

SECTION 6

DISTRICT CHANGES AND
REGULATION AMENDMENTS

- 6.1 City Council May Amend Ordinance: Whenever the public necessity, convenience, general welfare of good zoning practice requires, the city council may, by ordinance, after recommendation thereon by the Planning and Zoning Commission of the City of Krebs and subject to the procedure provided in this section, amend, supplement or change the regulations, district boundaries or classifications of property, now or hereafter established by this ordinance or amendment thereof. It shall be the duty of the Planning and Zoning Commission of Krebs, to submit to the city council its recommendations regarding all applications or proposals for amendments or supplements. An amendment, supplement, reclassification or change may be initiated by motion of the city council, by motion of the Planning and Zoning Commission of Krebs, Oklahoma, or by filing of a verified application therefor by one or more of the owners or lessors of property within the area proposed to be changed or affected by the proposed amendment or supplement.
- 6.2 Procedure for Change: Applications for any change of district boundaries or classification of property as shown on the zoning maps, and for regulation amendments, shall be submitted to the Krebs Planning Commission at its public office upon such forms, and accompanied by such data and information as may be prescribed by the Krebs Planning and Zoning Commission to assure the fullest practical presentation of facts for the permanent record. Each application shall be signed by at least one (1) of the owners or lessors of property within the area proposed to be reclassified, attesting to the truth and correctness of all facts and information presented with the application. Application for amendments or district changes initiated by the Planning and Zoning Commission of Krebs, Oklahoma or city council shall be accompanied by a resolution of record of either body pertaining to such proposed amendment.
- 6.3 Commission Hearing - Notice: Before submitting its recommendations to the city council, the Krebs Planning Commission shall hold at least one public hearing thereon, notice of which shall be given by one publication in a newspaper of general circulation in the city at least fifteen (15) days before the date of such hearing.
- 6.4 City Council Action: After receiving from the Planning Commission the certification of said recommendations on the proposed amendment or supplement, the city council shall vote on the passage of the proposed amendment of the text of the Ordinance or the Zoning Map. In case of written protest against any proposed change, signed by the owners of twenty (20) per cent or more of the area of land in such proposed change, or by the owners of twenty (20) per cent or more of the land immediately abutting either side of the territory included in such proposed change, or separated therefrom only by a street or alley, or by the owners of twenty (20) per cent or more of the frontage within one thousand (1,000) feet to the right or left of the frontage proposed to be changed, or by the owners of twenty (20) per cent or more of the frontage directly opposite the

frontage proposed to be changed, shall become effective only by the favorable vote of three-fifths (3/5) of all members of the city council.

- 6.5 Map Change Pending-Zoning Clearance Permit, Building Permit: Whenever the city council has taken under advisement a change or amendment of the Zoning Map from a less restricted district to a more restricted district classification, as evidenced by resolution of record, no zoning clearance permit or building permit shall be issued within sixty days from the date of such resolution which would authorize the construction of a building or the establishment of a use which would become non-conforming under the contemplated redistricting plan.