

ORDINANCE 2019-12.

AN ORDINANCE AMENDING ORDINANCE NO. 120 WITH REFERENCE TO ZONING WITHIN THE CITY OF GASSVILLE, ARKANSAS RELATIVE TO CHANGING AREA ZONED FROM RESIDENTIAL R-2 TO COMMERCIAL C-2.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GASSVILLE, ARKANSAS:

THAT A PROPER PETITION WAS FILED BY THE PROPERTY OWNERS (JEFF & ROXANNE DONNER) REQUESTING A CHANGE IN ZONING; THAT SAID PETITION WAS SUBMITTED TO THE GASSVILLE PLANNING AND ZONING COMMISSION OF THE CITY OF GASSVILLE ARKANSAS; THAT NOTICE OF SAID PETITION AND PUBLIC HEARING WAS PUBLISHED IN A NEWSPAPER (THE BAXTER BULLETIN) HAVING LOCAL CIRCULATION AS REQUIRED BY ORDINANCE NO. 120, THAT A PUBLIC HEARING WAS HELD (DECEMBER 10, 2019); THAT ALL REMONSTRANCE'S WERE HEARD, AFTER WHICH THE GASSVILLE PLANNING AND ZONING COMMISSION RECOMMENDED THAT ALL PROPERTY HEREIN BE REZONED.

THAT THE FOLLOWING REAL ESTATE LOCATED IN BAXTER COUNTY, ARKANSAS, LOCATED IN THE CITY OF GASSVILLE ON WHITAKER LANE (VACANT) AND OWNED BY JEFF & ROXANNE DONNER, BE AND IS HEREBY CHANGED IN ZONING FROM RESIDENTIAL (R-2) TO COMMERCIAL (C-2).

SEE PROPERTY DESCRIPTION ATTACHED: "EXHIBIT A"

ADOPTED THIS 18th DAY OF February 2020.

APPROVED:

ATTEST:


JEFF BRAIM, MAYOR


JEFFREY LEWIS, REC./TREAS.

" EXHIBIT A"

"A part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 27, Township 19 North, Range 14 West, Baxter County, Arkansas, described as follows: Begin at the NW corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 27 and run thence south 00 degrees 18 minutes 48 seconds west, 44.44 feet along the west line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ to a point on the southerly right of way line of U.S. Highway 62/412 at the point of beginning of the tract herein described: Thence south 00 degrees 18 minutes 48 seconds, 374.50 feet along the west line of the said NW $\frac{1}{4}$, SE $\frac{1}{4}$; thence south 69 degrees 29 minutes 10 seconds east, 205.12 feet; thence north 00 degrees 18 minutes 48 seconds east, 489.77 feet to the north line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$; thence north 89 degrees 41 minutes 09 seconds west, 90.57 feet along the north line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ to the southerly right of way line of U.S. Highway 62/412; thence south 66 degrees 45 minutes 24 seconds west, 111.20 feet along said right of way line to the point of beginning. Said property contains 1.96 acres more or less, together with and subject to easements of record."