

ORDINANCE NO. 2019-4

**AN ORDINANCE TO PROVIDE FOR THE REZONING OF CERTAIN
LANDS IN PRAIRIE GROVE, ARKANSAS CURRENTLY OWNED BY EDITH
TILLMAN, MODIFICATION OF THE ZONING MAP, AND AMENDMENT OF
THE ZONING ORDINANCE.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PRAIRIE GROVE,
ARKANSAS, THAT:

Section One: Title. This Ordinance shall be known as the 2019 Tillman
Rezoning Ordinance.

Section Two: Property Rezoned. From and after the effective date hereof, the
following described real estate in the City of Prairie Grove, currently owned by
Edith Tillman, is hereby changed in zoning classification from A-1 (Agricultural)
to B-2 (Commercial):

Located in a part of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 23, Township 15 North, Range 32 West in Washington County, Arkansas, more precisely described as follows: starting at the Northwest (NW) corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Twenty-three (23); thence South $89^{\circ}21'54''$ East 859.61 feet; thence South $02^{\circ}45'46''$ East 425.33 feet to the true point of beginning; thence North $43^{\circ}51'58''$ East 129.84 feet; thence South $48^{\circ}57'32''$ East 262.47 feet; thence South $54^{\circ}05'10''$ East 66.43 feet; thence along the Northerly right-of-way of U.S. Highway 62 South $40^{\circ}51'35''$ West 243.29 feet; thence leaving said right-of-way and along an existing fence line North $49^{\circ}47'45''$ West 229.34 feet; thence North $02^{\circ}45'46''$ West 153.84 feet to the true point of beginning, containing 1.704 acres, more or less, and being subject to the right-of-way of U.S. Highway 62 and any easements of record.

Effective Date. This Ordinance shall become effective from and after 60 days of
its posting.

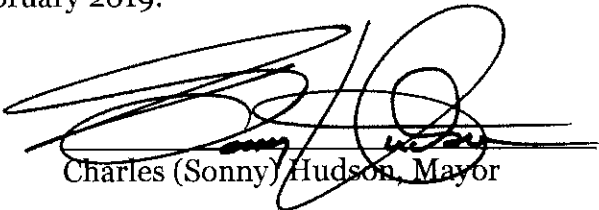
Section Four: Repealing Clause. Ordinances or parts thereof in force at the time
that this ordinance shall take effect that are in conflict herewith, are hereby

repealed.

Section Five: Saving Clause. Nothing herein shall be deemed to affect any rights or obligations existing at the time of the passage of this ordinance.


Section Six: Severability Clause. In the event any portion of this ordinance is declared inoperative or invalid as a result of a statute or judicial decision, then only that portion expressly so declared to be inoperative or invalid shall be affected thereby and all other provisions hereof shall remain in full force and effect.

Approved this 18th day of February 2019.



Charles (Sonny) Hudson, Mayor

(Attest)



Christine Kelly, Clerk

ORDINANCE NO. 2019-5

**AN ORDINANCE TO PROVIDE FOR THE REZONING OF CERTAIN
LANDS IN PRAIRIE GROVE, ARKANSAS CURRENTLY OWNED BY
HERITAGE HEIGHTS AMERICAN GROUP, LLC., MODIFICATION OF THE
ZONING MAP, AND AMENDMENT OF THE ZONING ORDINANCE.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PRAIRIE GROVE,
ARKANSAS, THAT:

Section One: Title. This Ordinance shall be known as the 2019 Heritage Heights
Rezoning Ordinance 2.

Section Two: Property Rezoned. From and after the effective date hereof, the
following described real estate in the City of Prairie Grove, currently owned by
Heritage Heights American Group, LLC., is hereby changed in zoning
classification from B-2 (Commercial) to R-1.5 (Residential):

Part of Lots 190 through 205 of Sundowner Subdivision Phase 3 to the City of
Prairie Grove, being part of the Northeast Quarter (NE 1/4) of the Southwest
Quarter (SW 1/4), and part of the Southeast Quarter (SE 1/4) of the Northwest
Quarter (NW 1/4) all being in Section 17, Township 15 North, Range 31 West,
Washington County, Arkansas, more particularly described as follows:

Beginning at a point being used as the Southeast Corner of Lot 190, Sundowner
Subdivision Phase 3, said point also being on the Northerly right-of-way line of
Brigade Boulevard as established by the plat of Sundowner Subdivision Phase 3
recorded June 14, 2007; thence North 87°39'14" West along said right-of-way
line a distance of 34.67 feet to a point on the Easterly right-of-way line of U.S.
Highway 62 Bypass as established by AHTD Job 040524; thence North 00°18'52"
East along said right-of-way line a distance of 496.90 feet to a point on the North
line of Lot 195, Sundowner Subdivision Phase 3; thence North 01°39'25" East
along said right-of-way line a distance of 401.62 feet to a point on the North line
of Lot 200, Sundowner Subdivision Phase 3, thence North 02°52'30" East along
said right-of-way line a distance of 416.29 feet to a point on the Southerly right-
of-way line of Battery Drive as established by the plat of Sundowner Subdivision
Phase 3 recorded June 14, 2007; thence South 87°39'51" East along said right-of-
way line a distance of 53.04 feet to a point on the East line of Lots 190 through
205, Sundowner Subdivision Phase 3; thence South 02°20'09" West along said

East line a distance of 1,314.45 feet to the point of beginning and containing 1.52 acres more or less (66,380 sq. ft. more or less) as shown on plans prepared by the AHTD referenced as Job 040524.


Effective Date. This Ordinance shall become effective from and after 60 days of its posting.

Section Four: Repealing Clause. Ordinances or parts thereof in force at the time that this ordinance shall take effect that are in conflict herewith, are hereby repealed.

Section Five: Saving Clause. Nothing herein shall be deemed to affect any rights or obligations existing at the time of the passage of this ordinance.

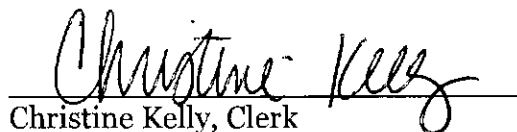
Section Six: Severability Clause. In the event any portion of this ordinance is declared inoperative or invalid as a result of a statute or judicial decision, then only that portion expressly so declared to be inoperative or invalid shall be affected thereby and all other provisions hereof shall remain in full force and effect.

Approved this 18th day of February 2019.



Charles (Sonny) Hudson, Mayor

(Attest)



Christine Kelly, Clerk

ORDINANCE NO. 2019-6

**AN ORDINANCE TO APPROVE THE PRELIMINARY PLAT OF THE
BELLE MEADE SUBDIVISION, PHASE 4.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PRAIRIE GROVE,
ARKANSAS, THAT:

Section One: Title. This Ordinance shall be known as the Belle Meade Phase 4
Preliminary Plat Approval Ordinance

Section Two: Preliminary Plat Approved. The Preliminary Plat of the Belle
Meade Subdivision, Phase 4, as submitted by the developer and approved by the
Prairie Grove Planning Commission, is hereby approved and the Mayor and Clerk
are authorized to affix their names and the seal of the City thereto.

Section Three: Installation of Improvements Authorized. The developer is
hereby authorized to begin installation of necessary improvements and prepare a
final plat upon completion

Section Four: Effective Date. This Ordinance shall become effective from and
after 60 days of its passage.

Section Five: Repealing Clause. Ordinances or parts thereof in force at the time
that this ordinance shall take effect that are in conflict herewith, are hereby
repealed.

Section Six: Saving Clause. Nothing herein shall be deemed to affect any rights
or obligations existing at the time of the passage of this ordinance.

Section Seven: Severability Clause. In the event any portion of this
ordinance is declared inoperative or invalid as a result of a statute or judicial
decision, then only that portion expressly so declared to be inoperative or invalid

shall be affected thereby and all other provisions hereof shall remain in full force and effect.

Approved this 18 day of February 2019.



Charles (Sonny) Hudson, Mayor

(Attest)



Christine Kelly, Clerk