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Washington County, AR
Kyle Sylvester Circuit Clerk

File **2023-00021826**

ORDINANCE NO. 2023-08-1069

CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS

AN ORDINANCE TO REZONE APPROXIMATELY 9.60 ACRES LOCATED AT 1380 KISSINGER AVENUE FROM AGRICULTURE (A-1) TO SINGLE FAMILY RESIDENTIAL, 1-ACRE MINIMUM LOT SIZE (R-1) IN THE CITY OF TONTITOWN, ARKANSAS.

WHEREAS, a Public Hearing was held before the Planning Commission for the City of Tontitown, Arkansas to hear public input to the question of an application to rezone lands located at 1380 Kissinger Avenue in Tontitown, Arkansas from Agriculture (A-1) to Single Family Residential, 1-acre minimum lot size (R-1); 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 Agriculture (A-1) to Single Family Residential, 1-acre lot minimum lot size (R-1) for certain real property located at 1380 Kissinger Avenue, more particularly described in the attached Exhibit "A".

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 Any ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of the conflict.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 15 day of August 2023.

APPROVED:

Angela Russell
Angela Russell, Mayor

ATTEST:

Rhonda Ardemagni
Rhonda Ardemagni, City Clerk-Treasurer
(SEAL)



EXHIBIT "A"

PARENT TRACT:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 07, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°28'34"W 653.45' TO AN EXISTING REBAR, THENCE N87°40'05"W 607.31' TO AN EXISTING REBAR, THENCE S02°05'08"W 662.97' TO AN EXISTING COTTON SPINDLE, THENCE N87°43'47"W 50.04' TO AN EXISTING COTTON SPINDLE, N02°04'43"E 663.02' TO AN EXISTING REBAR, THENCE N02°32'22"E 655.85' TO AN EXISTING REBAR ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, THENCE ALONG SAID NORTH LINE S87°27'32"E 64.66' TO AN EXISTING REBAR, THENCE LEAVING SAID NORTH LINE AND RUNNING S02°31'31"W 144.30' TO AN EXISTING REBAR, THENCE S87°25'33"E 301.39' TO AN EXISTING REBAR, THENCE N02°35'57"E 144.47' TO AN EXISTING REBAR ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, THENCE ALONG SAID NORTH LINE S87°27'32"E 290.47' TO THE POINT OF BEGINNING, CONTAINING 9.60 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN NORTH KISSINGER AVENUE RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT, AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



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