

**Little Rock Board of Directors Meeting
March 5, 2024
6:00 PM**

The Board of Directors of the City of Little Rock, Arkansas, met in a regular meeting with Mayor Frank Scott, Jr., presiding. City Clerk Susan Langley called the roll with the following Directors present: Miller; Richardson; Peck; Hines; Lewis; Wyrick; Kumpuris; Phillips; Adcock; Vice-Mayor Webb; and Mayor Scott. City Attorney Tom Carpenter delivered the invocation followed by the Pledge of Allegiance.

PRESENTATIONS

2024 Solar Eclipse Events Update

Director Hines stated that he had asked for Item 23 to be held separately; however, his questions had been answered. Director Hines made the motion, seconded by Director Richardson, to move Item 23 from the Separate Items to the Grouped items. By unanimous voice vote of the Board Members present, **Item 23 was moved from the Separate Items to the Grouped Items.**

Director Wyrick stated that she had asked for Item 20 to be held separately; however, her questions had been answered. Director Wyrick made the motion, seconded by Director Richardson, to move Item 20 from the Separate Items to the Grouped items. By unanimous voice vote of the Board Members present, **Item 20 was moved from the Separate Items to the Grouped Items.**

Director Hines made the motion, seconded by Director Richardson, to move Item M-1 and Item 7 to an Executive Session. By unanimous voice vote of the Board Members present, **Item M-1 and Item 7 were moved to an Executive Session.**

ADDITIONS:

M-1 RESOLUTION: A resolution to appoint Monty Baugh, to fill an At-Large Position on the Little Rock Housing Authority Board of Commissioners, d/b/a/ Metropolitan Housing Alliance; and for other purposes. *Staff recommends approval.*

CONSENT AGENDA (Items 1 – 7)

1. RESOLUTION NO. 16,245: To authorize the City Manager to enter into a contract with Redstone Construction Group, Inc., in an amount not to exceed \$6,025,754.00, for street resurfacing within the City of Little Rock, Arkansas; and for other purposes. *(Funding from the Limited Tax General Obligation Capital Improvement Bonds) Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to enter into a contract with Redstone Construction Group, Inc., for the 2024 Street Resurfacing Program within the City of Little Rock.

2. RESOLUTION NO. 16,246: To authorize the City Manager to award a Professional Engineering Services Contracts for Engineering Design and Survey Services for the 2023-2025 Capital Improvement Projects funded from the proceeds of the Limited Tax Obligation Capital Improvement Bonds for Streets and Drainage Projects; and for other purposes. *(Funding from the Limited Tax General Obligation Capital Improvement Bonds) Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to enter into contracts with Consulting Engineering Firms to provide Engineering Design and Survey Services for the 2023 to 2025 Public Works Capital Improvement Program.

3. RESOLUTION NO. 16,247: To amend Little Rock, Ark., Resolution No. 15,943 (March 21, 2023), to authorize the City Manager to enter into a contract with Risk Management Resources, in the amount of \$72,000.00, to provide Third-Party Administration Services for the City's Self-Funded Workers' Compensation Program; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to amend Little Rock, Resolution No. 15,943 (March 21, 2023), to authorize the City Manager to renew the agreement with Risk Management Resources to provide Third-Party Administration Services for the City's Self-Funded Workers' Compensation Program.

4. RESOLUTION NO. 16,248: To authorize the City Manager to appropriate \$1,000,000.00 from the Technology Park Special Project to the Central Arkansas Technology Park Authority; and for other purposes. *Staff recommends approval.*

Synopsis: A resolution to authorize the City Manager to appropriate a portion of economic development funds to the Little Rock Technology Park that were allocated in the 2022 Budget Amendment approved on March 7, 2023.

5. RESOLUTION NO. 16,249: To certify local government endorsement of Dassault Falcon Jet Corporation, to participate in the Arkansas Tax Back Program, as authorized by the Arkansas Code § 15-4-2706(D) of the Consolidated Incentive Act of 2003; and for other purposes. *Staff recommends approval.*

6. RESOLUTION NO. 16,250: To appoint Lee Mayfield and Marvin Henderson to the Board of Commissioners for the Yorkwood Recreational Improvement District No. 3 of the City of Little Rock, Arkansas; and for other purposes. *Staff recommends approval.*

7. RESOLUTION: To appoint Stacie Brown to fill the Resident Commissioner Position on the Little Rock Housing Authority Board of Commissioners, d/b/a Metropolitan Housing Alliance; and for other purposes. *Staff recommends approval.*

Director Adcock made the motion, seconded by Director Hines, to approve the Consent Agenda. By unanimous voice vote of the Board Members present, **the Consent Agenda was approved.**

CITIZEN COMMUNICATION

Norma Huffman: Auxora Arms.

Luke Skrable: FOI Lawlessness.

Dawn Jeffrey: Police Transparency & Accountability.

Debra Molder: Autumn Park Apartments.

Shawn Woods: Policing and Citizen Review Board.

Wanda Reddick: Condition of Apartment.

Amy Marie Prichard: Citizen Review Board.

GROUPED ITEMS (Items 8 – 20 and Item 23)

8. ORDINANCE NO. 22,399; Z-9877: To approve a Planned Zoning Development and to establish a Planned Development - Commercial titled The Landry Group Vehicle Parking and Storage PD-C, located at 8503 Mabelvale Pike, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Planning Commission: 11 ayes; 0 nays; and 0 absent) Staff recommends approval.*

Synopsis: The applicant is requesting that the 2.54-acre property, located at 8503 Mabelvale Pike, be rezoned from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow the property to be used for vehicle parking and storage. (Located in Ward 7)

9. ORDINANCE NO. 22,400; Z-9898: To approve a Planned Zoning Development and to establish a Planned Development - Commercial titled KellyCab Properties 4 STR-2 PD-C, located at 413 East 15th Street, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Planning Commission: 11 ayes; 0 nays; and 0 absent) Staff recommends approval.*

Synopsis: The applicant is requesting that the 0.11-acre property, located at 413 East 15th Street, be rezoned from C-3, General Commercial District, to PD-C, Planned Development – Commercial, to allow for one (1)-unit (Unit A) of a four (4)-unit apartment building to be used as a Short-Term Rental-2. (Located in Ward 1)

10. ORDINANCE NO. 22,401; Z-9898-A: To approve a Planned Zoning Development and to establish a Planned Development - Commercial titled KellyCab Properties 5 STR-2 PD-C, located at 413 East 15th Street, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Planning Commission: 11 ayes; 0 nays; and 0 absent) Staff recommends approval.*

Synopsis: The applicant is requesting that the 0.11-acre property, located at 413 East 15th Street, be rezoned from C-3, General Commercial District, to PD-C, Planned Development – Commercial, to allow for one (1)-unit (Unit B) of a four (4)-unit apartment building to be used as a Short-Term Rental-2. (Located in Ward 1)

11. ORDINANCE NO. 22,402; Z-9898-B: To approve a Planned Zoning Development and to establish a Planned Development - Commercial titled KellyCab Properties 6 STR-2 PD-C, located at 413 East 15th Street, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Planning Commission: 11 ayes; 0 nays; and 0 absent) Staff recommends approval.*

Synopsis: The applicant is requesting that the 0.11-acre property, located at 413 East 15th Street, be rezoned from C-3, General Commercial District, to PD-C, Planned Development – Commercial, to allow for one (1)-unit (Unit C) of a four (4)-unit apartment building to be used as a Short-Term Rental-2. (Located in Ward 1)

12. ORDINANCE NO. 22,403; Z-9898-C: To approve a Planned Zoning Development and to establish a Planned Development - Commercial titled KellyCab Properties 7 STR-2 PD-C, located at 413 East 15th Street, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Planning Commission: 11 ayes; 0 nays; and 0 absent) Staff recommends approval.*

Synopsis: The applicant is requesting that the 0.11-acre property, located at 413 East 15th Street, be rezoned from C-3, General Commercial District, to PD-C, Planned Development – Commercial, to allow for one (1)-unit (Unit D) of a four (4)-unit apartment building to be used as a Short-Term Rental-2. (Located in Ward 1)

13. ORDINANCE NO. 22,404; Z-9899: To reclassify property located in the City of Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. *(Planning Commission: 11 ayes; 0 nays; and 0 absent) Staff recommends approval.*

Synopsis: The owner of the 0.24-acre property located at 822 South Van Buren Street is requesting that the property be reclassified from O-3, General Office District, to R-3, Single-Family District, to allow for the construction of a single-family residence. (Located in Ward 3)

14. ORDINANCE NO. 22,405; Z-9901: To approve a Planned Zoning Development and to establish a Planned Development - Commercial titled Brandon Realty, LLC, 1 STR-2 PD-C, locate at 1865 South Cross Street, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. (*Planning Commission: 11 ayes; 0 nays; and 0 absent*) *Staff recommends approval.*

Synopsis: The applicant is requesting that the 0.17-acre property, located at 1865 South Cross Street, be rezoned from R-4, Two-Family District, to PD-C, Planned Development – Commercial, to allow for the principal structure to be used as a Short-Term Rental-2. (Located in Ward 1)

15. ORDINANCE NO. 22,406; Z-9901-A: To approve a Planned Zoning Development and to establish a Planned Development - Commercial titled Brandon Realty, LLC, 2 STR-2 PD-C, locate at 1865-A South Cross Street, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. (*Planning Commission: 11 ayes; 0 nays; and 0 absent*) *Staff recommends approval.*

Synopsis: The applicant is requesting that the 0.17-acre property, located at 1865-A South Cross Street, be rezoned from R-4, Two-Family District, to PD-C, Planned Development – Commercial, to allow for the principal structure to be used as a Short-Term Rental-2. (Located in Ward 1)

16. ORDINANCE NO. 22,407; Z-9902: To approve a Planned Zoning Development and to establish a Planned Development - Commercial titled Gilmore STR-2 PD-C, located at 1817 Fair Park Boulevard, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. (*Planning Commission: 11 ayes; 0 nays; and 0 absent*) *Staff recommends approval.*

Synopsis: The applicant is requesting that the 0.17-acre property, located at 1817 Fair Park Boulevard, be rezoned from R-3, Single-Family-District, to PD-C, Planned Development – Commercial, to allow for the use of the property as a Short-Term Rental-2. (Located in Ward 3)

17. ORDINANCE NO. 22,408; Z-9903: To approve a Planned Zoning Development and to establish a Planned Development - Commercial titled Goff STR-2 PD-C, located at 1601 North Bryant Street, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. (*Planning Commission: 11 ayes; 0 nays; and 0 absent*) *Staff recommends approval.*

Synopsis: The applicant is requesting that the 2.49-acre property, located at 1601 North Bryant Street, be rezoned from MF-24, Multifamily District, to PD-C, Planned Development – Commercial, to allow for one (1)-unit (Unit 5), to be used as a Short-Term Rental-2. (Located in Ward 3)

18. ORDINANCE NO. 22,409; Z-9907: To approve a Planned Zoning Development and to establish a Planned Development - Commercial titled Jensen 1 STR-2 PD-C, located at 4909 Lee Avenue, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. (*Planning Commission: 11 ayes; 0 nays; and 0 absent*) *Staff recommends approval.*

Synopsis: The applicant is requesting that the 0.13-acre property, located at 4909 Lee Avenue, be rezoned from R-3, Single-Family District, to PD-C, Planned Development – Commercial, to allow for the use of the property as a Short-Term Rental-2. (Located in Ward 3)

19. ORDINANCE NO. 22,410; Z-9909: To approve a Planned Zoning Development and to establish a Planned Development - Office titled Scipio A. Jones Museum PD00, located at 1872 South Cross Street, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. (*Planning Commission: 11 ayes; 0 nays; and 0 absent*) *Staff recommends approval.*

Synopsis: The applicant is requesting that the 0.17-acre property, located at 1872 South Cross Street, be rezoned from R-4, Two-Family District, PD-O, Planned Development – Office, to allow for an office and museum use. (Located in Ward 1)

20. ORDINANCE NO. 22,411; Z-5527-A: To reclassify property located in the City of Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. (*Planning Commission: 11 ayes; 0 nays; and 0 absent*) (*Deferred from February 20, 2024*) *Staff recommends approval.*

Synopsis: The owner of the 2.2-acre property, located at 5400 South University Avenue, is requesting that the property be reclassified from PCD, Planned Commercial Development, and C-3, General Commercial District, to C-4, Open Display District, for future retail and office-warehouse development. (Located in Ward 7)

23. ORDINANCE NO. 22,413; Z-9910: To reclassify property located in the City of Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. (*Planning Commission: 11 ayes; 0 nays; and 0 absent*) *Staff recommends approval.*

Synopsis: The owner of the 12.08-acre property, located at 11801 Kanis Road, is requesting that the property be reclassified from O-3, General Office District, to C-3, General Commercial District. (Located in Ward 6)

The ordinances were read the first time. Director Adcock made the motion, seconded by Director Hines, to suspend the rules and place the ordinances on second reading. By unanimous voice vote of the Board Members present, the rules were suspended and the ordinances were read a second time. Director Adcock made the motion, seconded by Director Hines, to suspend the rules and place the ordinances on third reading. By unanimous voice vote of the Board Members present, the rules were suspended and the ordinances were read a third time. By unanimous voice vote of the Board Members present, **the ordinances were approved.**

SEPARATE ITEMS (Items 21 - 22)

21. ORDINANCE NO. 22,414; Z-8116-A: To approve a Planned Zoning Development and to establish a Planned Development – Residential titled Arbors Development STR02 Revised PD-R, located at 301 East 15th Street, Little Rock, Arkansas, amending the Official Zoning Map of the City of Little Rock, Arkansas; and for other purposes. (*Planning Commission: 8 ayes; 3 nays; and 0 absent*) *Staff recommends denial.*

Synopsis: The applicant is requesting that the 0.09-acre property, located at 301 East 15th Street, be rezoned from PD-R, Planned Development – Residential, to Revised PD-R, to allow for the use of the property as a Short-Term Rental-2. (Located in Ward 1)

The ordinance was read the first time. Director Adcock made the motion, seconded by Director Richardson, to suspend the rules and place the ordinance on second reading. By unanimous voice vote of the Board Members present, the rules were suspended and the ordinance was read a second time. Director Adcock made the motion, seconded by Director Hines, to suspend the rules and place the ordinance on third reading. By unanimous voice vote of the Board Members present, the rules were suspended and the ordinance was read a third time. By unanimous voice vote of the Board Members present, **the ordinance was approved.**

22. ORDINANCE NO. 22,412; Z-9904: To approve a Planned Zoning Development and to establish a Planned Commercial Development titled Pickens Auto Repair Shop PD-C, located at 8805 Dreher Lane, Little Rock, Arkansas, amending the Official Zoning

Map of the City of Little Rock, Arkansas; and for other purposes. (*Planning Commission: 11 ayes; 0 nays; and 0 absent*) *Staff recommends approval.*

Synopsis: The applicant is requesting that the 0.51-acre property, located at 8805 Dreher Lane, be rezoned from R-2, Single-Family District, PD-C, Planned Development – Commercial, to allow for an auto repair use. (Located in Ward 2)

The ordinance was read the first time. Director Adcock made the motion, seconded by Director Hines, to suspend the rules and place the ordinance on second reading. By unanimous voice vote of the Board Members present, the rules were suspended and the ordinance was read a second time. Director Adcock made the motion, seconded by Director Hines, to suspend the rules and place the ordinance on third reading. By unanimous voice vote of the Board Members present, the rules were suspended and the ordinance was read a third time. By unanimous voice vote of the Board Members present, **the ordinance was approved.**

EXECUTIVE SESSION (Item M-1 and Item 7)

Director Richardson made the motion, seconded by Director Hines, for the Board to go into Executive Session for the purpose of appointments and reappointments to various City of Little Rock Boards and Commissions. By unanimous voice vote of the Board Members present, **the Board went into Executive Session for the purpose of appointments and reappointments.**

M-1 RESOLUTION NO. 16,252: A resolution to appoint Monty Baugh, to fill an At-Large Position on the Little Rock Housing Authority Board of Commissioners, d/b/a/ Metropolitan Housing Alliance; and for other purposes. *Staff recommends approval.*

Director Hines made the motion, seconded by Director Peck, to approve the resolution. By voice vote of the Board Members present, with Director Phillips voting in opposition, **the resolution was approved.**

7. RESOLUTION NO. 16,251: To appoint Stacie Brown to fill the Resident Commissioner Position on the Little Rock Housing Authority Board of Commissioners, d/b/a Metropolitan Housing Alliance; and for other purposes. *Staff recommends approval.*

Director Adcock made the motion, seconded by Director Hines, to approve the resolution. By unanimous voice vote of the Board Members present, **the resolution was approved.**

Director Richardson made the motion, seconded by Director Wyrick, to adjourn the meeting. By unanimous voice vote of the Board Members present, **the meeting was adjourned.**

Prepared by: Susan Langley

Little Rock Board of Directors Meeting
March 5, 2024
6:00 PM

ATTEST:

APPROVED:

Allison Segars, Acting City Clerk

Frank Scott, Jr., Mayor