

**BACKGROUND
CONTINUED**

The property is secured by chain-link fencing with an access gate along Chicot Road. There is shared access with the properties to the north and south of the site.

The applicant provided the following improvement plan for the property:

“We will begin with required site upgrades, including asphalt paving of the parking area that’ll provide a clean, safe, and durable surface for both vehicular and pedestrian use, and additional lighting on the property to improve safety and visibility for the customers. Once these site upgrades are complete, the existing shipping container will undergo cosmetic repairs that will convert it into a permanent structure on the site. The mobile office type building on the site will remain to be used for storage of inventory and supplies. It, too, will undergo the necessary improvement required by the city. We will anchor down the mobile office to the ground to prevent it from flipping over. All modifications will be done in compliance with building and zoning codes.”

1. Site Improvements:

A. Asphalt paving (Estimated Completion: 2-3 months/
Completed by May or June 1, 2026)

We will schedule asphalt paving in compliance with city standards and regulations for the parking area to enhance safety, cleanliness, and durability for both pedestrian movement and vehicle access. We will also be preventing any gravel/rocks from pouring into the street.

*(This timeframe accounts for contractor availability, weather, and proper grading/preparation.)

B. Additional lighting installation (Estimated
Completion: 1 month/ Completed by April 30,
2026)

We will install additional light poles to improve visibility and safety throughout the food court.

2. Shipping Container enhancements:

A. Shipping container enhancements (Estimated
Completion: 1 month/ Completed by April 30,
2026)

The container will be cleaned, repainted, and undergo cosmetic repairs to ensure it presents a clean, professional appearance consistent with the overall appearance of the site. The container will be anchored down into the ground.

B. The building located along the south property line will be utilized for storage (Estimated Completion: 2 months/ Completed by May or June 1, 2026). The building will be anchored down into the ground to prevent the unit from flipping over due to strong winds.

The property contains the following existing uses:

- An 8’x40’ foot metal container near the northwest corner of the property that contains a current retail use.
- An 8’x26’ building labeled “office” along the south property line. The applicant notes the current use of the building is utilized for storage.
- A 30’x13’ concrete pad containing an existing food truck use is located immediately north of the storage building.

As part of this request, the applicant is proposing to build a new 20’x13’ concrete pad and place a second food truck on the property adjacent to the existing food truck.

The applicant notes hours of operation for proposed uses on the property will be M-F from 11:00 AM - 8:00 PM, Saturday from 11:00 AM - 5:00 PM, and closed on Sundays. The second food truck on the site (El Jalapeno Postres Belicones) will be closed during weekends.

The proposed uses requested as part of the overall development will contain a maximum number of fourteen (14) employees at any given time.

The site plan shows a dumpster and grease collection container near the east property line. The dumpster must be screened and comply with Section 36-523(d) of the City’s Zoning Ordinance.

The applicant provided a letter to staff noting approval from LRWRA approving the required liquid waste container and method of disposal, dated September 16, 2025.

**BACKGROUND
CONTINUED**

The applicant is not proposing additional signage at this time. Any new signage shall conform to Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

The applicant states that additional lighting will be installed on the site to improve visibility and safety. All existing and additional site lighting must be low-level and directed away from adjacent properties.

The Planning Commission reviewed this request at their March 12, 2026, meeting, and there were no objectors present. All owners of property located within 300 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.