

ORDINANCE NO. 366

AN ORDINANCE AMENDING ORDINANCE NO. 169, REZONING FROM R-1, LOW DENSITY RESIDENTIAL, TO B-2, GENERAL COMMERCIAL, 0.48 ACRES GENERALLY LOCATED AT 1301 EAST HIGHWAY 264 FOR THE CITY OF BETHEL HEIGHTS, ARKANSAS

WHEREAS, the approximate .048 acres within the City of Bethel Heights, Arkansas was and is currently zoned R-1, Low Density Residential; and

WHEREAS, the owner of the property has properly presented a rezoning request to the Planning Commission of the City of Bethel Heights, Arkansas; and

WHEREAS, after due notice as required by law, the Planning Commission has heard all affected persons desiring to be heard regarding the rezoning of the said property to B-2, General Commercial, and has deliberated and discussed the request and has recommended approval by the City Council of Bethel Heights, Arkansas.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BETHEL HEIGHTS, ARKANSAS:

That the 0.48 acre parcel generally located at 1301 East Highway 264 in Benton County, Arkansas, the same being more particularly described in "Attachment A" appended to this Ordinance and incorporated herein by reference as if set out word for word herein, be and the same is hereby rezoned from R-1, Low Density Residential to B-2, General Commercial and Ordinance No. 169 is hereby amended to reflect said rezoning.

Passed and approved this 19 day of December, 2017.

APPROVED: Cynthia J. Hoack  
Mayor

ATTEST: Jeanette Nelson  
Recorder-Treasurer



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Tract I:**

A part of the North Half (N1/2) of the Northwest Quarter (NW1/4) of Section 19, Township 18 North, Range 29 West, Benton County, Arkansas, and more particularly described as follows: Beginning at a point 1325 feet West of the Northeast corner of said eighty acre tract, thence South 190 feet, thence East 114.5 feet, thence North 190 feet, thence West 114.5 feet to the point of beginning.

**LESS AND EXCEPT**

Part of the Northeast Quarter of the Northwest Quarter of Section 19, Township 18 North, Range 29 West, Benton County, Arkansas, and more particularly described as follows: Commencing at a point being used as the West Sixteenth Corner of Sections 18 and 19, thence South 02 degrees 22 minutes 12 seconds West along the East line of the Fractional Northwest Quarter of the Northwest Quarter of Section 19 a distance of 59.57 feet to a point on the Southerly right of way line of Arkansas State Highway 264 as established by AHTD Job 9-509, thence South 87 degrees 56 minutes 11 seconds East along said right of way line a distance of 8.73 feet to the point of beginning, thence continue South 87 degrees 56 minutes 11 seconds East along said right of way line a distance of 114.49 feet to a point, thence South 02 degrees 25 minutes 10 seconds West a distance of 6.76 feet to a point on the Southerly right of way line of Arkansas State Highway 264 as established by AHTD Job 090284, thence North 87 degrees 11 minutes 14 seconds West along said right of way line a distance of 114.49 feet to a point, thence North 02 degrees 24 minutes 26 seconds East a distance of 5.27 feet to the point of beginning and containing 0.02 acres more or less as shown on plans prepared by the AHTD referenced as Job 090284.