

ORDER OF THE
CHRISTIAN COUNTY COMMISSION
OZARK, MISSOURI

DATE ISSUED: November 6, 2025

SUBJECT: CASE NUMBER 2025-0230

TEXT:

1027, LLC petitions the Christian County Commission to rezone an 2 +/- acre tract of land from R-1 (Suburban Residence District) to C-2 (General Commercial District) in order to lawfully permit land use compatible with surrounding parcels and be reflected as such on the Christian County Zoning Map at 552 and 544 W Citydel Rd, Nixa, Missouri, 10-0.6-23-4-2-4.001 & 10-0.6-23-4-2-4.002 which is legally described as follows:

TRACT 1:

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 27 NORTH, RANGE 22 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, THENCE NORTH 89 DEGREES 28'29" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 1336.04 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE NORTH 1 DEGREE 30'01" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 302.51 FEET, THENCE SOUTH 89 DEGREES 30'32" EAST, 997.56 FEET TO THE POINT OF BEGINNING OF THE PORTION HEREIN BEING DESCRIBED, THENCE NORTH 0 DEGREES 57'15" EAST, 242.33 FEET, THENCE NORTH 85 DEGREES 41'06" EAST, 162.68 FEET, THENCE SOUTH 4 DEGREES 47'40" EAST, 211.25 FEET, THENCE SOUTH 0 DEGREES 26'14" WEST, 45.60 FEET, THENCE NORTH 89 DEGREES 30'32" WEST, 183.57 FEET TO THE POINT OF BEGINNING OF THE PORTION HEREIN DESCRIBED. SUBJECT TO RIGHT OF WAYS OF RECORD, ALL IN CHRISTIAN COUNTY, MISSOURI.

TRACT 2:

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 27 NORTH, RANGE 22 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, THENCE NORTH 89 DEGREES 28'29" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 1336.04 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE

NORTH 1 DEGREE 30'01" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 302.51 FEET; THENCE SOUTH 89 DEGREES 30'32" EAST, 811.82 FEET TO THE POINT OF BEGINNING OF THE PORTION HEREIN BEING DESCRIBED; THENCE NORTH 0 DEGREES 57'15" EAST, 226.70 FEET; THENCE NORTH 85 DEGREES 41'06" EAST, 186.53 FEET; THENCE SOUTH 0 DEGREES 57'15" WEST, 242.33 FEET; THENCE NORTH 89 DEGREES 30'32" WEST, 185.75 FEET TO THE POINT OF BEGINNING OF THE PORTION HEREIN DESCRIBED. SUBJECT TO RIGHT OF WAYS OF RECORD, ALL IN CHRISTIAN COUNTY, MISSOURI.

WHEREAS, the Christian County Planning and Zoning Commission did, during public hearing on October 20, 2025, review this request and hear public comment, and;

WHEREAS, they subsequently issued a recommendation of approval of this request by a unanimous vote.

NOW, THEREFORE, after additional review of this case and having heard additional public comment the Christian County Commission did this day, upon a motion by Commissioner Williams, seconded by Commissioner Jackson, by a unanimous vote to approve this request.

IT IS HEREBY ORDERED that the zoning classification for the above described property be changed and reflected on the Christian County Zoning map as C-2 (General Commercial District) and thereby subject to all pertinent requirements contained within the Zoning Regulations for Christian County, Missouri.

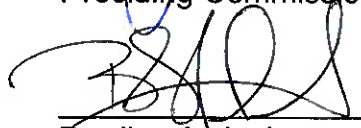
Done this 6th day of November, 2025, at 10:00 a.m.

CHRISTIAN COUNTY COMMISSION



Lynn Morris
Presiding Commissioner

Yes ☒ No ☐
Dated: _____



Bradley A. Jackson
Commissioner, Eastern District

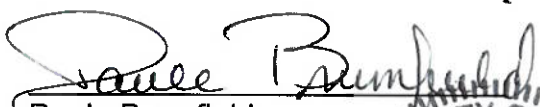
Yes ☒ No ☐
Dated: 11-6-2025



Johnny Williams
Commissioner, Western District

Yes ☒ No ☐
Dated: 11-6-25

ATTEST:



Paula Brumfield
County Clerk

