AGENDA ITEM HISTORY SHEET

ITEM TITLE

Ordinance 2026-12

AGENDA NO. 11

AGENDA DATE: 7/28/2026

FUNDING CERTIFICATION (Finance Director) (Signature, if applicable)

MANAGEMENT STAFF REVIEW (Signature)

MAYOR (Signature)

ITEM HISTORY (Previous Council reviews, action related to this item, and other pertinent history)

Received approval at Special City Council meeting on 9/15/20. Came back before Planning Commission 6/8/26 for public hearing on removal of the TND overlay. Public hearing was then continued to next PC meeting on 7/13/26 and re-advertised. PC Approved the removal of overlay as written in the proposed ordinance following the public hearing.

ITEM COMMENTARY (Background discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

Ordinance 2020-17 was approved by City Council following the Midtown Settlement Agreement in 2020. Recently it came to our attention that the Ordinance contained errors in some wording that needed corrected. It was also realized that a public hearing was not held before this was approved. A public hearing was required by state law since removal of portions of an Overlay District are considered a comprehensive change to a City's Zoning Ordinance. The proposed ordinance corrects the wording errors in Ordinance 2020-17 as well as includes the Courtyard Cottages of Midtown into the Exhibit A which is remaining within the Midtown TND Overlay District. In Ordinance 2020-17 they were left out of Exhibit A even though they had been developed and were approved according to the Midtown Code and Regulations.

(This section to be completed by the Mayor)

ACTION PROPOSED (Motion for Consideration)

Approval of Ordinance 2026-12 with emergency clause.

ORDINANCE NUMBER 2026-___

AN ORDINANCE REPEALING ORDINANCE 2020-17 AND AMENDING ORDINANCE 2011-3 FOR THE PURPOSE OF REDUCING THE MIDTOWN OVERLAY DISTRICT.

WHEREAS, The City of Bryant established the Bryant Traditional Neighborhood Development Overly District (TND) by Ordinance 2007-39; and

WHEREAS, said ordinance provided, among other things, that properties may be added to or removed from the TND; and

WHEREAS, in Ordinance 2011-3 the City of Bryant removed specific property from the Bryant TND by amending Section 1 of Ordinance 2007-39 which established the Midtown TND Overlay District; and eliminated the following described property from the TND:

> PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4) AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4) AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4), SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, IN SALINE COUNTY, ARKANSAS, AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
>
> BEGINNING AT THE NORTHEAST CORNER OF THE SAID SE/4 SE/4 OF SECTION 9, A FOUND 1/2" REBAR WITH CAP; THENCE N89°29'36"W 346.13 FEET TO A FOUND 5/8" REBAR AT CROSS TIE FENCE POST; THENCE S01°40’36"W 98.49 FEET TO A SET 5/8" REBAR WITH CAP; THENCE N89°33’49"W 122.29 FEET TO A SET 5/8" REBAR WITH CAP; THENCE N69°52'27"W 53.11 FEET TO A SET 5/8" REBAR WITH CAP; THENCE N88°19’27"W 869.86 FEET TO A SET 5/8" REBAR WITH CAP; THENCE N01°40'33"E 63.05 FEET TO A SET 5/8" REBAR WITH CAP; THENCE S89°32’08“E 4.31 FEET TO A FOUND 1/2" PIPE AT A FENCE POST, AND ALSO THE NORTHWEST CORNER OF THE SAID SE/4 SE/4; THENCE N02°30'44"E 1212.64 FEET TO A FOUND 1/2" REBAR WITH CAP #1203; THENCE N78°30’41"E 1072.25 FEET TO A FOUND 5/8" REBAR; THENCE S02°02'43"W 306.59 FEET TO A FOUND 5/8" REBAR; THENCE S89°04’17"E 331.73 FEET TO A FOUND 5/8" REBAR; THENCE S02°02’43"W 1126.22 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 42.220 ACRES, OR 1,839,090 SQ. FEET

WHEREAS, a lawsuit was initiated against the City of Bryant regarding the ownership of the streets in the Midtown TND Overlay District; and

WHEREAS, a negotiated settlement was reached in that litigation that included the Bryant City Council removing portions of the Midtown TND Overlay district.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRYANT, ARKANSAS:

SECTION 1. That the City of Bryant, Arkansas hereby amends the described property from the Midtown Overlay District by amending Section l of Ordinance 2011-3 to include all described portions of the Midtown TND Overlay District except the property outlined in Exhibit A hereby attached.

SECTION 2. That all ordinances and parts of ordinances of permanent and general nature in effect at the time of adoption of this ordinance, and not included herein, are hereby superseded where they are in conflict with this ordinance.

SECTION 3: Emergency Declared. This Ordinance is necessary to preserve the public peace, health, safety and welfare, an emergency is declared to exist and this Ordinance shall be in full force and effect from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BRYANT, ARKANSAS, on this the _____ day of _____, 2026.

ATTEST:

_____

Mayor, Chris Treat

_____

Mark Smith, City Clerk

Exhibit A


Pine Dr
Midtown Rd
Courtyard Cottages Dr
W Farmers Market St
E Farmers Market St
B St
Court St
Pinnacle Dr
Abbie Ln
W Citron St
E Citron St
A St
A St
Olympia Dr
Commonwealth Dr
Monticello W
Robinwood Cir