

ORDINANCE NO. 02-2026

**AN ORDINANCE REZONING CERTAIN REAL PROPERTY IN THE CITY OF HASKELL,
ARKANSAS, FROM ITS CURRENT ZONING CLASSIFICATION TO TOWN CENTER
MIXED-USE (TC-MU); AND FOR OTHER PURPOSES.**

WHEREAS, the City Council of the City of Haskell, Arkansas, has authority pursuant to Arkansas law and its zoning regulations to amend the official zoning map; and

WHEREAS, an application has been made to rezone certain real property described herein; and

WHEREAS, the Planning Commission of the City of Haskell has reviewed the proposed rezoning and has made its recommendation to the City Council; and

WHEREAS, a public hearing was held on the proposed rezoning, with notice given as required by Arkansas Code Annotated § 14-56-422, and all interested parties were given an opportunity to be heard; and

WHEREAS, the City Council has determined that the rezoning is consistent with the comprehensive plan and is in the best interest of the public health, safety, and welfare.

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

SECTION 1. REZONING

The following described real property located in Saline County and within the jurisdiction of the City of Haskell, Arkansas, is hereby rezoned from its current zoning classification to Town Center Mixed-Use (TC-MU):

PROPERTY DESCRIPTION:

THAT PART OF SECTIONS 29, 30, 31, AND 32 IN TOWNSHIP 2 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER FOR SECTIONS 29, 30, 31, AND 32;
THENCE EAST ALONG THE NORTH LINE OF SECTION 32 TO A POINT THAT IS IN
LINE WITH THE WEST LINE OF LOT 7, OF THE REPLAT OF BIG OAKS HEIGHTS
RECORDED IN DOCUMENT 2026-002526 RECORDS OF SALINE COUNTY, ARKANSAS;
THENCE SOUTH ALONG SAID WEST LINE OF LOT 7 TO THE SOUTHWEST CORNER
THEREOF, SAID POINT BEING ON THE NORTH LINE OF PROPERTY DESCRIBED IN
DOCUMENT 2020-023380 RECORDS OF SALINE COUNTY, AR;
THENCE EAST ALONG THE SOUTH LINE OF BIG OAKS HEIGHTS SUBDIVISION TO
THE SOUTHEAST CORNER OF LOT 1, BIG OAKS HEIGHTS, BEING ON THE WEST
RIGHT OF WAY LINE OF SOUTH PARKER STREET;
THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF SAID STREET TO THE

NORTHEAST CORNER OF PROPERTY DESCRIBED IN DOCUMENT 2025-000010;
THENCE WEST ALONG THE NORTH LINE THEREOF TO THE NORTHWEST CORNER
OF DOCUMENT 2025-000010;
THENCE SOUTH ALONG THE WEST LINE OF DOCUMENT 2025-000010 AND THE
WEST LINE OF DOCUMENT 2026-002816 TO THE CENTERLINE OF MITCHELL
STREET;
THENCE WEST ALONG SAID CENTERLINE TO THE CENTERLINE OF HIGHWAY NO.
229;
THENCE NORTH ALONG SAID CENTERLINE TO A POINT IN LINE WITH THE
CENTERLINE OF MT. HARMONY DRIVE;
THENCE NORTHWESTERLY ALONG THE CENTERLINE OF MT. HARMONY DRIVE
TO A POINT ON THE WESTERLY LINE OF PROPERTY DESCRIBED IN DOCUMENT
2014-15756;
THENCE ALONG SAID WESTERLY LINE TO A POINT ON THE SOUTH LINE OF
PROPERTY DESCRIBED IN DOCUMENT 1999-5275 AND DEED BOOK 246 PAGE 168;
THENCE EAST ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF
PROPERTY DESCRIBED IN DEED BOOK 246, PAGE 168;
THENCE NORTH TO THE CENTERLINE OF MT. HARMONY DRIVE;
THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO A POINT ON THE EAST
LINE OF SECTION 30;
THENCE SOUTH ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

SECTION 2. ZONING MAP AMENDMENT

The official zoning map of the City of Haskell, Arkansas, is hereby amended to reflect the rezoning of the above-described property to Town Center Mixed-Use (TC-MU).

A map depicting the rezoned property is attached hereto as Exhibit “A” and incorporated herein by reference.

SECTION 3. SEVERABILITY

If any provision of this Ordinance is held invalid, such invalidity shall not affect other provisions of this Ordinance which can be given effect without the invalid provision.

SECTION 4. REPEALER

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. EMERGENCY CLAUSE

It is hereby found and determined by the City Council of the City of Haskell, Arkansas, that the timely development of the above-described property is necessary for the continued economic growth and orderly development of the City; that delays in the effectiveness of this Ordinance would hinder such development and be detrimental to the public health, safety, and welfare; therefore, an emergency is

declared to exist, and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 12th day of May 2026.

Taylor Finley, Treasurer

Clyde Crookham, Mayor

Zoning Map — Town Center Mixed-Use (TC-MU) Rezoning

