ORDINANCE NO. 2026-03

AN ORDINANCE TO APPROVE A VARIANCE TO THE ZONING MAP OF ZONING ORDINANCE NO. 142

WHEREAS, the Mulberry Planning Commission held a public hearing on April 13, 2026, to study the request for a variance to zoning submitted by Evan Fain and Owen Fain for property located at 16 East First Street, Mulberry, Arkansas; and

WHEREAS, the Mulberry Planning Commission has recommended to the Mulberry City Council to approve and adopt a variance to Zoning Ordinance No. 142 for said property; and

WHEREAS, the subject property is currently zoned R-1 (Single Family Residential), and the requested variance would allow use consistent with R-3 (Multi-Family Residential) for the purpose of constructing multiple single-unit rental dwellings as described in the application;

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 be granted allowing the real property described below to be reclassified from R-1 (Single Family Residential) to R-3 (Multi-Family Residential) for the purposes stated in the application:

16 EAST FIRST STREET
ALL OF LOTS 7 AND 8 AND THE SOUTH HALF OF LOT 9, BLOCK 9, ORIGINAL TOWN OF MULBERRY, CRAWFORD COUNTY, ARKANSAS

SECTION 2: That all Ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND APPROVED THIS 21 **Day of** April, 2026.

Approved: _____

Gary D. Baxter, Mayor

ATTEST: _____

Carla Dickerson, Recorder-Treasurer