

ORDINANCE NO. 2022-04-983

CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS

AN ORDINANCE REZONING CERTAIN LANDS LOCATED AT 761 AND 829 W. HENRI DE TONTI BLVD. FROM COMMERCIAL (C-2) TO COMMERCIAL TRADES (C-T) IN THE CITY OF TONTITOWN, ARKANSAS

WHEREAS, A Public Hearing was held before the Planning Commission for the City of Tontitown, Arkansas on March 17, 2022, at 6:00 p.m. to hear public responses to the question of rezoning lands located at Paramount Metals at 761 & 829 W Henri de Tonti Blvd in the City of Tontitown, Arkansas. The request is to rezone a portion of the following described parcel from Commercial (C-2) to Commercial Trades (C-T); and

WHEREAS, after due notice as required by law, the Tontitown Planning Commission has, at the time and place mentioned in the notice, 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 Tontitown City Council has determined that the public interest and welfare is best served by approving the requested rezoning.

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 Commercial (C-2) to Commercial Trades (C-T) for certain real property located at 761 & 829 W. Henri de Tonti Blvd. more particularly described as:

Parcel # 830-37715-001, 830-37710-000, & 830-37709-001

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN EXISTING RIGHT-OF-WAY MONUMENT ON THE SOUTH RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY 412 WHICH IS S87°20'37"E 540.00' AND S03°08'27"W 54.91' FROM THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S89°59'30"E 103.93', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S87°00'17"E 341.78', THENCE LEAVING SAID RIGHT-OF-WAY S03°41'14"W 353.51', THENCE N87°11'41"W 211.42' TO AN EXISTING PIPE, THENCE S03°14'25"W 12.23', THENCE N87°20'26"W 230.76', THENCE N03°08'27"E 362.35' TO THE

POINT OF BEGINNING, CONTAINING 3.67 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

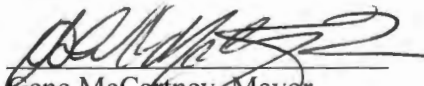
**Section 2.** Any ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of the conflict.

**Section 3.** In the event any one or more of the provisions contained in this Ordinance shall for any reason be held by a Court of Law to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not have an effect on the remaining provisions of this Ordinance, and this Ordinance shall be construed as if such invalid, illegal or unenforceable provision or provisions had never been contained herein.

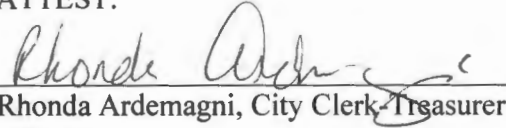
**Section 4.** The official zoning map of the City of Tontitown, Arkansas is hereby amended to reflect the zoning change provided in Section 1 hereof.

PASSED and APPROVED this 5 day of April, 2022.

APPROVED:

  
Gene McCartney, Mayor

ATTEST:

  
Rhonda Ardemagni, City Clerk-Treasurer  
(SEAL)