdivision to split this property into two buildable lots. That application was officially withdrawn on September 1, 2026. The proposed rezone would convert 1.04 acres from R-1 zoning to NC zoning.

Analysis:

Surrounding Land Use
The lots to the West and South of the subject property are zoned NC. To the West is an auto-repair business, and the lot to the South is a vacant single-family home. The residential structure has been vacant long enough that the option for residential use has been forfeit. The properties to the North and East are occupied by single-family homes in R-1 zoning.

Transportation
The subject property is accessible via a narrow 70' strip of frontage along the N Eastwood Dr. public right-of-way. Eastwood Drive is categorized as a local road and currently provides access to two adjacent commercial zoned properties. Any future development would require a new access from Eastwood Drive that meets the regulations set forth in the Nixa technical specifications manual.

Public Utilities (Water, Wastewater, Electric)
While there is no public infrastructure extended directly to the subject property, all municipal utility services are present in the immediate area. There is a sewer main near the North and the East property line, a water main along Eastwood Drive to the East, and 3-phase electric service is available along E Mt Vernon Street.

Other Considerations

The change in zoning was requested by the current property owner as it appears to be a condition of sale for both the subject property and 607 E Mt Vernon to the South. If approved, this rezone would create approximately 1.5 acres of land ripe for commercial use or redevelopment between the two properties.

Planning and Zoning Commission:

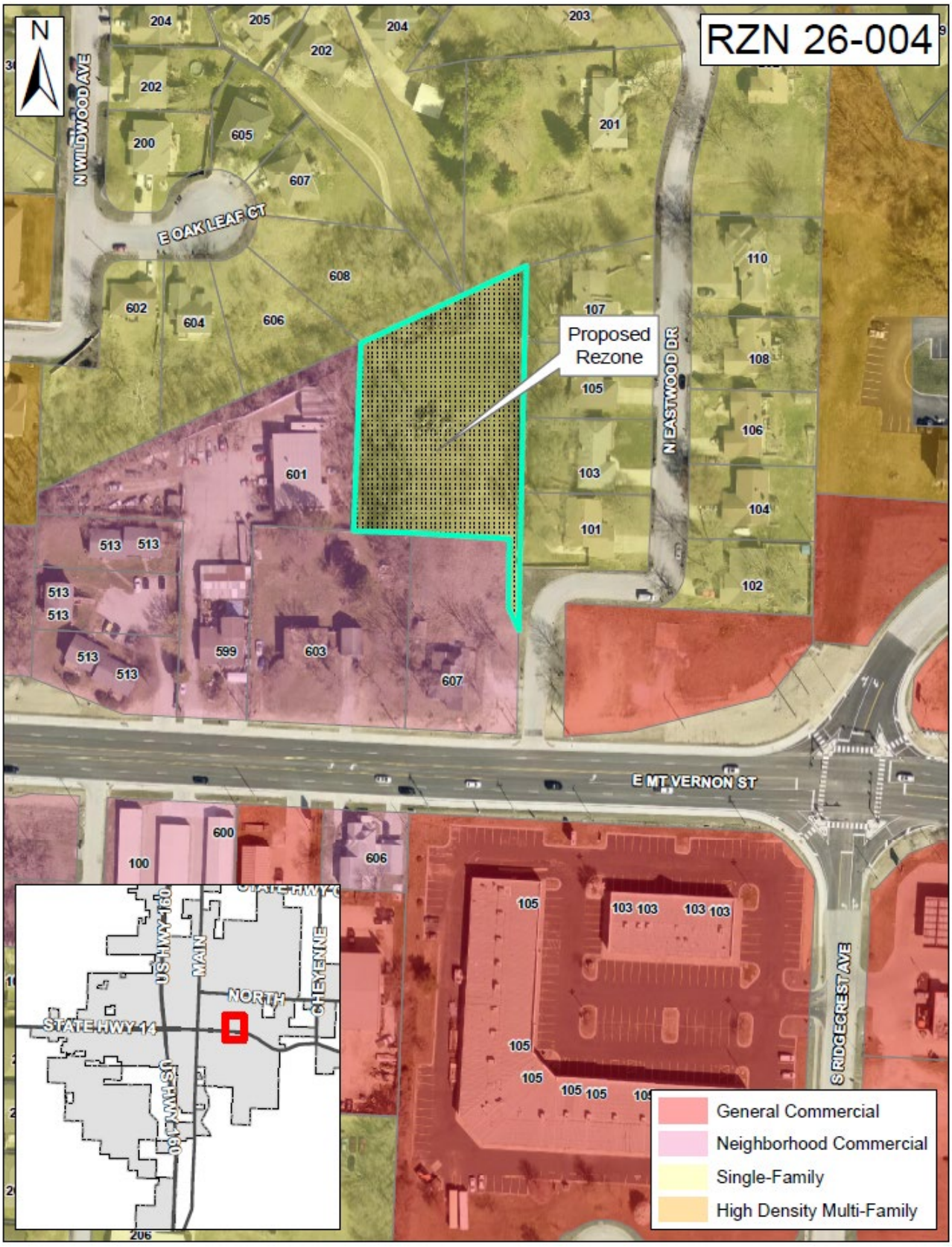
A public hearing for this item was held October 6, 2026, in front of the Planning and Zoning Commission. Nearby residents expressed concerns about traffic on Eastwood Drive, possible noise from the potential development, and the possibility of parking lot lights shining into their windows. One resident provided a written letter to staff in advance of the meeting. That letter was provided to the Commission. With all things considered, the PZ Commission voted 6-0 to recommend approval to City Council.

Recommendation:

This proposed rezone is consistent with zoning patterns in the immediate vicinity. The future land use section of the comprehensive plan shows the subject property use as residential. In support of commercial redevelopment along the Highway 14 corridor, staff recommend the approval of this rezone.

MEMO SUBMITTED BY:

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RZN 26-004
N
N WILDWOOD AVE
E OAK LEAF CT
N EASTWOOD DR
Proposed Rezone
E MT VERNON ST
S RIDGECREST AVE
204
205
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606
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103 103
103 103
105
105
105 105
US HWY 160
MAIN
NORTH
CHEYENNE
STATE HWY 14
US HWY 160
206
General Commercial
Neighborhood Commercial
Single-Family
High Density Multi-Family

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NIXA AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 1.04 ACRES OF REAL PROPERTY LOCATED WITHIN THE TEANEY ACRE SUBDIVISION FROM THE R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE NC (NEIGHBORHOOD COMMERCIAL) DISTRICT.

WHEREAS an application has been submitted to the City to rezone approximately 1.04 acres of real property located within the Teaney Acre Subdivision from the R-1 (Single-Family Residential) District to the NC (Neighborhood Commercial) District ("Application"); and

WHEREAS the Planning and Zoning Commission held a public hearing on the Application at the Commission's October 6, 2026, meeting; and

WHEREAS the Commission, after considering the Application, staff's recommendation, and after holding a public hearing, voted 6-0 to issue a recommendation of approval to the City Council; and

WHEREAS the City Council, now having considered the Application, staff's recommendation, and after providing an opportunity for public comment, now desires to rezone the subject property and amend the City's official zoning map.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NIXA, AS FOLLOWS, THAT:

SECTION 1: The property described as follows:

ALL OF LOT 2 OF TEANEY ACRES SUBDIVISION, A SUBDIVISION LOCATED IN CHRISTIAN COUNTY, MISSOURI.

is hereby zoned to the NC (Neighborhood Commercial) District, and the regulations of said district, as established in the Nixa City Code, and as may be amended from time to time, shall hereafter apply to said real property.

SECTION 2: The Director of Planning and Development, pursuant to section 117-57 of the Nixa City Code, shall amend the City's official zoning map, said map being established pursuant to section 117-56 of the Nixa City Code, to reflect the zoning action contemplated by this Ordinance.

SECTION 3: Savings Clause. Nothing in this Ordinance shall be construed to affect any suit or proceeding now pending in any court or any rights acquired, or liability incurred nor any cause or causes of action occurred or existing, under any act or ordinance repealed hereby.

SECTION 4: Severability Clause. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect

the validity of the remaining portions of this Ordinance. The Council hereby declares that it would have adopted the Ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 5: This Ordinance shall be in full force and effect from and after its final passage by the City Council and after its approval by the Mayor, subject to the provisions of section 3.11(g) of the City Charter.

ADOPTED BY THE COUNCIL THIS 26th DAY OF October 2026.

ATTEST:

_____ _____
PRESIDING OFFICER CITY CLERK

APPROVED BY THE MAYOR THIS _____ DAY OF _____ 2026.

ATTEST:

_____ _____
MAYOR CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY