

**AN ORDINANCE APPROVING A PLANNED DEVELOPMENT DISTRICT FOR CABINS @ SCENIC OUTLOOK AND ADOPTING LAND USE REGULATIONS PDD-23-0001 AN AREA OF UNDEVELOPED LAND SITUATED IN TOWNSHIP 22 RANGE 21 SECTIONS 19 AND 30. ALSO TOWNSHIP 22 RANGE 22 SECTIONS 24 AND 25. LYING BETWEEN THE JUNCTION OF HISTORIC HWY 165 AND STATE HWY 265 TO THE WEST AND US HWY 65 TO THE EAST; SOUTH OF HISTORIC HWY 165 AND NORTH OF ST HWY 265 , HOLLISTER, MISSOURI**

---

**WHEREAS**, the City of Hollister by Chapter 400 adopted and established certain zoning districts and classifications for the City of Hollister; and

**WHEREAS**, RSMo Chapter 89, sections 89.010 to 89.060 inclusive, provide that a city of the fourth class may amend and change from time to time the boundaries and zoning districts; and

**WHEREAS**, notice of the proposed Planned Development District was published in the Branson Tri-Lakes News no less than fifteen days prior to public hearing before the Planning and Zoning Commission of the City of Hollister; and

**WHEREAS**, the Hollister Planning and Zoning Commission held a public hearing on May 9, 2023 and recommends approval of the Planned Development District of Cabins @ Scenic Outlook and adopting Land Use Regulation PDD-23-0001 Hollister, Missouri.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF HOLLISTER, MISSOURI, AS FOLLOWS:**

**Section 1:** The Official Zoning Map of the City of Hollister is hereby amended in respect to the changes in the zoning district of the area referenced above and that Hollister Municipal Code is hereby amended to add the Land Use Regulations, attached hereto as Attachment 1 and incorporated herein by reference, as the “Land Use Regulations” for the area referenced above.

**Section 2:** That the tracts of land situated in Hollister, Missouri, as described on Exhibit ‘B’, is hereby zoned “PDD” Planned Development District, subject to Land Use Regulations PDD-23-

0001, which are attached hereto as Exhibit ‘A’ and incorporated herein by reference, and are made a part hereof as if set forth herein.

**Section 3:** Severability Clause. If any section, subsection, 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 and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or major sections, sentences, clauses or phrases be declared invalid.

**Section 4:** This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

**READ THIS FIRST AND SECOND TIME AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF HOLLISTER, MISSOURI THIS 1<sup>ST</sup> DAY OF JUNE, 2023.**

---

**Lamar Patton, Mayor**

**ATTEST:**

---

**Bridget Epps, City Clerk**