



MEETING NOTICE

June 25, 2026

THE CITY BEAUTIFUL COMMISSION WILL HOLD ITS NEXT REGULARLY SCHEDULED MEETING AT 4:00 P.M., ON **THURSDAY, June 25, 2026**, AT LITTLE ROCK CITY HALL, 2ND FLOOR, BOARD OF DIRECTORS CHAMBERS. 500 WEST MARKHAM STREET

AGENDA:

CALL TO ORDER:	STEVE HOMEYER
ROLL CALL:	STAFF
APPROVAL OF THE MINUTES:	May 28, 2026

VARIANCE REQUEST:

• 11800 Stagecoach Rd	STAFF
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TREASURER’S REPORT:

• EXPENSES REPORT	ADAM WIERCIAK
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COMMITTEE REPORT UPDATES:

• PUBLIC RELATIONS	DAX CHANCE
• KLRB (UPDATE)	MALLORY MOUNCE
• LANDSCAPE AWARDS	STEVE HOMEYER
• EYE OF THE BEHOLDER	ADAM WIERCIAK
• T.R.E.E. FUND	DAX CHANCE
• Wildflower Planting Program	ROBERT WINCHESTER Social Event-Lee Cowan

NEW BUSINESS:

ANNOUNCEMENTS:

- NEXT MEETING – July 23, 2026

ADJOURNMENT:



MEETING MINUTES

The City Beautiful Commission held a planned meeting at 4:00 p.m. on Thursday, May 28 2026, at Little Rock City Hall, 2nd Floor, Board of Directors' Chambers, 500 W. Markham St. Chairman Steven Homeyer called the meeting to order.

MEMBERS' PRESENT:

Steven Homeyer
Lee Cowan
Louise Miller
Dax Chance

Adam Wierciak
Bob Winchester
Dustin Davis

MEMBERS' ABSENT:

Robert Walker
Mallory Mounce

ALSO PRESENT:

Simone Blagg, Little Rock City Attorney's Office
Debra Stafford, Landscape Specialist

APPROVAL OF THE APRIL 23, 2026 MEETING MINUTES:

Motion: A motion was made to approve the April 23, 2026 minutes be approved with the correction that 2509 W Capitol was the only address to be approved for trees.

Second: The motion was seconded, and it passed unanimously.

VARIANCE REQUEST:

None requested.

TREASURER REPORT:

Expense Report, Adam Wierciak:

Commissioner Wierciak reported that there is \$29,808.90 in the T.R.E.E. fund and \$2,500 in the CBC General Fund.

COMMITTEE REPORTS, UPDATES:

Public Relations Dax Chance:

Commissioner Chance has posted a couple of the “Eye of the Beholders”. We continue to get likes.

KLRB Mallory Mounce:

Commissioner Homeyer reported for Commissioner Mounce. There will be a recycling day at the zoo on Saturday June 6th from 9:00 till noon.

Landscape Awards Steven Homeyer:

Commissioner Cowan nominated the Jim Daily Center.

Eye of the Beholder Adam Wierciak:

Commissioner Wierciak gave out two notices and Commissioner Cowan gave out one.

T.R.E.E. Fund, Dax Chance:

Commissioner Homeyer reported for Commissioner Chance. We had three requests for trees. 2509 W. Capitol.

There were three request for trees: 225 Thayer Street, 5407 County Club Blvd. and 309 Rosetta Street.

There was a motion made to approve the requests. The motion was seconded and it passed unanimously (Commissioner Cowan did not vote on the Rosetta Street address due to the fact that is her residence.

Wildflower Planting Project, Robert Winchester:

Joe Ledvina from the Arkansas Department of Transportation spoke to the Commission about the Wildflower Planting Program. The Commission will discuss this program further next month.

NEW BUSINESS:

Staff announced that John Jenkins and Kevin Howard from the Housing and Neighborhood Programs Division will be heading up the Naturalized landscaping project.

ANNOUNCEMENTS:

The next Commission meeting will be on June 25, 2026

ADJOURNMENT:

Chairman Homeyer entertained a motion to adjourn the meeting.

Motion: A motion was made for the meeting to adjourn.

Second: The motion was seconded, and it passed unanimously.

The meeting was adjourned at 5:00 pm.

File No.: Z-10310
Owner: Nidia Cochran
Applicant: Phillip Lewis Engineering (Agent)
Address: 11800 Stagecoach Road
Legal Description: PT N1/2 SE MPDA COM NE COR SE NE
S00°42'50"W597.70' TO N R/W LN HWY #5 TH
S48°15'39"W1222.43' N70°01'52"W790.15'
N16°01'06"W203.40' S12°54'05"E202.79'
N89°54'02"W280.37' S11°02'23"E776.74'
N79°03'12"E121.02' N10°15'05"W9.74
Zoned: C-3
Variance Requested: A variance is requested from the parking regulations of Sec.
15-97 to allow the interior landscaping to be relocated
around the perimeter of the site.
Justification: The applicant's justification letter was submitted with the
application.
Present Use: Retail
Proposed Use: Retail

STAFF REPORT

A. Planning and Development Civil Engineering:

B. Landscape and Buffer Issues:

C. Building Codes Comments:

No Comments.

D. Staff Analysis:

The C-3 zoned property located at 11800 Stagecoach Road is within a predominantly commercial district. Positioned on the north side of the street this lot is bordered by I2-zone.

The applicant is requesting a variance to allow the omission of landscape planter strips within the parking lot. The applicant states that the regulations requiring landscape strips in the parking lot would not allow them to have enough parking spaces.

The applicant is requesting to move the plantings from the interior of the parking lot and to install them on the west perimeter of the property (see attached site plans). The applicant proposed to plant 22 willow oaks, 101 Ilex Crenata and 109 Indian Hawthorne.

Section 15-97(a) states: *Interior landscape areas shall comprise at least eight (8) percent of any vehicular use area containing twelve (12) or more parking spaces.* Therefore, the applicant is requesting to allow the omission of the required interior parking area landscape and to relocation the required plantings to the perimeter of the property.

Based on the analysis above, staff believes the subject proposal is in keeping with the character and scale of the surrounding properties and follows the current development requirements. Staff views the variance requests as reasonable.

E. Staff Recommendation:

Staff recommends approval of the requested variance to omit the interior parking area landscaping requirement and to relocate the planted materials to the perimeter landscaping as per the above staff analysis and as specified on the submitted site plan.

11800 STAGECOACH RD.

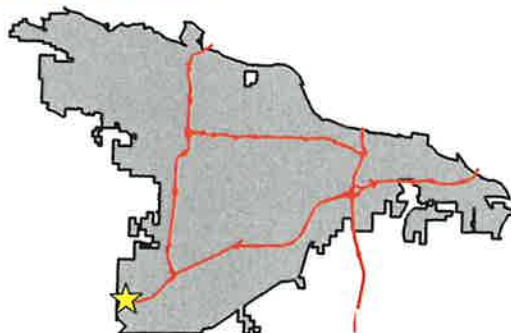
BOARD OF ADJUSTMENT
JUNE 18, 2026

Zoning

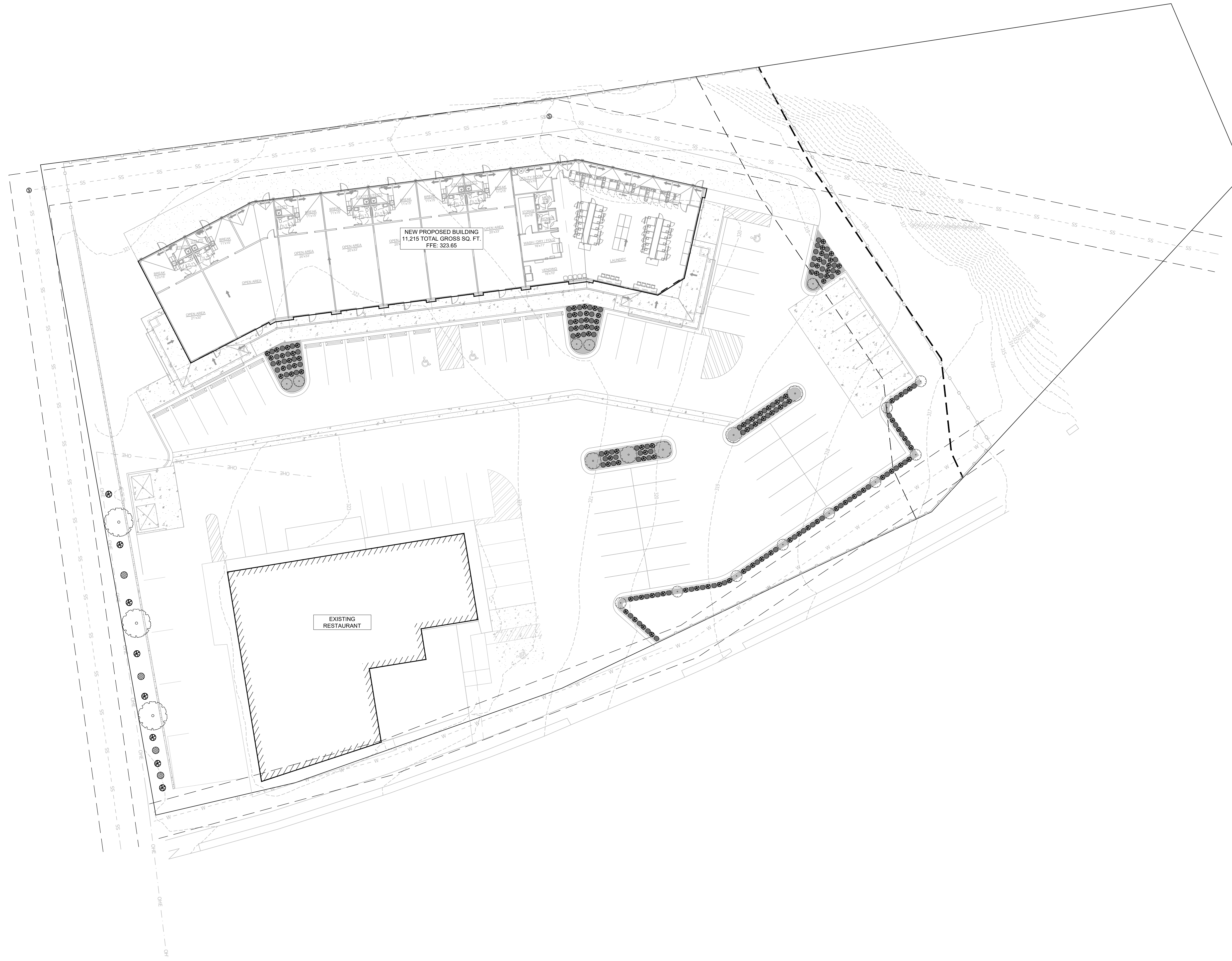


Legend

- MOBILE HOME
- INDUSTRIAL
- PARKS AND RECREATION
- OPEN SPACE
- COMMERCIAL
- Parcel Lines



DEPARTMENT OF
**PLANNING &
DEVELOPMENT**



LANDSCAPE PLAN

SCALE 1" = 20'

NOTES:

1. ALL LANDSCAPED AREAS OF THE SITE SHALL BE CONSTRUCTED WITH AN AUTOMATIC SPRINKLER IRRIGATION SYSTEM AS PART OF THE LANDSCAPING SUBCONTRACT.
2. GENERAL CONTRACTOR SHALL PROVIDE SCHEDULE 40 PVC SLEEVING 4" OR 6" UNDER ALL DRIVES AND PAVED AREAS FOR IRRIGATION SLEEVING SHALL BE BURIED A MINIMUM OF 18" BELOW GRADE AND THE ENDS OF THE SLEEVES CLEARLY MARKED BY THE GENERAL CONTRACTOR AND SHALL EXTEND OUT A MINIMUM OF 18" PAST ANY CURB OR PAVING.
3. LANDSCAPED AREAS TO BE AMENDED WITH 4" OF TOPSOIL, SCARIFY SOIL 3" PRIOR TO APPLICATION. ALL TOP SOIL SHALL BE PLACED IN COORDINATION WITH GRADING AND DRAINAGE PLANS TO ENSURE THAT THE GRADING AND DRAINAGE DESIGN FOR THE SITE IS MAINTAINED AFTER BEING SODDED OR SEEDED. EXISTING SOIL FROM THE SITE CAN BE STOCK PILED AND REUSED AS LONG AS IT IS OF QUALITY THAT ENCOURAGES ADEQUATE GROWTH OF PLANTING MATERIAL. THE CONTRACTOR IS RESPONSIBLE FOR ANY SOIL TESTING THAT MAY BE REQUIRED.
4. ALL DISTURBED AREAS ARE TO BE SODDED.
5. ALL LANDSCAPED AREAS (SHRUBS/TREES/ISLANDS) TO HAVE APPROPRIATE BEDDING AND EDGING INSTALLED (NOT DETAILED ON PLAN).
6. ALL LANDSCAPING MUST BE GUARANTEED FOR TWO YEARS
7. INTERIOR LANDSCAPING COUNT: 1139 SQ.FT.

GENERAL CONSTRUCTION NOTES

- A. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGES OCCURRING TO ANY PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT. SAID CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT PROPERTY DAMAGE.
- B. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL SOLELY AND COMPLETELY BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF LOCAL JURISDICTION TO CONDUCT CONSTRUCTION INSPECTION REVIEWS OF THE CONTRACTOR'S PERFORMANCE IS NOT AN INSPECTION OR REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
- C. ALL WATER AND SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE UTILITY PROVIDER'S WATER AND WASTEWATER (SANITARY SEWER) STANDARD SPECIFICATIONS.
- D. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
- E. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- F. PRIOR TO INSTALLATION OF ANY UTILITIES, THE CONTRACTOR IS TO EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS AND INFORM ANY AND ALL UTILITIES OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
- G. CONSTRUCTION SHALL NOT START ON ANY WATER UTILITY TIE-INS UNTIL APPROVAL IS GIVEN BY THE LOCAL UTILITY PROVIDER. SAID CONTRACTOR SHALL NOT OPERATE ANY VALVE, HYDRANT, OR WATER UTILITY APPURTENANCE NOR SHALL HE ATTACH TO OR TAP ANY WATER UTILITY MAIN WITHOUT APPROVAL. THE CONTRACTOR SHALL BEAR THE COST AND CONSEQUENCE OF ANY DISRUPTION OF UTILITY OPERATION CAUSED BY CONSTRUCTION.
- H. FIBER OPTIC CABLE ON AND/OR ADJACENT TO THIS SITE WERE NOT LOCATED BY THE SURVEY AND ARE NOT SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY FIBER OPTIC CABLES ASSOCIATED WITH THIS SITE AND TAKE ALL NECESSARY AND REQUIRED PRECAUTIONS TO PROTECT ANY EXISTING FIBER OPTIC CABLES. CONTRACTORS SHALL COORDINATE ALL EFFORTS WITH OWNER OF FIBER OPTIC CABLES OR THEIR DESIGNATED REPRESENTATIVE.
- J. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "ONECALL" SERVICE TO MARK ALL UTILITIES PRIOR TO ANY DEMOLITION, EARTHWORK, OR UTILITY WORK ON THIS SITE.

LANDSCAPE LEGEND

EXISTING

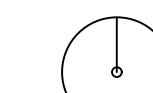


SEE LANDSCAPE PLAN ANNOTATIONS FOR EXISTING LAYOUT AND SPECIES

PROPOSED



WILLOW OAK
2" MIN. CALIPER QTY: 22



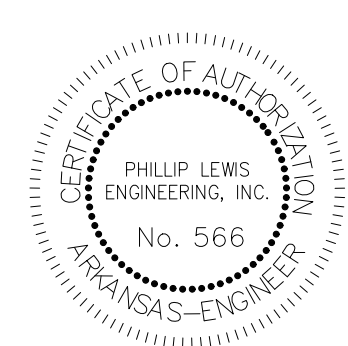
FLOWERING DOGWOOD
2" MIN. CALIPER QTY: 0



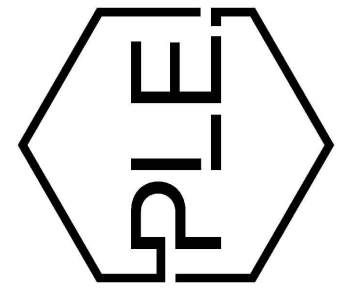
ILEX CRENATA 'COMPACTA'
(18" IN HEIGHT AT INSTALLATION) QTY: 101



INDIAN HAWTHORNE
(18" IN HEIGHT AT INSTALLATION) QTY: 109



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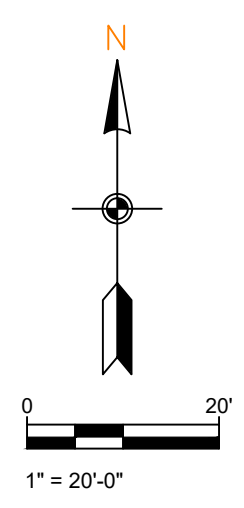
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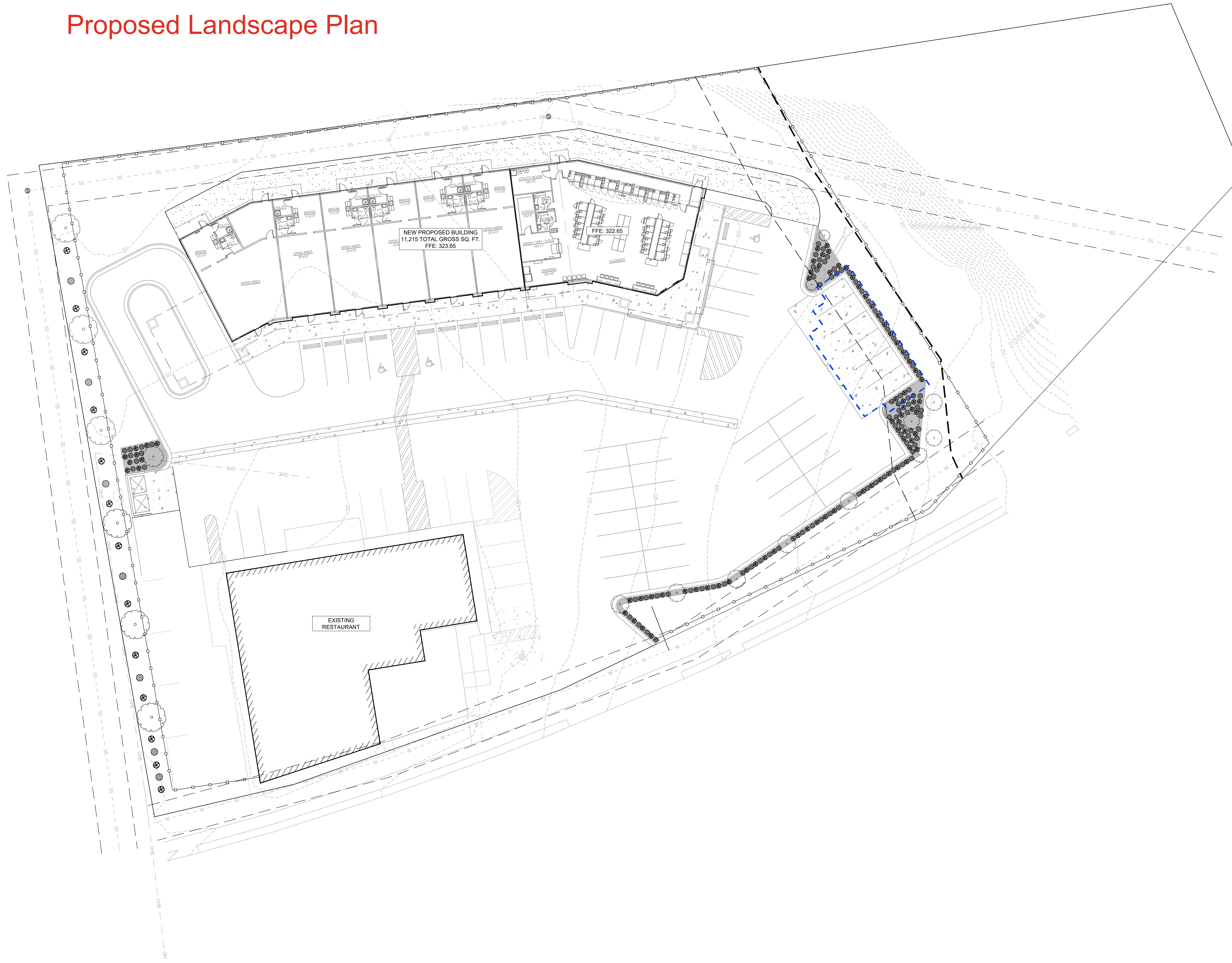
LANDSCAPE PLAN

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PAGE NUMBER:



Proposed Landscape Plan



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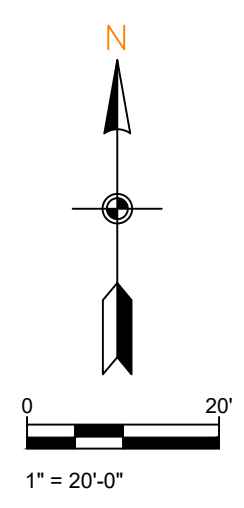
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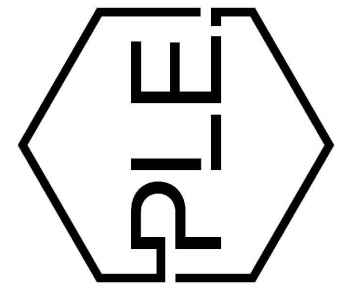
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