

1 **ORDINANCE NO. _____**

2
3 **AN ORDINANCE TO ACCEPT THE THIBAUT ZEUBER ANNEXATION**
4 **(A-341), TO ADD CERTAIN LANDS TO THE CITY OF LITTLE ROCK,**
5 **ARKANSAS; TO ZONE SAID LAND TO I-3, HEAVY INDUSTRIAL**
6 **DISTRICT (Z-9699); AND FOR OTHER PURPOSES.**

7
8 **WHEREAS**, a petition for voluntary annexation (the “Petition”) was filed with the County Clerk of
9 Pulaski County, Arkansas, for 100% owner praying that said lands be annexed to and made part of the City
10 of Little Rock, Arkansas; and,

11 **WHEREAS**, the County Court of Pulaski County, Arkansas, found that the Petition was correct as to
12 form as required of Arkansas Code 14-40-609; and,

13 **WHEREAS**, on July 28, 2022, the Pulaski County Judge has signed an Annexation Order for the site
14 requesting annexation; and,

15 **WHEREAS**, an accurate map of said lands has been filed with and made a part of said Petition; and,

16 **WHEREAS**, all things pertaining thereto have been done in the manner prescribed by law and that said
17 lands should be annexed to and made part of the City of Little Rock.

18 **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY**
19 **OF LITTLE ROCK, ARKANSAS:**

20 **Section 1.** The following described territory contiguous and adjoining the City of Little Rock, Arkansas
21 is accepted as annexed to and made a part of the City of Little Rock, Pulaski County, Arkansas, to wit:

22
23 **THIBAUT ZEUBER ANNEXATION (A-341)**

24
25 **NORTH TRACT:** Tract of land located in the NW1/4 SE1/4, Section 21, T-1-N, R-
26 11-W, Pulaski County, Arkansas, being more particularly described as follows:
27 Commencing at the northeast corner of said Section 21; thence along the north line
28 of said Section 21, N 88°47'31"W, 1,312.38 feet to the northwest corner of the NE1/4
29 NE1/4 of said Section 21; thence S 0°33' 10"W, 1,319.54 feet along the east line of
30 W1/2 NE1/4 of Section 21; thence continuing along said east line S 01°26'07" W,
31 1,321.64 feet to southwest corner of said SE1/4 NE1/4 of said Section 21, said point
32 also being the point of beginning; thence S 01°22'09" W, along said east line (also
33 being the centerline of Thibault Road), 364.4 feet; thence N 88°48'11" W, 1316.67

1 feet; thence N 01°45'15" E, 364.4 feet; thence S 88°48'13" E, 1,314.22 feet (measured,
2 dedeed 1,314.46 feet) to the point of beginning, containing 11.00 acres, more or less,
3 including the right-of-way of Thibault Road.

4 **SOUTH TRACT:** Tract of land located in the NW1/4 SE1/4, Section 21, T-1-N, R-
5 11-W, Pulaski County, Arkansas, being more particularly described as follows:
6 Commencing at the northeast corner of said Section 21; thence along the north line
7 of said Section 21, N 88°47'31" W, 1,312.38 feet to the northwest corner of the NE1/4
8 NE1/4 of said Section 21; thence S 0°33'10" W, 1,319.54 feet along the east line of
9 W1/2 NE1/4 of said Section 21; thence continuing along said east line S 01°26'07" W,
10 1,321.64 feet to southwest corner of said SE1/4 NE1/4 of said Section 21; thence S
11 01°22'09" W, along said east line (also being the centerline of Thibault Road), 364.4
12 feet to the point of beginning; thence continue S 01°22'09" W, along said east line and
13 centerline, 403.3 feet, thence N 88°58'13" W, 1,319.43 feet (measured, dedeed N
14 88°48'13" W, 1,314.54 feet); thence N 01°45'15" E, 407.17 feet; thence S 88°48'11" E,
15 1,316.67 feet to the point of beginning, containing 12.26 acres, more or less; and
16 including all adjacent the rights-of-way.

17 **Section 2.** The City of Little Rock shall provide police and fire protection; and upon approval by the
18 respective utility allow the property owners within the annexation to extend service lines to the Little Rock
19 Water Reclamation System and Central Arkansas Water System from the effective date of the annexation.

20 **Section 3.** That the zoning classification of the following described property be zoned to I-3, Heavy
21 Commercial District:

22 **Z-9699: NORTH TRACT:** Tract of land located in the NW1/4 SE1/4, Section 21, T-
23 1-N, R-11-W, Pulaski County, Arkansas, being more particularly described as
24 follows: Commencing at the northeast corner of said Section 21; thence along the
25 north line of said Section 21, N 88°47'31"W, 1,312.38 feet to the northwest corner of
26 the NE1/4 NE1/4 of said Section 21; thence S 0°33' 10"W, 1,319.54 feet along the east
27 line of W1/2 NE1/4 of Section 21; thence continuing along said East line S 01°26'07"
28 W, 1,321.64 feet to southwest corner of said SE1/4 NE1/4 of said Section 21, said point
29 also being the point of beginning; thence S 01°22'09" W, along said east line (also
30 being the centerline of Thibault Road), 364.4 feet; thence N 88°48'11" W, 1316.67
31 feet; thence N 01°45'15" E, 364.4 feet; thence S 88°48'13" E, 1,314.22 feet (measured,
32 dedeed 1,314.46 feet) to the point of beginning, containing 11.00 acres, more or less,
33 including the right-of-way of Thibault Road.

1 **SOUTH TRACT:** Tract of land located in the NW1/4 SE1/4, Section 21, T-1-N, R-
2 11-W, Pulaski County, Arkansas, being more particularly described as follows:
3 Commencing at the northeast corner of said Section 21; thence along the north line
4 of said Section 21, N 88°47'31" W, 1,312.38 feet to the northwest corner of the NE1/4
5 NE1/4 of said Section 21; thence S 0°33'10" W, 1,319.54 feet along the east line of
6 W1/2 NE1/4 of said Section 21; thence continuing along said east line S 01°26'07" W,
7 1,321.64 feet to southwest corner of said SE1/4 NE1/4 of said Section 21; thence S
8 01°22'09" W, along said east line (also being the centerline of Thibault Road), 364.4
9 feet to the point of beginning; thence continue S 01°22'09" W, along said east line and
10 centerline, 403.3 feet, thence N 88°58'13" W, 1,319.43 feet (measured, deeded N
11 88°48'13" W, 1314.54 feet); thence N 01°45'15" E, 407.17 feet; thence S 88°48'11" E,
12 1,316.67 feet to the point of beginning, containing 12.26 acres, more or less.

13 **Section 4.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
14 Arkansas, and the Designated District Map be and is hereby amended to the extent and in the respects
15 necessary to affect and designate the change provided for in Section 3 hereof.

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

21 **Section 6. Repealer.** All ordinances or resolutions of the City in conflict herewith are hereby repealed
22 to the extent of such conflict.

23 **PASSED: September 6, 2022**

24 **ATTEST:**

APPROVED:

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26 _____
27 **Susan Langley, City Clerk**

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

28 **APPROVED AS TO LEGAL FORM:**

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

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