

ORDINANCE NO. 2026-02-1252

CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS

AN ORDINANCE TO REZONE CERTAIN REAL PROPERTY LOCATED AT 1580 THERESA LANE (PARCEL NO. 830-37981-000) FROM AGRICULTURE (A) TO RESIDENTIAL ESTATES (R-E) 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 certain real property located at 1580 Theresa Lane (Parcel No. 830-37981-000) from Agriculture (A) to Residential Estates (R-E) in the City of Tontitown, Arkansas; 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 ENACTED, by the City Council of the City of Tontitown, Arkansas:

Section 1. The City of Tontitown hereby changes the zone from Agriculture (A) to Residential Estates (R-E) for certain real property located at 1580 Theresa Lane (Parcel No. 830-37981-000), 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 Any ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of the conflict.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 and Section 2 hereof.

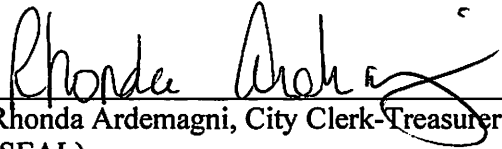
PASSED and APPROVED this 17 day of Feb 2026.

APPROVED:


Angela Russell, Mayor



ATTEST:


Rhonda Ardemagni, City Clerk-Treasurer
(SEAL)

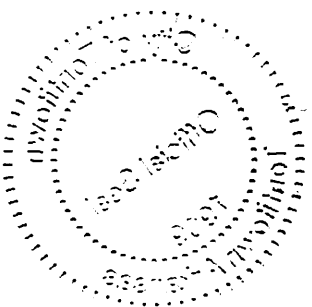
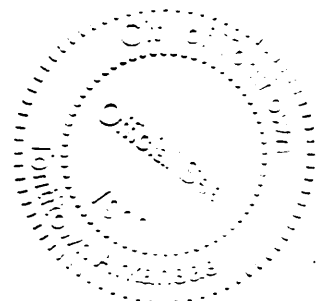


EXHIBIT "A"

Part of the NW 1/4 of the NE 1/4 of Section 35, Township 18 North, Range 31 West, Washington County, JArkansas, being more particularly described as follows: Beginning at the NE Corner of said NW 1/4 of the NE 1/4; thence South 02°37'50" West 330.67 feet; thence North 87°20'12" West 660.35 feet; thence North 02°27'32" East 331.04 feet; thence South 87°18'17" East 661.84 feet along the North line of said Section 35 to the Point of Beginning, containing 5.02 acres, and subject to the Right of Way of Theresa Lane along the West side of the property.

Subject to an Easement for ingress and egress filed for record on June 7, 2002, as instrument number 2002081707, and subject to any and all other easements of record or fact.

Subject to easements, rights of way, and protective covenants of record, if any.





The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the smooth operation of any business and for the protection of its interests. The text further explains that records should be kept in a clear, concise, and organized manner, and that they should be readily accessible to all authorized personnel.

In addition, the document highlights the need for regular audits and reviews of the records. This process helps to identify any discrepancies or errors and ensures that the information is up-to-date and reliable. The text also notes that audits should be conducted by independent parties to maintain objectivity and integrity.

Finally, the document stresses the importance of confidentiality and security of the records. It advises that sensitive information should be protected from unauthorized access and disclosure, and that appropriate measures should be taken to ensure the safety and integrity of the data.

