

ORDINANCE NO. _____

AN ORDINANCE RECLASSIFYING PROPERTY LOCATED IN THE CITY OF LITTLE ROCK, ARKANSAS (Z-10243), 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 zoning classification of the following described property be changed from R-3, Single Family Residential District, to PD-C, Planned District-Commercial:

Z-10243 - DESCRIBED AS THE SOUTH 241.48 FEET OF THE WEST OF 200.00 FEET OF TRACT 18, HOPSON & SACHS SUBURBAN TRACTS, AN ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, LESS & EXCEPT RIGHT OF WAY DEDICATED FOR PUBLIC RIGHT OF WAY FOR JOHN BARROW ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 18; THENCE NORTH 88°33'28" WEST 186.67 FEET TO THE EASTERLY RIGHT OF WAY LINE OF JOHN BARROW ROAD; THENCE AONG SAID RIGHT OF WAY LINE NORTH 02°12'18" EAST 241.47 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 88°33'28" EAST 187.62 FEET; THENCE SOUTH 02°25'48" WEST 241.48 FEET, RETURNING TO THE POINT OF BEGINNING, CONTAINING 1.037 ACRES, MORE OR LESS: FROM "O-1" QUIET OFFICE DISTRICT TO "C-1" NEIGHBORHOOD COMMERCIAL DISTRICT (EAST SIDE OF JOHN BARROW ROAD, APPROXIMATELY 250 FEET SOUTH OF LABETTE DRIVE).

Section 2. That the preliminary site development plan/plat be approved as recommended by the Little Rock Planning Commission. See Exhibits A and B.

Section 3. That the change in zoning classification contemplated for the East side of John Barrod Road, approximately 250 feet South of Labette Drive from a O-1 to a C-1 (Z-10243) is conditioned upon obtaining

1 final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of
2 Ordinances.

3 **Section 4.** That this Ordinance shall take effect and be in full force until the final plan's approval.

4 **Section 5.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
5 Arkansas, and designated district map be and is hereby amended to the extent and in the respects necessary
6 to affect and designate the change provided for in Section 1 hereof.

7 **Section 6. *Severability.*** In the event any title, section, paragraph, item, sentence, clause, phrase, or word
8 of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication
9 shall not affect the remaining portions of the ordinance which shall remain in full force and effect as if the
10 portion so declared or adjudged invalid or unconstitutional was not originally a part of the ordinance.

11 **Section 7. *Repealer.*** All laws, ordinances, resolutions, or parts of the same, that are inconsistent with
12 the provisions of the is resolution, are hereby repealed to the extent of such inconsistency.

13 **ADOPTED: February 17, 2026**

14 **ATTEST:**

APPROVED:

15
16 _____
17 **Allison Segars, City Clerk**

Frank Scott, Jr., Mayor

18 **APPROVED AS TO LEGAL FORM:**

19
20
21 _____
22 **Thomas M. Carpenter, City Attorney**

23 //

24 //

25 //

26 //

27 //

28 //

29 //

30 //

31 //

32 //

33 //