

**ORDER OF THE
CHRISTIAN COUNTY COMMISSION
OZARK, MISSOURI**

DATE ISSUED: April 16, 2026

SUBJECT: CASE NUMBER 2025-0319

TEXT:

DIRLA, INC, petitions the Christian County Commission to rezone an 8.2 +/- acre tract of land from A-1 (Agriculture District) to C-2 (General Commercial District) and a 10.2 +/- acre tract from A-1 (Agriculture 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 5435 Selmore Rd., Ozark, Missouri, located within Parcels 18-0.2-09-0-0-9.000 and 18-0.5-16-0-0-1.000 which are legally described as follows:

TRACT 1:

PART OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION NINE (9), TOWNSHIP TWENTY-SIX (26) NORTH, RANGE TWENTY-ONE (21) WEST, CHRISTIAN COUNTY, MISSOURI, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION NINE (9); THENCE NORTH 89° 34' 16" WEST 25.00 FEET TO THE WEST RIGHT-OF-WAY NORTH 00° 14' 00" WEST 50.00 FEET FOR A TRUE POINT OF BEGINNING; THENCE NORTH 89° 34' 16" WEST 131.59 FEET TO THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY #65; THENCE ALONG SAID EAST RIGHT-OF-WAY NORTH 45° 10' 11" WEST 58.07 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 00° 10' 11" WEST 1897.71 FEET TO THE SOUTH LINE OF THE NORTH HALF (N $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SAID SECTION NINE (9); THENCE ALONG SAID SOUTH LINE SOUTH 89° 48' 45" EAST 170.49 FEET TO THE WEST RIGHT-OF-WAY OF SELMORE ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY SOUTH 00° 14' 00" EAST 1939.08 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A SIGN EASEMENT BEING THE NORTH 25 FEET OF SAID TRACT AND THE WEST 60 FEET OF THE NORTH 1001 FEET OF SAID TRACT. SUBJECT TO A 25 FOOT WIDE INGRESS AND EGRESS EASEMENT WITH 12.50 FEET ON EACH SIDE OF A CENTERLINE DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SECTION NINE (9), TOWNSHIP TWENTY-SIX (26) NORTH, RANGE TWENTY-ONE (21) WEST, CHRISTIAN COUNTY, MISSOURI; THENCE NORTH 89° 34' 16" WEST 25.00 FEET TO THE WEST RIGHT-OF-WAY OF SELMORE ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY NORTH 00° 14' 00" WEST 1368.96 FEET FOR A TRUE POINT OF BEGINNING OF SAID CENTERLINE; THENCE SOUTH 89° 46' 00" WEST 111.17 FEET FOR AN END TO SAID EASEMENT. SUBJECT TO ALL OTHER RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

TRACT 2:

PART OF THE SOUTHEAST QUARTER (SE¼) OF SECTION NINE (9), AND PART OF THE NORTHEAST QUARTER (NE¼) OF SECTION SIXTEEN (16), TOWNSHIP TWENTY-SIX (26) NORTH, RANGE TWENTY-ONE (21) WEST, CHRISTIAN COUNTY, MISSOURI, DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION SIXTEEN (16); THENCE NORTH 89°34'16" WEST 25.00 FEET TO THE WEST RIGHT-OF-WAY OF SELMORE ROAD FOR A TRUE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT-OF-WAY SOUTH 00°04'12" EAST 1619.36 FEET; THENCE NORTH 89°35'27" WEST 169.88 FEET TO THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY #65; THENCE ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING COURSES; NORTH 00°10'11" WEST 65.08 FEET; THENCE NORTH 04°07'33" EAST 200.26 FEET; THENCE NORTH 04°27'55" WEST 200.26 FEET; THENCE NORTH 00°10'11" WEST 1065.60 FEET; THENCE NORTH 44°49'49" EAST 106.07 FEET; THENCE NORTH 00°10'11" WEST 30.00 FEET; THENCE NORTH 45°10'11" WEST 48.00 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY SOUTH 89°34'16" EAST 131.59 FEET TO THE WEST RIGHT-OF-WAY OF SELMORE ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY SOUTH 00°14'00" EAST 50.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A SIGN EASEMENT BEING THE WEST 75 FEET OF SAID TRACT AND BEGINNING AT A POINT SOUTH 00°14'00" EAST 50.00 FEET FROM THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 00°04'12" EAST 25.00 FEET; THENCE SOUTH 76°49'11" WEST 100.22 FEET; THENCE NORTH 00°10'11" WEST 35.00 FEET; THENCE NORTH 82°30'08" EAST 98.50 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 25 FOOT WIDE INGRESS AND EGRESS, THE CENTERLINE DESCRIBED 132 FEET NORTH OF THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 89°35'27" WEST 89.93 FEET FOR AN END TO SAID CENTERLINE. SUBJECT TO ALL OTHER RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

TRACT 3:

PART OF THE NORTHEAST QUARTER (NE¼) OF SECTION SIXTEEN (16), TOWNSHIP TWENTY-SIX (26) NORTH, RANGE TWENTY-ONE (21) WEST, CHRISTIAN COUNTY, MISSOURI, DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION SIXTEEN (16); THENCE NORTH 89°34'16" WEST 25.00 FEET TO THE WEST RIGHT-OF-WAY OF SELMORE ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY SOUTH 00°04'12" EAST 1619.36 FEET FOR A TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°04'12" EAST 1028.58 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE¼); THENCE ALONG SAID SOUTH LINE NORTH 89°35'27" WEST 168.09 FEET TO THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY #65; THENCE ALONG SAID EAST RIGHT-OF-WAY NORTH 00°10'11" WEST 1028.60 FEET; THENCE SOUTH 89°35'27" EAST 169.88 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A SIGN EASEMENT BEING THE WEST 75 FEET OF SAID TRACT. SUBJECT TO A 25 FOOT WIDE EGRESS AND EGRESS EASEMENT WITH 12.50 FEET ON EACH SIDE OF CENTERLINE DESCRIBED AS BEGINNING 295.44 FEET NORTH OF THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED 3.99 ACRE TRACT; THENCE SOUTH 89°55'48" WEST 93.60 FEET FOR AN END TO SAID CENTERLINE. SUBJECT TO ALL OTHER RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

WHEREAS, the Christian County Planning and Zoning Commission did, during public hearing on February 17, 2026, review this request and hear public comment, and;

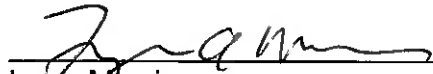
WHEREAS, they subsequently issued a recommendation for approval of this request by a unanimous vote.

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 Jackson, seconded by Commissioner Williams, vote unanimously to approve this request.

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

Done this 16th day of April, 2026, at 10:15 a.m.

CHRISTIAN COUNTY COMMISSION


Lynn Morris
Presiding Commissioner

Yes ☒
Dated: 4/16/26


Bradley A. Jackson
Commissioner, Eastern District

Yes ☒
Dated: 4-16-2026


Johnny Williams
Commissioner, Western District

Yes ☒
Dated: 4-16-26

ATTEST:


Paula Brumfield
County Clerk

