O-25- 76

ORDINANCE NO. _____

AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED AT 1516 WEST 46TH STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R3 TO R4 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Yazmani and Liz Jimenez of Jimenez Investments Inc., 2902 Seminole Trail, Sherwood, Arkansas 72120, seeking a rezone of the herein described land to recognize the existence of a triplex on real property located at 1519 West 46th Street, which application was duly considered and approved (6 affirmative votes; 3 absent) by the North Little Rock Planning Commission at a regular meeting thereof held on September 9, 2025.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That Ordinance No. 9263 of the City of North Little Rock, Arkansas ("Zoning Ordinance") is hereby amended by changing the classification of certain real property located at 1516 West 46th Street from R3 to R4 zoning, said property more particularly described Lot W-3 of the Wilkerson Replat No. 2 of Lots 1, 2 and 3 of the Wilkerson's Replat of part of Lot "S" of the Wilkerson Subdivision and of Tract "T" of the Wilkerson Subdivision in the City of North Little Rock, Pulaski County, Arkansas (see maps attached hereto as Exhibit A).

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 3: That the provisions of this Ordinance are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 4: It is hereby found and determined that the rezoning of the above-described land as provided for herein is immediately necessary in order to insure the proper and orderly growth of this land and of the City of North Little Rock, Arkansas, and being necessary for the immediate preservation of the public health, safety and welfare; THEREFORE, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED: APPROVED:

_____ _____

Mayor Terry C. Hartwick

SPONSOR:

Debi Ross

Council Member Debi Ross

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 10:52 A.M. _____ P.M.

By Amy Fields

DATE 9-15-25

Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas

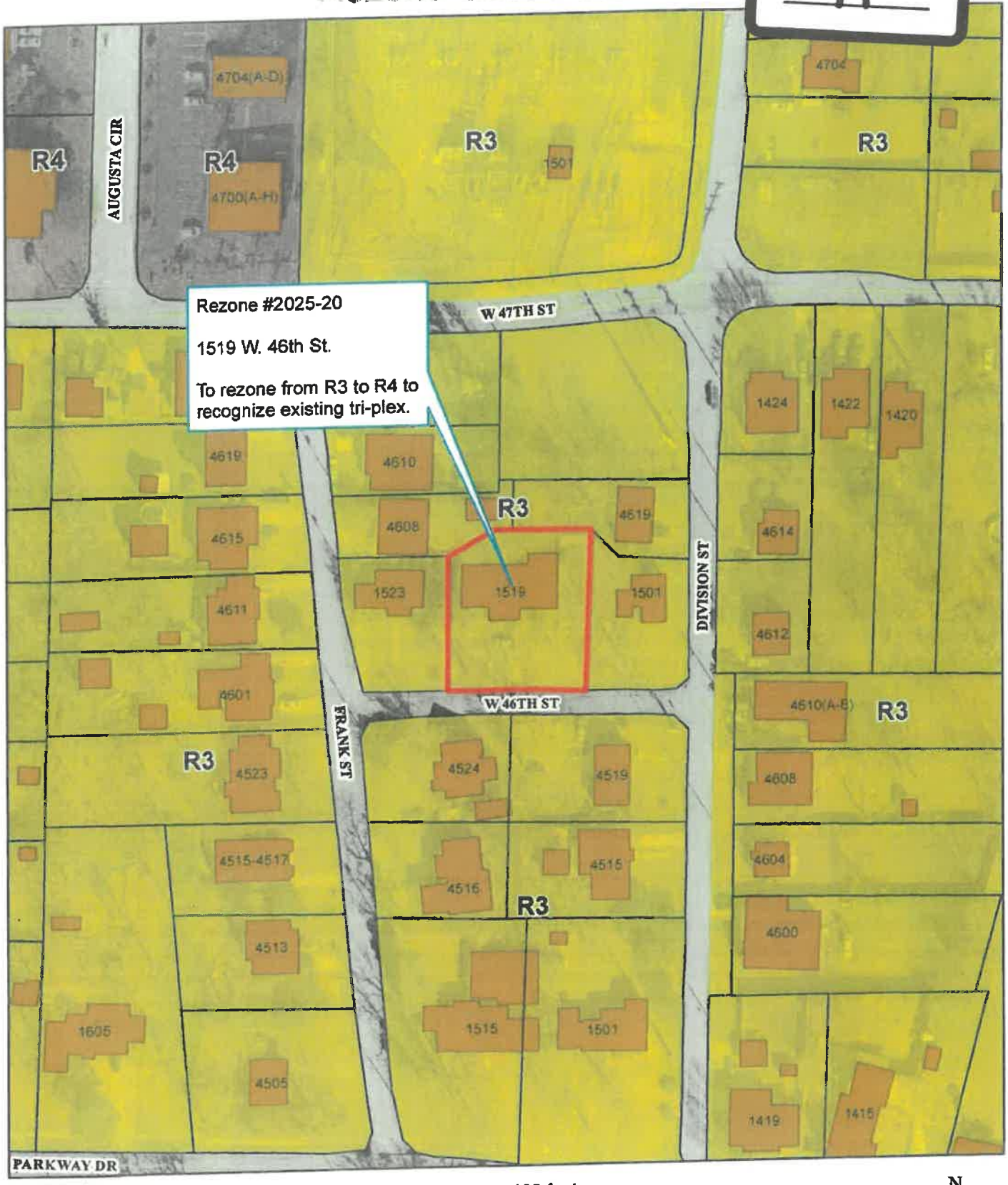
RECEIVED BY

EXHIBIT

tabbies

A

Rezone Case #2025-20



Zoning Map

1 inch = 100 feet

0 50 100 200 Feet

N W E S

Date: 8/18/2025

Rezone Case #2025-20

NLR PLANNING

Ortho Map

1 inch = 30 feet

0 15 30 60 Feet

N W E S

Date: 8/18/2025