

1 ORDINANCE NO. _____

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3 AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT
4 AND ESTABLISH A PLANNED COMMERCIAL DISTRICT TITLED LA
5 ARANDAS TAQUERIA PRIVATE CLUB – PCD, LOCATED AT 4721
6 BASELINE ROAD (Z-4517-A), LITTLE ROCK, ARKANSAS, AMENDING
7 THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK,
8 ARKANSAS; AND FOR OTHER PURPOSES.

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10 BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK,
11 ARKANSAS.

12 Section 1. That the zoning classification of the following described property be changed from C-3,
13 General Commercial District, to PCD, Planned Commercial District:

14 Z-4517-A: Described as: Tract 1: Part of the West 1/2 of the East 1/2 of the NE 1/4
15 of Section 6, Township 1 South, Range 12 West, in the City of Little Rock, Pulaski
16 County, Arkansas, more particularly described as follows: Beginning at a point 1,980
17 feet north and 355 feet east of the southwest corner of said W 1/2, E 1/2, NE 1/4; thence
18 north 306.94 feet to the south right-of-way line of Baseline Road; thence east along
19 the south right-of-way line of Baseline Road 101.71 feet; thence south 304.06 feet;
20 thence west 101.67 feet to the Point of Beginning (also being known as Lot 4, South
21 Heights Unrecorded, according to Plat filed in the office of the County Clerk of
22 Pulaski County, Arkansas, in County Surveyor's Plat Book 1, Page 29); and Tract 2:
23 Part of the West 1/2 of the East 1/2 of the NE 1/4 of Section 6, Township 1 South,
24 Range 12 West, in the City of Little Rock, Pulaski County, Arkansas, more
25 particularly described as follows: Beginning at a point 1,980 feet north and 456.67
26 feet east of the southwest corner of said W 1/2, E 1/2, NE 1/4; thence north 304.06 feet
27 to the south right-of-way line of Baseline Road; thence east along the south right-of-
28 way line of Baseline Road 101.71 feet; thence south 301.18 feet; thence west 101.67
29 feet to the Point of Beginning (also being known as Lot 5, South Heights Unrecorded,
30 according to an unrecorded Plat, dated November 20, 1953, prepared by G. A.
31 Denham, Registered Engineer). LESS AND EXCEPT from both tracts that part of
32 Lots 4 and 5 South Heights, conveyed in Warranty Deed by First National Bank of
33 Fayetteville, Arkansas, to the Arkansas State Highway Commission filed for record

1 **February 2, 1989, and recorded as Instrument No. 89-06299, records of Pulaski**
2 **County, Arkansas.**

3 **Section 2.** That the preliminary site development plan/plat be approved as recommended to the Little
4 Rock Planning Commission.

5 **Section 3.** That the change in zoning classification contemplated for La Arandas Taqueria Private
6 Club PCD, located at 4721 Baseline Road (Z-4517-A), is conditioned upon obtaining final plan approval
7 within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

8 **Section 4.** That this ordinance shall not take effect and be in full force until the final plan approval.

9 **Section 5.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
10 Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary
11 to affect and designate the change provided for in Section 1 hereof.

12 **Section 6. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or
13 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
14 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
15 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
16 ordinance.

17 **Section 7. Repealer.** All laws, ordinances, resolutions, or parts of the same that are inconsistent with
18 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

19 **PASSED: January 19, 2021**

20 **ATTEST:**

APPROVED:

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23 **Susan Langley, City Clerk**

_____ **Frank Scott, Jr., Mayor**

24 **APPROVED AS TO LEGAL FORM:**

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27 **Thomas M. Carpenter, City Attorney**

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