

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT AND TO ESTABLISH A PLANNED DEVELOPMENT TITLED REYES – PCD, LOCATED AT 9200 CHICOT ROAD (Z-10207), CITY OF LITTLE ROCK, ARKANSAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.

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

Section 1. That the zone classification of the following property is changed from C-3, General Commercial District, to PCD, Planned Commercial District:

Z-10207 – DESCRIBED AS TRACT ONE: LOT A, CHICOT MANOR, NOW IN THE CITY OF LITTLE ROCK, ARKANSAS, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 10, PAGE 78, RECORD OF PULASKI COUNTY, ARKANSAS. TRACT TWO: PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 13 WEST, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGIN 30 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 2, TOWNSHIP 1 SOUTH, RANGE 13 WEST IN PULASKI COUNTY, ARKANSAS, THENCE RUN SOUTH 70 FEET; THENCE RUN WEST 120 FEET; THENCE RUN NORTH 70 FEET; THENCE RUN EAST 120 FEET TO THE BEGINNING. LESS AND EXCEPT PART OF TRACT A OF CHICOT MANOR SUBDIVISION TO THE CITY OF LITTLE ROCK AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 13 WEST, BOTH IN PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE SOUTHWESTERLY CORNER OF TRACT A OF CHICOT MANOR SUBDIVISION; THENCE NORTH 40 DEG. 53' EAST ALONG THE NORTHWESTERLY LINE THEREOF A DISTANCE OF 97.7 FEET TO A POINT ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF

1 CHICOT ROAD FOR THE POINT OF BEGINNING; THENCE SOUTH 03
2 DEG. 16' 16" EAST ALONG SAID EXISTING RIGHT OF WAY LINE A
3 DISTANCE OF 137.9 FEET TO A POINT; THENCE SOUTH 84 DEG. 51'44"
4 WEST A DISTANCE OF 5.7 FEET TO A POINT ON THE WESTERLY
5 PROPOSED RIGHT OF WAY LINE OF CHICOT ROAD; THENCE NORTH
6 03 DEG. 18' WEST ALONG SAID PROPOSED RIGHT OF WAY LINE A
7 DISTANCE OF 132.1 FEET TO A POINT; THENCE NORTH 40 DEG. 53"
8 EAST A DISTANCE OF 8.3 FEET TO THE POINT OF BEGINNING.

9 SECTION 2. That the preliminary site development plan/plat be approved as recommended by
10 the Little Rock Planning Commission.

11 SECTION 3. That the change in zoning classification contemplated for Reyes – PCD, located at
12 9200 Chicot Road (Z-10207) is conditioned upon obtaining final plan approval within the time specified
13 by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

14 SECTION 4. That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little
15 Rock, Arkansas, and designated district map be and is hereby amended to the extent and in the respects
16 necessary to affect and designate the change provided for in Section 1 hereof.

17 SECTION 5. *Severability*. In the event any title, section, paragraph item. sentence, clause,
18 phrase, or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration
19 or adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
20 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
21 ordinance.

22 SECTION 6. *Repealed*. All laws, ordinances, resolutions, or parts of the same that are
23 inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

24 **PASSED: November 18, 2025**

25 **ATTEST:**

APPROVED:

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Allison Segars, City Clerk

Frank Scott, Jr., Mayor

30 **APPROVED AS TO FORM:**

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Thomas M. Carpenter, City Attorney