# CITY OF MULBERRY, ARKANSAS

# ORDINANCE 2026-01

**AN ORDINANCE TO APPROVE A VARIANCE TO THE ZONING MAP OF ZONING ORDINANCE NO. 142 WITH A TIME-LIMITED EXPIRATION**

**WHEREAS,** the Mulberry Planning Commission held a duly advertised public hearing on January 20, 2026, to consider a request for a zoning variance for property located on Mulberry Wire Road; and

**WHEREAS,** the subject property is currently zoned Residential R-1, and the applicant requested a variance to allow temporary Residential R-4 zoning for placement of a mobile home; and

**WHEREAS,** the Mulberry Planning Commission has reviewed the request and has recommended approval of the variance to the Mulberry City Council, as documented in the Planning Commission packet and supporting materials;

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

**SECTION 1.** That a variance to Zoning Ordinance No. 142 is hereby granted allowing the real property described in Exhibit "A", attached hereto and incorporated by reference, to be rezoned from Residential R-1 to Residential R-4, subject to the following stipulation:

- This zoning variance shall expire automatically ten (10) years from the date of adoption of this ordinance, at which time the zoning classification shall revert to Residential R-1 unless further action is taken by the City Council.

**SECTION 2.** That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 3.** This ordinance shall be in full force and effect from and after its passage and approval according to law.

# CITY OF MULBERRY, ARKANSAS

# ORDINANCE 2026-01 (continued)

**AN ORDINANCE TO APPROVE A VARIANCE TO THE ZONING MAP OF ZONING ORDINANCE NO. 142 WITH A TIME-LIMITED EXPIRATION**

PASSED AND APPROVED THIS 20 DAY OF January, 2026.

APPROVED: _____

Gary D. Baxter, Mayor

ATTEST: Carla Dickerson

Carla Dickerson, Recorder/Treasurer

EXHIBIT "A"
LEGAL DESCRIPTION

Part of the Southeast Quarter of the Northwest Quarter and part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 10 North, Range 29 West, Crawford County. Arkansas, being more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of the Northeast Quarter. Thence North 02 degrees 55 minutes 10 seconds East, 1197.75 feet to the Southerly right of way line of Interstate 40. Thence leaving said East line and along the Southerly right of way line of Interstate 40 the following bearings and distances: North 87 degrees 40 minutes 23 seconds West, 183.76 feet. North 89 degrees 38 minutes 54 seconds West, 799.47 feet. North 87 degrees 16 minutes 28 seconds West, 599.53 feet to an existing right of way marker. North 89 degrees 57 minutes 26 seconds West, 37.03 feet to an existing rebar and the Point of Beginning. Thence leaving said Southerly right of way line, South 11 degrees 34 minutes 28 seconds West, 2008.88 feet to an existing rebar. Thence North 54 degrees 10 minutes 42 seconds West, 411.27 feet to a fence corner. Thence North 09 degrees 32 minutes 00 seconds East, 1742.79 feet to an existing rebar on the Southerly right of way line of Interstate 40. Thence along the Southerly right of way line of said Interstate 40 the following bearings and distances: North 84 degrees 47 minutes 35 seconds East, 97.71 feet to an existing right of way marker. South 89 degrees 57 minutes 26 seconds East, 350.58 feet to the Point of Beginning, containing 17.49 acres and subject to road rights of way and any easements of record. According to the survey of Satterfield Land Surveyors P.A., dated October 2, 2025, Job No. 50,070.

NOTE: Retraced Tract 2 from a previous survey by Satterfield Land Surveyors, Job No. 47,219, dated April 28, 2022.

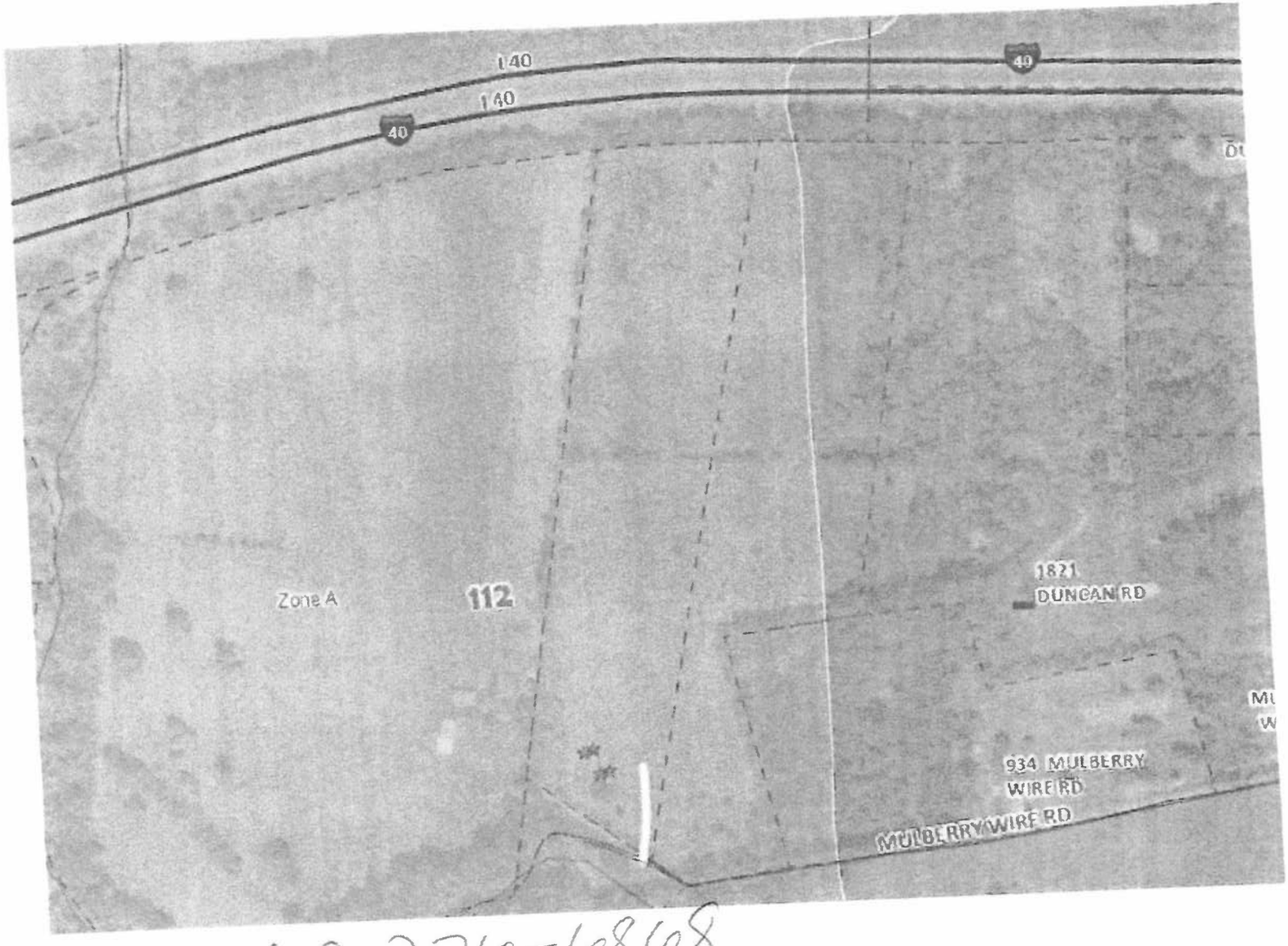
"ANY REFERENCE TO ACREAGE IS FOR IDENTIFICATION PURPOSES ONLY"

SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND PREVIOUS MINERAL RESERVATIONS IF ANY.

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument.

Grantee or Agent

Address for Tax Statement:
~~"TBD" MULBERRY WIRE RD~~
~~MULBERRY, AR 72947~~
1121 A Pleasant Valley Rd.
Van Buren AR. 72956




479-276-6868
Slade Johnson Re-mobile home.