

ORDINANCE NO. 2021-05-945

CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS

AN ORDINANCE REZONING APPROXIMATELY 5 ACRES OF REAL PROPERTY LOCATED AT 1199 E. HENRI DE TONTI BOULEVARD, LOCATED WITHIN THE CITY LIMITS OF TONTITOWN ARKANSAS FROM C-2, COMMERCIAL TO C-T, COMMERCIAL TRADES AND SERVICES.

WHEREAS, a rezoning application was submitted and filed with the City of Tontitown on or around the 15th day of April 2021 on behalf of Electrical Techniques, Inc. by John Huddleston in order to request the City of Tontitown to rezone approximately 5 acres of real property located at 1199 E. Henri De Tonti Blvd., Springdale, Arkansas 72762, Parcel No. 830-37589-000, within the city limits of Tontitown, Arkansas, described therein and as described in the legal description attached hereto as Exhibit "A" from C-2, Commercial to C-T, Commercial Trades and Services; and

WHEREAS, after due notice as required by law and a public hearing, the City of Tontitown, Arkansas, Planning Commission has heard all persons desiring to be heard on the question and has ascertained that the rezoning requested should be approved and has recommended approval to the Tontitown City Council; and

WHEREAS, the City Council of the City of Tontitown, Arkansas, has determined that said rezoning complies with the adopted plans and criteria of the City of Tontitown which are designed to protect the health, safety, and welfare of the citizens; and

WHEREAS, it is the desire of the City Council that the application be approved as submitted and said property be rezoned to C-T, Commercial Trades and Services.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Tontitown, Arkansas:

Section 1: The City of Tontitown hereby changes the zone classification from C-2, Commercial to C-T, Commercial Trades and Services, for certain real property located at 1199 E. Henri De Tonti Blvd., Springdale, Arkansas 72762, located within the City Limits of the City of Tontitown Arkansas, more particularly described as:


[See Exhibit "A" attached hereto]

Section 2: That the official Zoning Map of the city of Tontitown, Arkansas, shall be amended to reflect this change within thirty (30) days of the date of this ordinance. Any ordinance or parts thereof in conflict with this ordinance is hereby repealed and declared invalid.

Section 3: That the Clerk-Treasurer shall cause this document, and any other documents needed to accomplish the intent of this ordinance, to be properly filed as required by law.

PASSED AND APPROVED this 4 day of May, 2021

APPROVED:



PAUL COLVIN, JR., Mayor

ATTEST:



Rhonda Ardemagni, City Clerk-Treasurer
(SEAL)

Legal Description

Part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section Six (6), Township Seventeen (17) North, Range Thirty (30) West, more particularly described as follows: Beginning at a point 193.36 feet East of the Northwest corner of said 40 acre tract, thence South 295 feet, thence West 10 feet, thence South 893 feet, thence East 183.35 feet, thence North 1188 feet, thence West 173.35 feet to the point of beginning. LESS AND EXCEPT that part sold to the Arkansas State Highway Commission as described in Warranty Deed dated January 22, 1986 and filed for record February 14, 1986 at 9:00 o'clock a.m. in Book 1168 at page 839.

EXHIBIT

A