

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE RECLASSIFYING PROPERTY IN THE CITY OF  
LITTLE ROCK, ARKANSAS, 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 zone classification of the following property be and is hereby changed as indicated:

**Z-6396-B – PROPERTY DESCRIPTION TRACT 1 AS SURVEYED**

**THAT PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST  
QUARTER OF THE NORTHWEST QUARTER, SECTION 16, TOWNSHIP 1 SOUTH,  
RANGE 13 WEST, PULASKI COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF  
THE NORTHWEST QUARTER; THENCE SOUTH 02°06'07" WEST ALONG THE EAST  
LINE THEREOF A DISTANCE OF 344.20 FEET; THENCE NORTH 84°06'34" WEST  
LEAVING SAID EAST LINE A DISTANCE OF 322.78 FEET; THENCE  
NORTH 01°37'30" EAST A DISTANCE OF 314.63 FEET TO A POINT ON THE NORTH  
LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE  
SOUTH 89°21'13" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 324.80  
FEET TO THE POINT OF BEGINNING. CONTAINING 2.45 ACRES, MORE OR LESS.**

**SUBJECT TO A 15-FOOT-WIDE SEWER EASEMENT DESCRIBED AS FOLLOWS:**

**THAT PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST  
QUARTER OF THE NORTHWEST QUARTER, SECTION 16, TOWNSHIP 1 SOUTH,  
RANGE 13 WEST, PULASKI COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF  
THE NORTHWEST QUARTER; THENCE SOUTH 02°06'07" WEST ALONG THE EAST  
LINE THEREOF A DISTANCE OF 26.05 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 02°06'07" WEST CONTINUING ALONG SAID EAST LINE A  
DISTANCE OF 318.15 FEET; THENCE NORTH 84°06'34" WEST LEAVING SAID EAST  
LINE A DISTANCE OF 15.03 FEET; THENCE NORTH 02°06'07" EAST A DISTANCE OF  
316.77 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ALEXANDER  
ROAD; THENCE SOUTH 89°23'11" EAST ALONG SAID SOUTH RIGHT OF WAY LINE**

1 A DISTANCE OF 15.01 FEET TO THE POINT OF BEGINNING. CONTAINING 0.11  
2 ACRES, MORE OR LESS.

3 SUBJECT TO THE RIGHT OF WAY OF ALEXANDER ROAD

4 PROPERTY DESCRIPTION TRACT 2 AS SURVEYED

5 THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE  
6 NORTHWEST QUARTER, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 13 WEST,  
7 PULASKI COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

8 COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF  
9 THE NORTHWEST QUARTER; THENCE SOUTH 02°06'07" WEST ALONG THE EAST  
10 LINE THEREOF A DISTANCE OF 344.20 FEET TO THE POINT OF BEGINNING;  
11 THENCE SOUTH 02°06'07" WEST CONTINUING ALONG SAID EAST LINE A  
12 DISTANCE OF 978.81 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST  
13 QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°15'19" WEST  
14 ALONG THE SOUTH LINE THEREOF A DISTANCE OF 327.00 FEET TO THE  
15 SOUTHEAST CORNER OF THE WEST HALF OF THE EAST HALF OF THE  
16 NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE  
17 NORTH 02°09'56" EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 2.50  
18 FEET; THENCE NORTH 44°33'22" WEST LEAVING SAID EAST LINE A DISTANCE OF  
19 451.28 FEET TO A POINT ON THE WEST LINE OF THE WEST HALF OF THE EAST  
20 HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE  
21 NORTH 01°59'09" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 597.69  
22 FEET; THENCE SOUTH 89°21'13" EAST LEAVING SAID WEST LINE A DISTANCE OF  
23 163.08 FEET; THENCE NORTH 01°59'18" EAST A DISTANCE OF 404.13 FEET TO A  
24 POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST  
25 QUARTER; THENCE SOUTH 89°21'13" EAST ALONG THE NORTH LINE THEREOF A  
26 DISTANCE OF 169.46 FEET; THENCE SOUTH 01°37'30" WEST LEAVING SAID NORTH  
27 LINE A DISTANCE OF 314.63 FEET; THENCE SOUTH 84°06'34" EAST A DISTANCE OF  
28 322.78 FEET TO THE POINT OF BEGINNING. CONTAINING 14.74 ACRES, MORE OR  
29 LESS.

30 TOGETHER WITH A 15-FOOT-WIDE SEWER EASEMENT DESCRIBED AS FOLLOWS:

31 THAT PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST  
32 QUARTER OF THE NORTHWEST QUARTER, SECTION 16, TOWNSHIP 1 SOUTH,  
33 RANGE 13 WEST, PULASKI COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

1 COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF  
2 THE NORTHWEST QUARTER; THENCE SOUTH 02°06'07" WEST ALONG THE EAST  
3 LINE THEREOF A DISTANCE OF 26.05 FEET TO THE POINT OF BEGINNING;  
4 THENCE SOUTH 02°06'07" WEST CONTINUING ALONG SAID EAST LINE A  
5 DISTANCE OF 318.15 FEET; THENCE NORTH 84°06'34" WEST LEAVING SAID EAST  
6 LINE A DISTANCE OF 15.03 FEET; THENCE NORTH 02°06'07" EAST A DISTANCE OF  
7 316.77 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ALEXANDER  
8 ROAD; THENCE SOUTH 89°23'11" EAST ALONG SAID SOUTH RIGHT OF WAY LINE  
9 A DISTANCE OF 15.01 FEET TO THE POINT OF BEGINNING. CONTAINING 0.11  
10 ACRES, MORE OR LESS.

11 SUBJECT TO THE RIGHT OF WAY OF ALEXANDER ROAD AND A 100 FOOT POWER  
12 TRANSMISSION LINE RIGHT OF WAY

13 **Section 2.** That the map referred to in Chapter 36 of the Code of Ordinances of the  
14 City of Little Rock and designated district map be and is hereby amended to the extent and in  
15 the respects necessary to affect and designate the change provided for in Section 1 hereof.

16 **Section 3.** That the Ordinance shall take effect and be in full force 30 days after the date of its  
17 passage and approval.

18 **Section 4. *Severability.*** In the event any title, section, paragraph item. sentence, clause, phrase, or  
19 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or  
20 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and  
21 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the  
22 ordinance.

23 **Section 5. *Repealed.*** All laws, ordinances, resolutions, or parts of the same that are inconsistent  
24 with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

25 **PASSED: October 21, 2025**

26 **ATTEST:**

**APPROVED:**

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29 Allison Segars, City Clerk

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30 **APPROVED AS TO FORM:**

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33 Thomas M. Carpenter, City Attorney

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