



STATE OF ARKANSAS
City of Brookland

ORDINANCE No.2026-11

AN ORDINANCE TO REZONE PARCELL NUMBER 13-155201-02000 ADDRESSED AS 432 DIXIE ROAD FROM CURRENTLY ZONED LOW DENSITY RESIDENTIAL (R-1) TO COMMERCIAL ZONE (C-2) AND TO AMEND ORDINANCE 2025-26 TO REFLECT THE CHANGE IN ZONE DISTRICT MAP.

WHEREAS, Arkansas Code Annotated §14-56-423 allows for the alteration and/or amendment to the zoning ordinances; and

WHEREAS the property owner has requested 432 Dixie Road be rezoned from current zoning in Section 5.01.1 Low Density Residential (R-1) to Section 6.01.2 General Commercial (C-2); and

WHEREAS 5.01.1. Low Density Residential (R-1) The R-1 District is intended to provide for quiet, low density residential areas characterized by single-family homes and the supporting religious, recreational, educational, and institutional uses for an attractive, functional neighborhood; and

WHEREAS the owner requests 432 Dixie Road be zoned according to 6.01.2 General Commercial (C-2). The C-2 District provides for appropriate location for those commercial establishments, which are cohesive, attractive, and convenient for vehicular and pedestrian accessibility. Uses within this district serve the commercial needs of local traffic and highway traffic.

NOW, THEREFORE, BE IT ORDAINED BY THE BROOKLAND CITY COUNCIL as follows:

Section 1: The following described real property in the city limits of Brookland, Arkansas, Parcell Number 13-155201-02000, more commonly referred to as 432 Dixie Road shall be rezoned from Low Density Residential (R-1) to General Commercial (C-2)

LEGAL DESCRIPTION – PARCELL NUMBER 13-155201-02000 432 DIXIE ROAD:

LOT 20 IN BLOCK 1 OF AMENDED PLAT UNIVERSITY HEIGHTS SUBDIVISION, CRAIGHEAD COUNTY, ARKANSAS, AS SHOWN BY PLAT RECORDED INDEED RECORD 198 PAGE 73 AT JONESBORO, ARKANSAS.

AND

LOT 21 OF BLOCKS 1 OF UNIVERSITY HEIGHTS GOLF CLUB SUBDIVISION TO THE CITY OF BROOKLAND, CRAIGHEAD COUNTY, ARKANSAS.

AND

LOTS 22, 23 AND 24 IN BLOCK 1 OF AMENDED PLAT OF UNIVERSITY HEIGHTS SUBDIVISION, AS SHOWN BY PLAT INDEED RECORD 198 PAGE 73 AT JONESBORO, ARKANSAS, SUBJECT TO BILL OF ASSURANCE INDEED RECORD 172 PAGE 528, EXTENSION OF BILL OF ASSURANCE INDEED RECORD 614 PAGE 967 AND TO EASEMENTS AS SHOWN ON SAID PLAT.

See attached Survey:

Section 2. With the rezone of 432 Dixie Road as legally described above, the Zoning Map and Ordinance 2025-26 known as the Zoning Ordinance, shall hereby be amended to provide for this change in the Zone District.

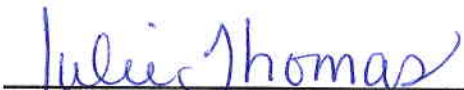
Section 3: Emergency Clause. It is found that the owner of Parcel Number 13-155201-02000 addressed 432 Dixie Road has met the requirements for rezone request by running an ad of notice once in a local paper; placed a rezone sign posted July 15th 2026 on the property telling date, time, and location of the Brookland Planning Commission Meeting and the Brookland City Council Meeting to rezone. The request to re-zone 432 Dixie Road meets the requirements of the future land use map for the City of Brookland. Therefore, this ordinance shall take effect from and after its passage and approval as an emergency exists and this Ordinance being necessary for the preservation of the public peace, health, and safety.

Approved and adopted on this 11th day of August 2026.




Kenneth D. Jones, Mayor

ATTEST:


Julie Thomas, Clerk/Treasurer



TO ALL PARTIES INTERESTED IN TITLE TO THESE PREMISES: I HEREBY CERTIFY THAT HORIZON SURVEYING AND SURVEYING, LLC HAS PRIOR TO THIS DAY MADE A SURVEY OF THE ABOVE DESCRIBED PREMISES AS SHOWN ON THE PLAT OF SURVEY HEREIN. THE PROPERTY LINES AND CORNER MONUMENTS, TO THE BEST OF MY KNOWLEDGE AND ABILITY, ARE CORRECTLY ESTABLISHED. ANY IMPROVEMENTS ARE AS SHOWN ON THE PLAT OF SURVEY. ENCROACHMENTS, IF ANY, AS DISCLOSED BY SURVEY, ARE SHOWN HEREIN.

ing, and the authors conclude that the results are consistent with the hypothesis that the observed effects are due to the presence of a "critical mass" of individuals who are willing to act in a socially responsible manner.

