

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 17, 2026 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning property located at the Southeast Corner of Hilaro Springs Road and Pine Cone Drive from R-2 to R-4(Z-10229).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align:center">√ Ordinance Resolution</p>	<p style="text-align:center">Delphone Hubbard City Manager</p>
<p style="text-align:right">SYNOPSIS</p>	<p>The owner of the 0.44-acre property located at the southeast corner of Hilaro Springs and Pine Cone Drive is requesting that the zoning be reclassified from R-2, Single-Family District, to R-4, Two-Family District.</p>	
<p style="text-align:right">FISCAL IMPACT</p>	<p>None.</p>	
<p style="text-align:right">RECOMMENDATION</p>	<p>Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays, and 1 open position.</p>	
<p style="text-align:right">BACKGROUND</p>	<p>The applicant requests to rezone the 0.44-acre property located at the southeast corner of Hilaro Springs Road and Pine Cone Drive from “R-2” Single-Family District to “R-4” Two-Family District. The rezoning is proposed for future development of the property. The property is comprised of two (2) platted lots.</p> <p>The property is currently undeveloped and mostly grass-covered. The property previously contained a multifamily development. The property contains remnants of concrete parking along both street frontages.</p> <p>The City’s Future Land Use Plan designates the property as “RL” Residential Low. The proposed R-4 zoning will not require an amendment to the Future Land Use Plan.</p>	

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this request at their January 8, 2026, meeting, and there were no objectors present. All owners of property located within 300 feet of the site, as well as all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.