

**AGENDA
RE-SCHEDULED REGULAR MEETING
CITY COUNCIL
CITY OF MAUMELLE
JANUARY 20TH, 2026
6:00 PM
CITY HALL**

1. CALL TO ORDER

2. INVOCATION AND PLEDGE OF ALLEGIANCE

The City of Maumelle welcomes people of diverse cultures and beliefs. Any religious viewpoint expressed during invocation, or at any other time during the meeting, reflects only the opinion of the speaker. It is not intended to proselytize, advance, or disparage any religious belief.

3. SPECIAL GUEST AND ANNOUNCEMENTS

4. APPROVAL OF MINUTES – JANUARY 5TH, REGULAR MEETING

5. PUBLIC COMMENT

During Public Comment, issues NOT on the agenda may be addressed. Public comments concerning items on the agenda will be allowed when that item is discussed by the Council. Anyone wishing to make a comment must fill out the provided form and present it to the City Clerk. In the interest of time comments will be limited to three (3) minutes. **This privilege may be revoked by the Mayor in the case of inappropriate language or comments.** Any public member shall first state his or her name and address, followed by a concise statement of the person's position or concern. **All remarks shall be addressed to the Mayor or the Council as a whole, not to any particular member of the Council.** No person other than the Council members and the person having the floor shall be permitted to enter into any discussions without permission of the Mayor.

6. DEPARTMENT REPORT (first meeting of each month)

7. FINANCIAL STATEMENT REVIEW (second meeting of each month)

A. Financial Report

8. PLANNING COMMISSION REPORT (following each PC meeting)

9. PROCEDURAL MOTION

10. UNFINISHED BUSINESS

A. Resolution 2025-45 Approving A Preliminary Development Plan

Mayor Norris

With no objections, Mayor Norris may call for the reading of the resolution approving a preliminary development plan for a proposed new subdivision, Windwood Heights Addition, Phase I. A MOTION IS IN ORDER. *Previously Tabled*

- B. Second Reading Ordinance 1164 Amending Chapter 90 of the Maumelle City Code **Mayor Norris**
With no objections, Mayor Norris may call for the second reading of the ordinance amending Chapter 90 (Vegetation) of the Maumelle City Code. NO ACTION IS REQUIRED.
- C. Second Reading Ordinance 1165 Amending Section 94-448 of Maumelle City Code **Mayor Norris**
With no objections, Mayor Norris may call for the second reading of the ordinance to amend section 94-448 (Conditional Uses in Planned Commercial Districts) of the Maumelle City Code. NO ACTION IS REQUIRED.
- D. Second Reading Ordinance 1166 Amending City Code Regarding Grading **Mayor Norris**
With no objections, Mayor Norris may call for the second reading of the ordinance to amend Maumelle City Code regarding Grading and Clearing Activities. NO ACTION IS REQUIRED.
- E. Second Reading Ordinance 1167 Amending Zoning May **Mayor Norris**
With no objections, Mayor Norris may call for the second reading of the ordinance to amend the City's Zoning Map for 47.948, at Zajac Road. NO ACTION IS REQUIRED.
- F. Second Reading Ordinance 1168 Amending Master Street Plan **Mayor Norris**
With no objections, Mayor Norris may call for the second reading of the ordinance to amend the City's Master Street Plan at CCA Phase 15 Curb Cut. NO ACTION IS REQUIRED.
- G. Second Reading Ordinance 1169 Amending Master Street Plan **Mayor Norris**
With no objections, Mayor Norris may call for the second reading of the ordinance amending the City's Master Street Plan at CCA Phase 15 Collector. NO ACTION IS REQUIRED.

11. NEW BUSINESS

- A. Planning Commission Appointments
1. Mason Gates 2. David Nance

- B. Resolution 2026-04 Amending Grant & General Fund Budget **Mayor Norris**
With no objections, Mayor Norris may call for the reading of the resolution to re-appropriate grant funding. A MOTION IS IN ORDER.

12. MAYORS COMMENTS

13. COUNCIL MEMBER'S COMMENTS

14. CITY ATTORNEY'S COMMENTS

15. CITY CLERK'S COMMENTS

16. FYI

- A. Building Permits Report

**CITY OF MAUMELLE
CITY COUNCIL MEETING
MINUTES
JANUARY 5TH, 2025, | 6:00 PM | CITY HALL**

CALL TO ORDER

Mayor Norris called the meeting to order at 6:00 PM, with all members present.

INVOCATION & PLEDGE OF ALLEGIANCE

Council Member Gardner led the invocation and the Pledge of Allegiance.

APPROVAL OF MINUTES – DECEMBER 15th, REGULAR MEETING

Council Member Williams motioned to approve the minutes. Council Member Wesley seconded the motion. The motion passed unanimously.

APPROVAL OF MINUTES – DECEMBER 29th, SPECIAL MEETING

Council Member Gardner motioned to approve the minutes. Council Member Tierney seconded the motion. The motion passed unanimously.

DEPARTMENT REPORT

Mayor Norris announced James Johnson has been appointed the new interim Public Works Director for a 90-day period. Mr. Johnson addressed the council to express his gratitude and share his goals for the department moving forward.

FINANCIAL STATEMENT REPORT

Mayor Norris announced the Finance Director interviews will begin next week. He also presented the report on the November financials.

Council Member Gardner asked if the Sanitation Funds amount accounted for the payment of the two sanitation trucks. Mayor Norris confirmed the presented amount does account for the trucks.

Council Member Gronwald asked what is causing the low City Sales Tax total. Mayor Norris provided the city received a significantly less amount from the AR Sales Tax Rebate.

Council Member Gronwald asked if the Grocery Sales Tax would affect the City Sales Tax. Mayor Norris answered that it has no effect.

Council Member Gronwald motioned to approve the report. Council Member Booker seconded the motion. The motion passed unanimously.

PLANNING COMMISSION REPORT

Council Member Booker presented at the previous meeting, highlighting the topics of discussion.

PROCEDURAL MOTION

Council Member Tierney motioned to have all ordinances and resolutions read by title only. Council Member Shinn seconded the motion. The motion passed unanimously.

UNFINISHED BUSINESS

RESOLUTION 2025-45 APPROVING A PRELIMINARY DEVELOPMENT PLAN

Mayor Norris provided an overview of the last meeting's discussion to have the city engineer review the traffic calming issues.

Council Member Gardner motioned to table the resolution to the next meeting. Council Member Tierney seconded the motion. The motion passed unanimously.

NEW BUSINESS

Mayor Norris announced that state law requires the council to review the City Council Meeting protocol during the first meeting of the year.

ORDINANCE 1164 AMENDING CHAPTER 90 OF THE MAUMELLE CITY CODE

With no objections, Mayor Norris called for the first reading of the ordinance amending Chapter 90 (Vegetation) of the Maumelle City Code.

Planning and Permits Director, Scott Grummer, provided an overview. He stated that a proposed development along Maumelle BLVD caused the need for the Planning Commission to update vegetation requirements and improvements under Chapter 90. It includes guidance for landscaping, tree preservation, and Residential, Commercial and Industrial setbacks.

Council Member Gardner asked for clarification regarding why Residential setback is 25 ft. and Commercial and Industrial has a 50 ft. setback from the BLVD.

Mr. Grummer answered that the intent is to try to preserve large tree canopy but still provide flexibility to developers. Mayor Norris added that the difference in distance was ultimately based on trying to create a compromise for Commercial/Industrial developers.

Council Member Gardner stated that if there was no more residential land along the BLVD, his inquiry may be mute. Mr. Grummer confirmed there is PRD land that falls under PUD.

Mr. Grummer added that the intent of the buffer was also meant to shield parking lots and create a better visual with a tree canopy. Historically, developers have not upheld that idea, and this language would restore that criteria for the remaining land.

Council Member Gardner asked about the effect this change would have on current development plans.

Mr. Grummer shared his conversations with landowners who were concerned, but after reevaluating the landscape, they determined there was minimum impact on their plan.

Council Member Gardner narrowed his question to ask about the effect on submitted plans the Planning Commission has approved.

Mr. Grummer confirmed that those plans have been pulled, and the developers have the option to resubmit their revised plans for another review.

Council Member Gronwald shared her concerns about applicants withdrawing their plans indefinitely.

Mr. Grummer agreed it is possible to lose developers, but he feels it is possible to find a common ground between developers and residents that preserves the natural beauty of Maumelle and promotes economic growth.

Mr. Grummer highlighted that the short-term disruption of the landscape to bring in commercial development can yield to the regrowth of the natural landscape in the long-term.

Council Member Gronwald agreed with Mr. Grummer's account and asked how this ordinance would affect the developer's timeline.

Mr. Grummer concluded that the earliest the developer could resubmit their plan is March, pending that the ordinance is passed in February. He added that if the development plan is not passed, the developer may postpone or pull the plan altogether.

The ordinance will be on its 2nd reading at the next meeting.

ORDINANCE 1165 AMENDING SECTION 94-448 OF MAUMELLE CITY CODE

With no objections, Mayor Norris called for the first reading of the ordinance to amend section 94-448 (Conditional Uses in Planned Commercial Districts) of the Maumelle City Code.

Mr. Grummer brought up Mr. Jason Lyons to provide a background overview. Additionally, Mr. Grummer announced Mr. Lyons has taken another job with the City of Benton.

Mr. Lyons provided that the amendment is to clarify commercial land usage regarding assisted living facilities.

The ordinance will be on its 2nd reading at the next meeting.

ORDINANCE 1166 AMENDING CITY CODE REGARDING GRADING

With no objections, Mayor Norris called for the first reading of the ordinance to amend Maumelle City Code regarding grading and clearing activities.

Mr. Grummer provided an overview of the amendment. He stated that the language regarding criteria for acquiring a grading permit, preliminary developmental plan approvals, physical tree protection, and other best practices that have not been documented have been updated.

Mayor Norris acknowledged the Planning staff's efforts to update city codes to best meet the city's ever-changing needs.

The ordinance will be on its 2nd reading at the next meeting.

ORDINANCE 1167 AMENDING ZONING MAP

With no objections, Mayor Norris may call for the first reading of the ordinance to amend the City's Zoning Map for 47.948 acres, at Zajac Road.

Mr. Grummer provided an overview of the amendment. He stated that the landowner is requesting to rezone his land to A-1. The applicant intends for the land to remain residential but would like the opportunity to house certain livestock.

The ordinance will be on its 2nd reading at the next meeting.

ORDINANCE 1168 AMENDING MASTER STREET PLAN

With no objections, Mayor Norris called for the first reading of the ordinance to amend the City's Master Street Plan at CCA Phase 15 Curb Cut.

Mr. Grummer reminded the council that the issue was sent back to the Planning Commission to single out the curb cut location. The preferred location is at Riverland Dr.; however, if ARDOT disapproves of this location, the location will default to the midblock curb cut.

The ordinance will be on its 2nd reading at the next meeting.

ORDINANCE 1169 AMENDING MASTER STREET PLAN

With no objections, Mayor Norris may call for the first reading of the ordinance amending the City's Master Street Plan at CCA Phase 15 Collector.

Mr. Grummer provided an overview of the amendment. He stated that the staff has identified a preferred location for the collector should come off the BLVD.

Council Member Gardner asked for clarification on why the collector location is being separated into its own ordinance.

Mayor Norris stated that he believes there is a misunderstanding of what issue was to be separated. The previous discussion was to split the connection to North Little Rock.

Council Member Gardner asked for clarification on what was being presented.

Mr. Grummer answered that the previous map showed a connection to NLR's Paul Eels Dr., but the concern was the City of Maumelle could not make a connection to another city. The current map highlights Maumelle's streets accessing the property.

Council Member Gardner asked for clarification regarding Ordinance 1168. Mr. Grummer stated that it approves a curb cut at Riverland Dr.

Council Member Gardner asked for clarification regarding Ordinance 1169. Mr. Grummer stated that it shows the proposed collector coming from Riverland Dr. into the property.

Council Member Gardner wanted to confirm if the two ordinances were the same. Mr. Grummer stated that technically they were not, but there was confusion as to what the council wanted the Planning staff to separate.

Mayor Norris asked about Maumelle's ability to control whether a road can border another city and if it could not control access to the road. Mr. Grummer clarified that this ordinance does not address the connection to NLR.

Mayor Norris stated that based on the previous Master Street discussion, the NLR Paul Eels connection was to become its own amendment.

Mr. Grummer responded that ARDOT is the decision maker for road connectivity between cities. Mayor Norris stated that he believes the council can make those kinds of decisions.

Mr. Grummer suggested that the council could use the development plan that will be presented at the next Planning Commission meeting. It will provide more accurate details to guide the council's decisions.

Council Member Gardner stated that he thinks the Riverland Dr./ mid-block cut issue is complete enough to move forward because it is a critical planning factor.

Mr. Grummer shared hesitation in making major decisions without proper analysis. Additionally, he is uncertain about amending the Master Street Plan to include the connection.

Mayor Norris insisted that essentially the council should decide on the connection and recommended it is annotated in the Master Street Plan.

Council Member Gronwald shared her understanding of the Master Street Plan, stating that it is a more general document, and the follow-on development plan displays more detail.

Mr. Grummer confirmed her general understanding is sufficient. He added that amendments are submitted when a developer proposes an idea outside of the Master Street Plan.

Mr. Grummer added that the collector location does not need to be decided now, and that decision can be postponed until more information is provided.

Council Member Gronwald asked for clarification on how and when ARDOT can affect a plan.

Mr. Grummer answered that ultimately ARDOT approves the curb cut. Mayor Norris added that ARDOT will provide a determination on the safest location for the curb cut.

Council Member Gronwald summarized that "Option 1: Riverland Dr. curb cut" is proposed first, if ARDOT denies it then "Option 2: original mid-block cut" is the final location and the decision on the Paul Eels connection is postponed.

Mr. Grummer confirmed her understanding is accurate.

Council Member Gronwald asked how the delay will affect the applicants.

Mr. Grummer answered that he does not think it will have a major impact on businesses, but a decision on the entry point to the businesses is contingent on the curb-cut location.

Council Member Gronwald asked for a timeline between approving the ordinances and the ARDOT study to approve the curb- cut.

Mayor Norris stated that the ARDOT study is not important at this time, but ARDOT does provide approval for all curb-cuts requested.

Mr. Grummer provided insight into the intent of the connection to NLR, placing a majority of the connecting road in NLR to give way to more land space for businesses in Maumelle. However, that development plan has not made its way to the Planning Commission yet.

Council Member Gronwald asked if the ordinances must be approved before the council can decide on the development plan.

Mr. Grummer stated that at this time, Ordinance 1168 is the most critical to the next Planning Commission meeting. The designated curb-cut will allow developers to present a feasible plan.

Mayor Norris warned that he does not want to miss the opportunity for the council to have influence on the NLR Paul Eels connection decision.

Council Member Gardner stated that he is in favor of the NLR Paul Eels connection. Mayor Norris added he is having trouble deciding when it will be an ideal time to discuss it.

Council Member Wesley asked for clarification between “collector” and “connector”.

Mr. Grummer defined a “collector” as a classification of a street. A “connection” is what would be created from a curb cut into a property off Maumelle BLVD.

The ordinance will be on its 2nd reading at the next meeting.

RESOLUTION 2026-01 EXPRESSING WILLINGNESS TO UTILIZE GRANT FUNDING

With no objections, Mayor Norris called for the first reading of the resolution expressing a willingness to utilize Climate Pollution Reduction Grant Funds for multi-use trail construction.

Mayor Norris provided background for the grant, stating that the city wants to apply for a 100% grant to continue trail improvements at Lake Willastein.

Council Member Williams motioned to approve the resolution. Council Member Tierney seconded the motion. The motion passed unanimously.

RESOLUTION 2026-02 EXPRESSING WILLINGNESS TO UTILIZE GRANT FUNDING

With no objections, Mayor Norris called for the first reading of the resolution expressing a willingness to utilize Climate Pollution Reduction Grant Funds to purchase and plant trees.

Mayor Norris provided background for the grant, stating that the city has identified locations around the city to plant trees.

Council Member Shinn motioned to approve the resolution. Council Member Tierney seconded the motion. The motion passed unanimously.

RESOLUTION 2026-03 EXPRESSING WILLINGNESS TO UTILIZE GRANT FUNDING

With no objections, Mayor Norris called for the first reading of the resolution expressing a willingness to utilize Federal-Aid Transportation Grant Funds.

Mayor Norris provided background for this 80/20% grant which would improve identified intersections recommended by the transportation plan along the extension of the Woodland trail.

Council Member Williams motioned to approve the resolution. Council Member Gronwald seconded the motion. The motion passed unanimously.

MAYOR'S COMMENTS

Mayor Norris announced that MaumelleBond.com has all the bond projects published to educate the public about the March Ballot and the Public Hearings schedule.

COUNCIL MEMBER'S COMMENTS

Council Member Shinn addressed a need to discuss regulating electric scooters on the Lake Willastein Trail due to a reoccurring incident regarding an electric scooter rider and pedestrians.

Council Member Shinn mentioned a call from a Pulaski County resident stating that the water and sewer pipes are coming into their property and not the property of the Maumelle developer.

Council Member Shinn shared vendors are interested in the Millwood Station food truck plan. Mayor Norris announced that vendors should submit interest forms on the city website.

Mayor Norris shared that he is considering doing the Millwood Station robin cutting in March.

CITY CLERK'S COMMENTS

City Clerk Timmons reminded the public that the deadline for the Planning Commission applications is January 14, 2026.

City Clerk Timmons reminded the Council Members that their Statements of Financial Interest are due January 31, 2026, with the city or county clerks.

ADJOURNMENT

Council Member Holt moved to adjourn. Council Member Wesley seconded. The motion passed unanimously. Mayor Norris adjourned the meeting at 7:26 PM.

Caleb Norris, Mayor

Tina Timmons, City Clerk/Treasurer

APPROVED: January 19th, 2026



City of Maumelle

Monthly Financial Report _ December 2025

101 - General Fund

	FY2025 ADOPTED BUDGET	FY2025 REVISED BUDGET	YTD 2025 ACTUALS	YTD 2024 ACTUALS		
	FY2025	FY2025	YTD 2025	Remaining Budget	FY2024	Over/(Under) PY
Revenues						
Property Tax	\$2,543,252	\$2,543,252	\$2,651,771	-\$108,519	\$2,612,820	\$38,951
Franchise Fees	\$1,914,226	\$1,914,226	\$2,035,453	-\$121,227	\$1,897,471	\$137,982
State Turnback	\$279,139	\$279,139	\$286,033	-\$6,894	\$286,284	-\$251
County Sales Tax	\$5,700,000	\$5,700,000	\$5,830,820	-\$130,820	\$5,695,327	\$135,493
City Sales Tax	\$4,000,000	\$4,000,000	\$3,794,352	\$205,648	\$3,899,413	-\$105,061
Public Safety	\$2,527,550	\$2,527,550	\$2,518,493	\$9,057	\$2,826,707	-\$308,213
Parks, Recreation & Senior Services	\$758,100	\$771,625	\$684,735	\$86,890	\$700,821	-\$16,086
Legal & Judicial	\$184,000	\$184,000	\$130,443	\$53,557	\$169,012	-\$38,569
Planning & Permits	\$513,500	\$513,500	\$447,812	\$65,688	\$436,293	\$11,519
Grants & Donations	\$2,000	\$2,000	\$3,180	-\$1,180	\$8,104	-\$4,924
Investments Earnings	\$470,000	\$470,000	\$420,527	\$49,473	\$528,812	-\$108,285
Miscellaneous Revenue	\$50,700	\$50,700	\$340,111	-\$289,411	\$838,381	-\$498,269
REVENUES TOTAL	\$18,942,467	\$18,955,992	\$19,143,731	-\$187,739	\$19,899,444	-\$755,713
Expenditures						
General	\$0	\$0	\$1,840	-\$1,840	\$526	\$1,313
Administration	\$148,400	\$148,400	\$119,460	\$28,940	\$186,914	-\$67,454
Mayor	\$642,422	\$655,297	\$521,838	\$133,460	\$530,092	-\$8,255
Council	\$85,296	\$87,296	\$83,938	\$3,358	\$69,546	\$14,392
City Clerk	\$244,257	\$247,613	\$224,324	\$23,289	\$219,330	\$4,993
Finance	\$374,728	\$380,918	\$368,262	\$12,656	\$351,586	\$16,676
Human Resources	\$188,591	\$188,591	\$166,928	\$21,663	\$156,867	\$10,061
City Attorney	\$171,380	\$250,608	\$229,822	\$20,786	\$148,879	\$80,943
Courts	\$287,413	\$286,693	\$214,806	\$71,887	\$224,137	-\$9,331
Police	\$5,576,965	\$5,609,567	\$5,246,273	\$363,294	\$5,144,913	\$101,360
Fire	\$6,650,054	\$6,655,811	\$6,538,100	\$117,711	\$5,024,011	\$1,514,088
Animal Control	\$466,011	\$466,011	\$430,678	\$35,333	\$465,079	-\$34,401
Public works	\$964,618	\$967,618	\$877,537	\$90,081	\$891,602	-\$14,066
Parks	\$2,062,134	\$2,145,011	\$2,036,790	\$108,221	\$1,964,845	\$71,945
Senior Services	\$777,767	\$808,767	\$730,223	\$78,544	\$858,395	-\$128,172

	FY2025 ADOPTED BUDGET	FY2025 REVISED BUDGET	YTD 2025 ACTUALS	YTD 2024 ACTUALS		
	FY2025	FY2025	YTD 2025	Remaining Budget	FY2024	Over/(Under) PY
Planning & Economic Development	\$727,522	\$727,522	\$701,009	\$26,513	\$557,325	\$143,685
City Services	\$1,455,446	\$1,701,797	\$1,405,187	\$296,610	\$7,699,221	-\$6,294,033
EXPENDITURES TOTAL	\$20,823,004	\$21,327,520	\$19,897,015	\$1,430,505	\$24,493,269	-\$4,596,254
Capital Expenditures	\$607,093	\$660,765	\$574,417	\$86,347	\$2,043,767	-\$1,469,350
Total Expenditures	\$21,430,097	\$21,988,285	\$20,471,432	—	\$26,537,036	—
Net result	-\$2,487,630	-\$3,032,293	-\$1,327,702	—	-\$6,637,592	—

101 - General Fund

	DECEMBER 2023	DECEMBER 2024	DECEMBER 2025
	FY2023	FY2024	FY2025
Assets			
Cash balances	\$13,344,582	\$7,251,269	\$5,488,003
Receivables	\$3,513,591	\$3,633,595	\$3,801,584
Prepaid expenses	\$287,188	\$73,934	\$355,550
ASSETS TOTAL	\$17,145,361	\$10,958,798	\$9,645,138
Liabilities			
Payables	\$689,385	\$1,115,245	\$1,116,786
Deferred revenue	\$2,332,208	\$2,324,842	\$2,316,732
Cash Bond Deposits	\$6,028	\$38,563	\$59,173
LIABILITIES TOTAL	\$3,027,620	\$3,478,649	\$3,492,691
Fund Balance			
Committed Fund Balance	\$1,666,486	\$345,308	\$199,869
Assigned Fund Balance	\$12,451,255	\$7,134,841	\$5,952,578
FUND BALANCE TOTAL	\$14,117,741	\$7,480,149	\$6,152,447
Total Liabilities & Fund Balance	\$17,145,361	\$10,958,798	\$9,645,138

102 - Street Fund

	FY2025 ADOPTED BUDGET	FY2025 REVISED BUDGET	YTD 2025 ACTUALS	YTD 2024 ACTUALS		
	FY2025	FY2025	YTD 2025	Remaining Budget	FY2024	Over/(Under) PY
Revenues						
Property Tax	\$670,000	\$670,000	\$768,451	-\$98,451	\$755,241	\$13,210
State Turnback	\$1,578,582	\$1,578,582	\$1,626,710	-\$48,128	\$1,570,373	\$56,337
City Street Aid Program	\$50,000	\$50,000	\$0	\$50,000	\$20,041	-\$20,041
Grants & Donations	\$0	\$11,073	\$11,073	\$0	\$0	\$11,073
Investments Earnings	\$103,000	\$103,000	\$149,363	-\$46,363	\$159,880	-\$10,517
Miscellaneous Revenue	\$215,653	\$229,653	\$18,910	\$210,743	\$4,965	\$13,945
REVENUES TOTAL	\$2,617,235	\$2,642,308	\$2,574,508	\$67,800	\$2,510,501	\$64,007
Expenditures						
Streets	\$1,586,453	\$1,727,681	\$1,333,056	\$394,625	\$2,330,483	-\$997,427
Senior Services	\$169,003	\$169,003	\$149,214	\$19,789	\$148,824	\$390
EXPENDITURES TOTAL	\$1,755,456	\$1,896,684	\$1,482,270	\$414,414	\$2,479,308	-\$997,037
Capital Expenditures	\$1,446,002	\$2,173,921	\$1,407,132	\$766,789	\$1,533,057	-\$125,925
Total Expenditures	\$3,201,458	\$4,070,605	\$2,889,402	–	\$4,012,365	–
Net result	-\$584,223	-\$1,428,297	-\$314,895	–	-\$1,501,864	–

102 - Street Fund

	DECEMBER 2023	DECEMBER 2024	DECEMBER 2025
	FY2023	FY2024	FY2025
Assets			
Cash balances	\$5,177,187	\$3,677,142	\$3,333,157
Receivables	\$836,923	\$868,365	\$871,365
Prepaid expenses	\$0	\$0	\$17,378
ASSETS TOTAL	\$6,014,111	\$4,545,507	\$4,221,901
Liabilities			
Payables	\$24,845	\$55,849	\$47,137
Deferred revenue	\$667,032	\$669,289	\$669,289
LIABILITIES TOTAL	\$691,877	\$725,138	\$716,426
Fund Balance			
Committed Fund Balance	\$609,169	\$537,285	\$183,160
Assigned Fund Balance	\$4,713,064	\$3,283,085	\$3,322,315
FUND BALANCE TOTAL	\$5,322,234	\$3,820,369	\$3,505,475
Total Liabilities & Fund Balance	\$6,014,111	\$4,545,507	\$4,221,901

130 - Sanitation Fund

	FY2025 ADOPTED BUDGET	FY2025 REVISED BUDGET	YTD 2025 ACTUALS	YTD 2024 ACTUALS		
	FY2025	FY2025	YTD 2025	Remaining Budget	FY2024	Over/(Under) PY
Revenues						
Sanitation Fees	\$1,770,000	\$1,770,000	\$1,889,466	-\$119,466	\$1,325,956	\$563,510
Miscellaneous Revenue	\$0	\$0	\$9	-\$9	\$0	\$9
REVENUES TOTAL	\$1,770,000	\$1,770,000	\$1,889,475	-\$119,475	\$1,325,956	\$563,519
Expenditures						
Sanitation	\$1,736,115	\$1,750,115	\$1,537,002	\$213,113	\$1,667,528	-\$130,526
EXPENDITURES TOTAL	\$1,736,115	\$1,750,115	\$1,537,002	\$213,113	\$1,667,528	-\$130,526
Capital Expenditures	\$0	\$521,238	\$328,238	\$193,000	\$20,663	\$307,575
Total Expenditures	\$1,736,115	\$2,271,353	\$1,865,240	—	\$1,688,190	—
Net result	\$33,885	-\$501,353	\$24,235	—	-\$362,234	—

130 - Sanitation Fund

	DECEMBER 2023	DECEMBER 2024	DECEMBER 2025
	FY2023	FY2024	FY2025
Assets			
Cash balances	\$335,658	\$93,645	\$268,103
Receivables	\$115,115	\$114,989	\$114,778
Prepaid expenses	\$0	\$303,162	\$334,330
Net Fixed Assets	\$809,254	\$530,065	\$530,065
ASSETS TOTAL	\$1,260,027	\$1,041,860	\$1,247,276
Liabilities			
Payables	\$41,562	\$185,629	\$366,810
LIABILITIES TOTAL	\$41,562	\$185,629	\$366,810
Fund Balance			
Committed Fund Balance	\$0	\$346,238	\$41,399
Assigned Fund Balance	\$1,218,466	\$509,993	\$839,067
FUND BALANCE TOTAL	\$1,218,466	\$856,231	\$880,466
Total Liabilities & Fund Balance	\$1,260,027	\$1,041,860	\$1,247,276

120 - Police & Fire Fund

	FY2025 ADOPTED BUDGET	FY2025 REVISED BUDGET	YTD 2025 ACTUALS	YTD 2024 ACTUALS		
	FY2025	FY2025	YTD 2025	Remaining Budget	FY2024	Over/(Under) PY
Revenues						
City Sales Tax	\$2,000,000	\$2,000,000	\$1,897,176	\$102,824	\$1,949,706	-\$52,530
Miscellaneous Revenue	\$0	\$0	\$40	-\$40	\$0	\$40
REVENUES TOTAL	\$2,000,000	\$2,000,000	\$1,897,216	\$102,784	\$1,949,706	-\$52,490
Expenditures						
General	\$2,000,000	\$2,000,000	\$1,897,176	\$102,824	\$1,945,488	-\$48,312
EXPENDITURES TOTAL	\$2,000,000	\$2,000,000	\$1,897,176	\$102,824	\$1,945,488	-\$48,312
Total Expenditures	\$2,000,000	\$2,000,000	\$1,897,176	—	\$1,945,488	—
Net result	\$0	\$0	\$40	—	\$4,218	—

120 - Police & Fire Fund

	DECEMBER 2023	DECEMBER 2024	DECEMBER 2025
	FY2023	FY2024	FY2025
Assets			
Cash balances	\$30	\$30	\$70
Receivables	\$166,420	\$170,638	\$170,638
ASSETS TOTAL	\$166,450	\$170,668	\$170,708
Fund Balance			
Assigned Fund Balance	\$166,450	\$170,668	\$170,708
FUND BALANCE TOTAL	\$166,450	\$170,668	\$170,708
Total Liabilities & Fund Balance	\$166,450	\$170,668	\$170,708



City of Maumelle

www.maumelle.org

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAUMELLE,
COUNTY OF PULASKI, STATE OF ARKANSAS,**

A RESOLUTION TO BE ENTITLED:

RESOLUTION NO. 2025-45

**A RESOLUTION TO APPROVE A PRELIMINARY DEVELOPMENT PLAN FOR A
PROPOSED SUBDIVISION AT 1100 MILLWOOD CIRCLE TO BE CALLED
WINDWOOD HEIGHTS PHASE 1, AND FOR OTHER PURPOSES**

WHEREAS, Roy C. Andrews, PE, on behalf of the parcel's landowner, has applied for approval of a preliminary development plan for a proposed subdivision in a planned residential district (PRD) zoning district at 1100 Millwood Circle, to be called Windwood Heights Phase 1, as shown on the attached exhibit A hereto; and

WHEREAS, Maumelle City Code § 94-449(a) states that the city council shall consider, among other things, (1) the compatibility between the proposed development and surrounding areas so as to preserve and enhance the neighborhood; (2) the urban development goals and other policies of the city; (3) the need for the proposed development; (4) the effect of the proposed development on the future development of the area; (5) that the land surrounding the proposed development can be planned in coordination with the proposed development; (6) that the existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed development and in the vicinity of the proposed development; (7) that existing and proposed utility services are adequate for the proposed development; (8) that the proposed development creates a desirable and stable environment; and (9) that the proposed development makes it possible for the creation of a creative, innovative and efficient use of the property; and

WHEREAS, at a public hearing on July 24, 2025, the planning commission discussed this application and conditionally approved a motion to recommend that the city council approve the preliminary development plan contingent upon meeting further staff, planning commissioner, and city engineer comments; contingent upon no grading until preliminary development plan is approved by city council; and contingent upon a cul de sac on the east end and allowance of a cul de sac of more than 750 feet; and

WHEREAS, since the application as submitted was effectively denied by the planning commission, the applicant desires to appeal the planning commission's decision to the city council; and

WHEREAS, the city council has considered the relevant evidence and applicable city code standards and guidelines, including without limitation the standards in section 94-449(a).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAUMELLE, ARKANSAS, AS FOLLOWS:

SECTION 1. The application seeking approval of the preliminary development plan for a proposed subdivision in a planned residential district (PRD) zoning district at 1100 Millwood Circle, to be called Windwood Heights Phase 1, as shown on the attached exhibit A hereto, is

approved contingent upon meeting further staff, planning commissioner, and city engineer comments.

SECTION 2. The applicant's appeal is sustained. The application is approved without the following additional conditions imposed by the planning commission: namely, the conditions that no grading until preliminary development plan is approved by city council, and that there be a cul de sac on the east end and allowance of a cul de sac of more than 750 feet.

Resolved this 15th day of December 2025.

Caleb Norris, Mayor

Attest:

Tina Timmons, City Clerk/Treasurer

Approved As To Legal Form:

Andrew Thornton, City Attorney

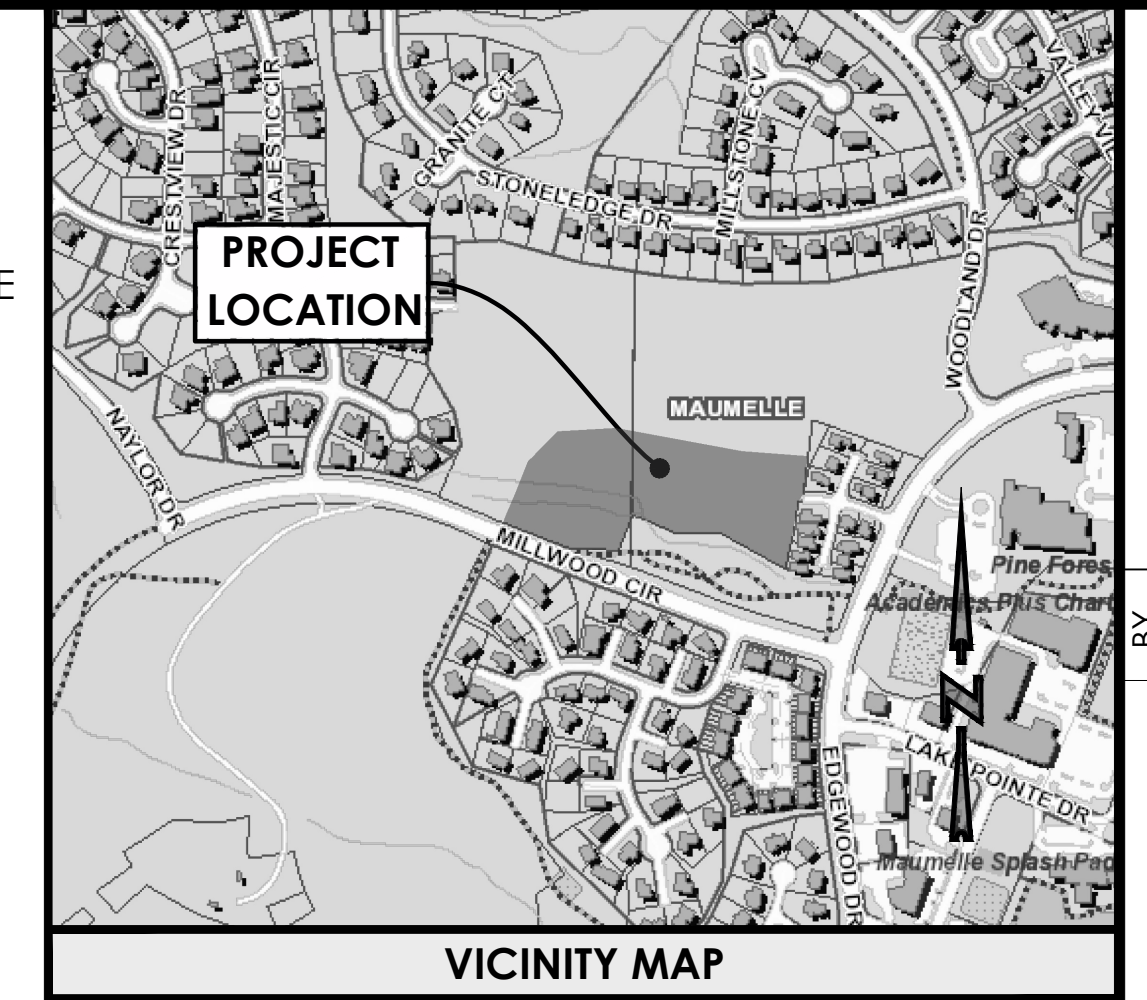
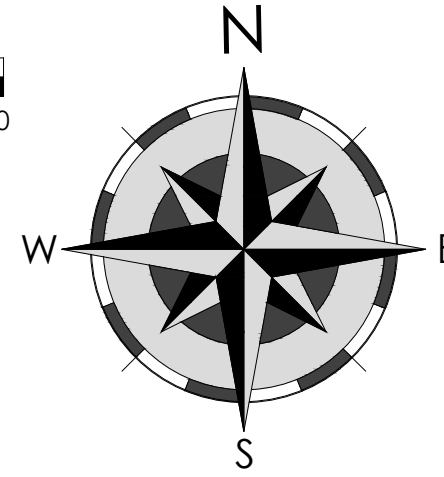
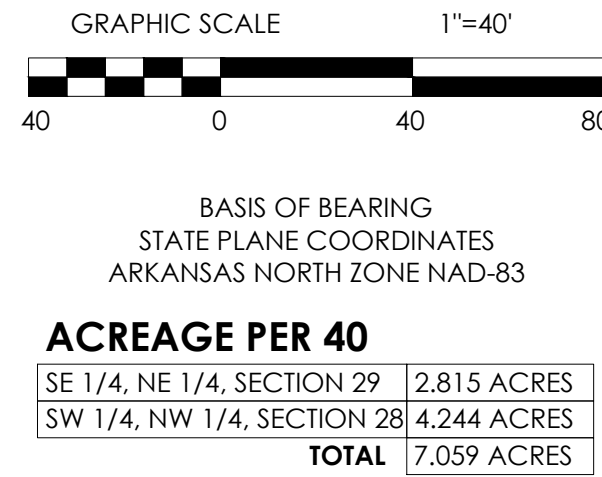
Sponsored by: Mayor Caleb Norris

	Wesley	Gronwald	Booker	Gardner	Williams	Tierney	Shinn	Holt
Yes								
No								

PRELIMINARY DEVELOPMENT PLAN OF
PHASE I
WINDWOOD HEIGHTS
CITY OF MAUMELLE, PULSKI CO., ARKANSAS
1/8/26

LEGAL DESCRIPTION:
Lands lying in a fractional part of the Northeast 1/4 of Section 29 in Township 3 North, Range 13 West, Pulaski County, Arkansas and more particularly described as follows:

Commencing at the northeast corner of Lot 36 of the Re-Plat of Majestic Pointe Addition (Instr. #2008006854 records of Pulaski County, AR); thence North 90 degrees 00 minutes 00 seconds East 174.28 feet; thence South 00 degrees 00 minutes 00 seconds East 116.35 feet to the point of beginning; thence North 43 degrees 09 minutes 09 seconds East 102.48 feet; thence North 66 degrees 41 minutes 11 seconds East 105.96 feet; thence South 78 degrees 16 minutes 39 seconds East 572.02 feet; thence South 86 minutes degrees 07 minutes 20 seconds East 178.42 feet; thence South 06 degrees 51 minutes 39 seconds West 160.55 feet; thence South 43 degrees 10 minutes 59 seconds West 14.00 feet; thence South 11 degrees 32 minutes 22 seconds West 204.28 feet; thence North 61 degrees 20 minutes 34 seconds West 220.00 feet; thence North 88 degrees 48 minutes 07 seconds West 144.03 feet; thence North 67 degrees 31 minutes 14 seconds West 139.53 feet; thence South 24 degrees 49 minutes 11 seconds West 111.80 feet; thence South 81 degrees 52 minutes 44 seconds West 147.62 feet to a point which is also on the north right of way of Millwood Circle; thence continue along said right of way North 48 degrees 55 minutes 17 seconds West 241.00 feet; thence North 48 degrees 47 minutes 19 seconds West 31.85 feet; thence leaving said right of way North 21 degrees 03 minutes 36 seconds East 216.36 feet to the point of beginning.



Holloway Engineering,
Surveying & Civil Design

200 Casey Drive
Maumelle, AR 72113
(501) 851-3366
www.holloway-eng.com



DEVELOPMENT SCHEDULE:

- DEVELOPMENT TO COMMENCE WITH SITE GRADING IMMEDIATELY.
- DEVELOPMENT WILL NOT BE PHASED.

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

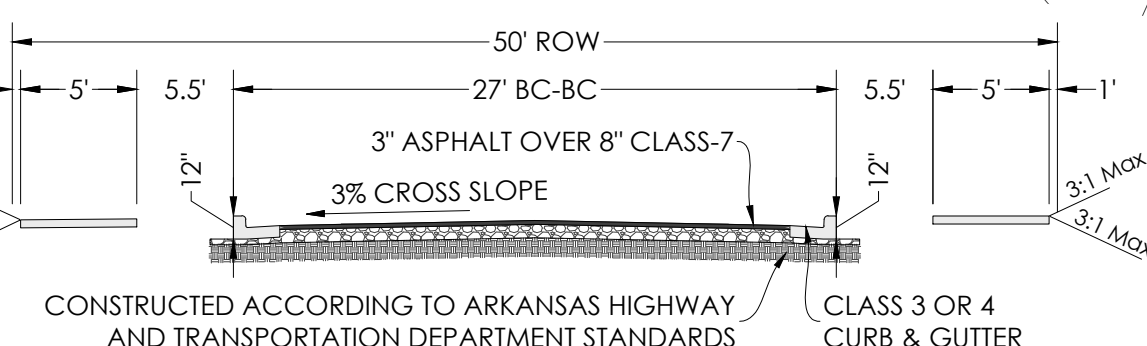
DATE _____ CYPRESS BAY DEVELOPMENT LLC,
1 COUNTRY CLUB CIR
MAUMELLE, AR 72113

INSTRUMENT NO. 2011042753

CERTIFICATE OF PRELIMINARY APPROVAL

PURSUANT TO THE MAUMELLE SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

DATE _____ CRAIG JOHNSON, CHAIRMAN
MAUMELLE PLANNING COMMISSION



27' RESIDENTIAL URBAN STREET SECTION

GENERAL PAVING NOTES

- IN AREAS TO RECEIVE BITUMINOUS PAVING, CONCRETE DRIVEWAYS, OR CURB AND GUTTER, SUBGRADE SHALL BE COMPACTED TO A DENSITY NOT LESS THAN 95% OF MAXIMUM DENSITY OBTAINED AT OPTIMUM MOISTURE CONTENT. (AASHTO T-180).
- FOR AREAS OF SUBGRADE PREPARATION TO RECEIVE CONCRETE SIDEWALKS, SUBGRADE SHALL BE COMPACTED TO A DENSITY OF 90% MAXIMUM. (AASHTO T-180).
- CRUSHED STONE-MATERIAL IN EACH COURSE SHALL BE COMPACTED TO A DENSITY OF 98% MAXIMUM (AASHTO T-191).
- TRENCH DRAINS TO BE DETERMINED IN THE FIELD BY THE ENGINEER.

TOTAL PARCEL SIZE	7.059 ACRES
PROPOSED USAGE	PRD
COMMON OPEN SPACE	3.094 ACRES (43.8%)
LENGTH OF NEW ROADS	964 LF
MINIMUM LOT SIZE	0.044 AC
# OF LOTS (RESIDENTIAL)	55 LOTS
LOTS PER GROSS ACRE	7.79 LOTS/ACRE
AVERAGE LOT SIZE	0.051 AC

LEGEND	
	BOUNDARY FINAL
	BOUND. ADJOINERS
	EASEMENT
	SETBACK
	FENCE
	FOUND MONUMENT (AS NOTED)
	SET MONUMENT (AS NOTED)
	CALCULATED POINT

GENERAL NOTES:

- ALL FRONT BUILDING SETBACKS ARE 20.0'. ALL REAR YARD SETBACKS ARE 25'-0". ALL SIDE YARD SETBACKS ARE 0'.
- DRAINAGE & UTILITY EASEMENTS AS NOTED
- PROPERTY IS ZONED 'PRD' AND WILL BE USED FOR RESIDENTIAL HOUSING AND WILL BE SOLD.
- THE ACCESS EASEMENTS, PONDS, WALKING PATHS AND ALL OPEN SPACE TRACTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
- OPEN SPACE TRACTS ARE ACCESS AND DRAINAGE & UTILITY EASEMENTS
- WATER WILL BE SUPPLIED BY CENTRAL ARKANSAS WATER.
- WASTEWATER DISPOSAL WILL BE BY NORTH LITTLE ROCK WASTEWATER.
- A SOILS ANALYSIS TO DETERMINE FINAL ROADWAY PAVEMENT SECTION SHALL BE PERFORMED PRIOR TO APPROVAL OF CONSTRUCTION DOCUMENTS.
- ALL STREET SIDEWALK(S) TO BE 5' WIDE CONCRETE.
- PROPERTY IS CURRENTLY WOODED AND WILL BE CLEARED TO BE DEVELOPED.
- EXISTING PROPERTY SLOPES RANGE FROM 33% TO APPROXIMATELY 4%

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY

I, J. ERIC HOLLOWAY, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME THAT ALL SURVEYING REQUIREMENTS OF THE STATE OF ARKANSAS AND CITY OF MAUMELLE SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH AND FILED FOR RECORD AS REQUIRED.

DATE 1/8/26 J. ERIC HOLLOWAY
PROFESSIONAL SURVEYOR NO. 1803, AR

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY

I, J. ERIC HOLLOWAY HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, AND THAT ENGINEERING REQUIREMENTS OF THE MAUMELLE SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

DATE 1/8/26 J. ERIC HOLLOWAY
PROFESSIONAL ENGINEER,
AR.NO. 18898

FLOOD STATEMENT:
GRAPHIC PLOTTING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 05119C0310G, DATED JULY 6, 2015, INDICATES THAT NO PORTION OF THIS PROPERTY LIES WITHIN THE AREAS OF 100 YEAR FLOODING.

SURVEY CODE:
500-03N-13W-0-04-120-60-1803

WINDWOOD HEIGHTS
CITY OF MAUMELLE, PULASKI CO., AR

PRELIMINARY DEVELOPMENT PLAN

AR 18898
J. ERIC HOLLOWAY
1/8/26

AR 1879
J. ERIC HOLLOWAY
1/8/26

JOB NO.: 2025-033
DATE: 1/8/26
SHEET NUMBER:

C0.02

**BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF MAUMELLE,
COUNTY OF PULASKI, STATE OF ARKANSAS,**

AN ORDINANCE TO BE ENTITLED:

ORDINANCE NO. 1164

**AN ORDINANCE TO AMEND CHAPTER 90 (VEGETATION) OF THE MAUMELLE
CITY CODE, AND FOR OTHER PURPOSES**

WHEREAS, city staff requested that the planning commission consider proposed amendments to chapter 90 (vegetation) of the Maumelle City Code; and

WHEREAS, at a public hearing on December 18, 2025, the planning commission discussed staff's proposal and approved a motion to recommend that the city council make the same amendments to the Maumelle City Code, subject to further staff, commissioner, and city engineer comments and apart from staff's proposed amendments to sections 90-82 and 90-121; and

WHEREAS, the city council now finds it necessary and proper to amend the Maumelle City Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAUMELLE, ARKANSAS, AS FOLLOWS:

SECTION 1. Maumelle City Code § 90-31 is amended to read as follows:

Sec. 90-31. – Definitions. . . .

Vehicular use areas means all open areas and open spaces on the land which are designated, used, required or intended to be used for storage, parking, maintenance, service, repair, display, circulation or operation of vehicles, including automobiles, buses, trailers, trucks, boats and motorcycles. This definition is intended to include areas used or intended to be used for driveways to such vehicular use areas but does not include improvements to public roads, streets, highways and alleys. However, public rights-of-way may be considered part of the vehicular use area for planting improvements if such areas are adjacent to private property being developed as a vehicular use area.

Definitions not expressly provided herein shall be as set forth in chapter 94.

SECTION 2. Maumelle City Code § 90-37(b) is amended to read as follows:

Sec. 90-37. – Landscape requirements for vehicular use areas. . . .

(b) *Street coverage requirements.*

(1) Street landscaping shall be required along any side of a vehicular use area that abuts the right-of-way of any street, road or highway.

- (2) A landscaping strip shall be located between the vehicular use area and abutting right-of-way. This strip shall be at least eight feet in width beyond vehicular encroachment.
- a. For properties with frontage on Maumelle Boulevard (Highway 100), this strip shall be at least 15 feet in width beyond vehicular encroachment, and must comply with section 90-84. Where standards in chapter 94 also apply, the more restrictive shall govern.**
- (3) Concrete curbing or other approved material shall be provided around the base of each planter area or landscape strip.
- (4) A planting screen or durable landscape barrier (30 inches in height measured from adjacent vehicular use grade) shall extend the entire length of the landscaping strip. Breaks in the barrier may be incorporated for aesthetic or security purposes. If a barrier is of a nonliving material, its height, design and location must be approved by the designated agents. If street side plant materials or improvements are proposed which vary from the required minimums and maximums as provided in this section, the proposal may be approved by the designated agent where it is demonstrated by the applicant and so found by the designated agent that the variances proposed in the minimums and maximums would not interfere with pedestrian and vehicular traffic safety.
- a. For properties with frontage on Maumelle Boulevard (Highway 100), the planting screen or durable landscape barrier shall be 36 inches in height and must comply with section 90-84.**
- (5) One shrub or vine for each five feet of nonliving durable barrier shall be planted between the barrier and the vehicular use area. These planters need not be spaced five feet on center, but rather, except for freestanding specimen plants, may be planted in groupings of three or less. The remainder of the landscape strips shall be improved with grass, groundcover, shrubs or other landscape treatment excluding paving and sand.
- a. For properties with frontage on Maumelle Boulevard (Highway 100), one tree for each 30 linear feet of Boulevard frontage shall be planted in a staggered pattern in the landscaping strip and must apply with the applicable frontage requirements established in this chapter.**
- (6) Trees shall provide an eight-foot height limb clearance except multitrunked species, which shall be so installed and maintained as not to create obstructions to vehicular and/or pedestrian traffic.
- (7) Specimen tree preservation. For properties with frontage on Maumelle**

Boulevard (Highway 100), existing healthy trees 18 inches or greater in diameter within the required landscaping strip should be preserved where feasible and may be credited toward required tree plantings at a ratio of one existing tree for every two required trees.

SECTION 3. Maumelle City Code § 90-39(a) is amended to read as follows:

Sec. 90-39. – Procedure.

- (a) *Permit required.* Any person, in order to comply with this article, must first obtain a landscape permit from the city. **A separate landscape permit shall not be required when a site plan is approved under chapter 94.**

SECTION 4. Maumelle City Code § 90-39(c) is amended to read as follows:

Sec. 90-39. – Procedure.

- (c) *Presentation requirements.* The name, address and telephone number of the owner, the developer and the designer shall be submitted with the landscape plan. The following information shall be shown on the plan: . . .

- (10) Irrigation plan with spray radii.

- (11) For properties with frontage on Maumelle Boulevard (Highway 100), the plan shall identify existing trees 6 inches or greater in diameter within 50 feet of the right-of-way, indicating their caliper and which trees are proposed to be preserved or removed.**

SECTION 5. Maumelle City Code § 90-84 is amended to read as follows:

Sec. 90-84. – Road setback lines.

There are established two setback lines as described in subsections (1), ~~and (2), and (3)~~ of this section within which trees equal to or greater than six inches in diameter, measuring 24 inches above the ground, or dogwood trees shall not be cut, excavated, removed, destroyed or otherwise allowed to die, whether done knowingly or by negligence. The ~~two~~ setback lines referred to in this section shall be along the right-of-way of Maumelle Boulevard (Highway 100) within the city and shall extend to the following boundaries:

- (1) On lands zoned ~~commercial and~~ industrial along Maumelle Boulevard (Highway 100), the setback lines shall be 50 feet from the nearest point of the Highway 100 right-of-way.

- (2) On land zoned ~~residential~~ **commercial** along Maumelle Boulevard (Highway 100), the setback lines shall be ~~25 feet~~ **50 feet. Within a planned unit district, the planning commission may approve a reduced setback, provided the approved setback is not less than 25 feet. Measurement shall be** from the nearest point of the Highway 100 right-of-way.
- (3) **On land zoned residential along Maumelle Boulevard (Highway 100), the setback lines shall be 25 feet from the nearest point of the Highway 100 right-of-way.**

SECTION 6. Maumelle City Code § 90-85 is amended to read as follows:

Sec. 90-85. – Variances.

~~Variances may be allowed by the planning commission if necessary for roads, drainage or other necessary access.~~ **Variances from the provisions of this article shall be considered and decided in accordance with section 94-66. The applicant shall bear the burden of demonstrating undue hardship as required by section 94-66, and all findings and procedures shall comply with that section.** Trees which are completely dead from causes other than violations of this article may be removed, and trees may be cut or pruned to remove dead parts.

SECTION 7. A new section 90-86 is added to Maumelle City Code chapter 90, article III, to read as follows:

Sec. 90-86. – Exceptions.

This article applies only to undeveloped land, and does not apply to existing private property with existing building sites. Those properties shall conform to all other articles within this chapter.

SECTION 8. Maumelle City Code § 90-123(a)(2) is amended to read as follows:

Sec. 90-123. – Timber management plan.

(a) . . .

- (2) A 75-foot nonclearing buffer along public street rights-of-way and all other adjacent property.

a. Applicability. The nonclearing buffer required under this subsection applies only to approved timber management or forestry operations regulated under article III of this chapter. It

does not apply to commercial, industrial, or residential site development, which is governed by the frontage and landscaping requirements set forth in section 90-37 and chapter 94.

SECTION 9. (Do not codify.) Codification. It is the intention of the city council that the provisions of this ordinance shall become and be made a part of the Maumelle City Code.

SECTION 10. (Do not codify.) Repealer. All other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 11. (Do not codify.) Severance. If any clause, sentence, paragraph, section or other portion of this ordinance is found to be unconstitutional, invalid, or inoperative by a court of competent jurisdiction, such findings shall not affect the validity of the remainder of these sections, nor shall any proceeding invalidating any portion of any section operate to affect any portion of the remainder of said sections not specifically attacked in said proceeding.

Adopted this 2nd day of February 2026.

Caleb Norris, Mayor

Attest:

Tina Timmons, City Clerk/Treasurer

Approved As To Legal Form:

Andrew Thornton, City Attorney

Sponsored by:
Mayor Caleb Norris

	Wesley	Gronwald	Booker	Gardner	Williams	Tierney	Shinn	Holt
Yes								
No								

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF MAUMELLE,
COUNTY OF PULASKI, STATE OF ARKANSAS,

AN ORDINANCE TO BE ENTITLED:

ORDINANCE NO. 1165

AN ORDINANCE TO AMEND SECTION 94-448 (CONDITIONAL USES IN PLANNED
COMMERCIAL DISTRICTS) OF THE MAUMELLE CITY CODE,
AND FOR OTHER PURPOSES

WHEREAS, city staff requested that the planning commission consider proposed amendments to section 94-448 (conditional uses in planned commercial districts) of the Maumelle City Code; and

WHEREAS, at a public hearing on December 18, 2025, the planning commission discussed staff's proposal and approved a motion to recommend that the city council make the same amendments to the Maumelle City Code, subject to further staff, commissioner, and city engineer comments; and

WHEREAS, the city council now finds it necessary and proper to amend the Maumelle City Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAUMELLE, ARKANSAS, AS FOLLOWS:

SECTION 1. Maumelle City Code § 94-448(d) is amended to read as follows:

Sec. 94-448. – Conditional uses in PCD (planned commercial district). . . .

~~(d) Outdoor amusement and recreation establishments.~~

(d) *Certain commercial uses suggested by the C-2 district. Certain conditional uses in the C-2 district listed below shall be conditional uses in the PCD. When deciding whether to grant a conditional use permit for a commercial use in a PCD, the planning commission and city council shall also consider the densities designated by the land use plan; the densities of surrounding development; the densities allowed under the various zoning districts; the urban development goals and other policies of the city; the topography and character of the natural environment; and the impact of a given density on the specific site and adjacent properties.*

(1) The following non-institutional uses:

Adult day care centers.

Day care centers.

Liquor stores.

Nursing homes or convalescent homes.

Outdoor amusement and recreation establishments.

Pet shops.

(2) The following institutional uses and those of similar character:

Assisted living facilities.

Churches.

Educational facilities.

Fire stations.

Government offices.

Health facilities.

Libraries.

Museums.

Police stations.

SECTION 2. (Do not codify.) Codification. It is the intention of the city council that the provisions of this ordinance shall become and be made a part of the Maumelle City Code.

SECTION 3. (Do not codify.) Repealer. All other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4. (Do not codify.) Severance. If any clause, sentence, paragraph, section or other portion of this ordinance is found to be unconstitutional, invalid, or inoperative by a court of competent jurisdiction, such findings shall not affect the validity of the remainder of these sections, nor shall any proceeding invalidating any portion of any section operate to affect any portion of the remainder of said sections not specifically attacked in said proceeding.

Adopted this 2nd day of February 2026.

Caleb Norris, Mayor

Attest:

Tina Timmons, City Clerk/Treasurer

Approved As To Legal Form:

Andrew Thornton, City Attorney

Sponsored by:
Mayor Caleb Norris

	Wesley	Gronwald	Booker	Gardner	Williams	Tierney	Shinn	Holt
Yes								
No								

**BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF MAUMELLE,
COUNTY OF PULASKI, STATE OF ARKANSAS,**

AN ORDINANCE TO BE ENTITLED:

ORDINANCE NO. 1166

**AN ORDINANCE TO AMEND THE MAUMELLE CITY CODE REGARDING THE
COMMENCEMENT OF GRADING AND CLEARING ACTIVITIES FOLLOWING
APPROVAL OF A PRELIMINARY PLAT OR DEVELOPMENT PLAN,
AND FOR OTHER PURPOSES**

WHEREAS, city staff requested that the planning commission consider proposed amendments to the Maumelle City Code regarding the commencement of grading and clearing activities following approval of a preliminary plat or development plan; and

WHEREAS, at a public hearing on December 18, 2025, the planning commission discussed staff's proposal and approved a motion to recommend that the city council make the same amendments to the Maumelle City Code, subject to further staff, commissioner, and city engineer comments; and

WHEREAS, the city council now finds it necessary and proper to amend the Maumelle City Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY
OF MAUMELLE, ARKANSAS, AS FOLLOWS:**

SECTION 1. Maumelle City Code § 70-73(d)(1)(c) is amended to read as follows:

Sec. 70-73. – Preliminary plat approval/notification. . . .

(d) . . .

(1) . . .

- c. Receipt by the subdivider of the executed certificate of preliminary plat approval and construction plans approved by the city engineer as described herein is authorization to proceed with the preparation of necessary plans and specifications and the installation of required public improvements, excluding land-clearing, grubbing, or mass-grading activities which require a grading permit under section 94-13. The necessary plans and specifications (engineering designs) require approval of the engineering staff prior to any construction in the subdivision. The subdivider shall build all public streets and drainage improvements to the specifications of the construction plans approved by the city. Construction work shall be subject to on-site inspections by the city to verify conformance with the approved construction plans. Any change to the approved construction plans must be approved by the city engineer prior to

construction. A subdivider who proceeds without approval of construction plans or changes to construction plans risks the requirement of removal of any installed improvements or portions thereof.

SECTION 2. Maumelle City Code § 94-13(c)(1) is amended to read as follows:

Sec. 94-13. – Grading permit required. . . .

(c) *Grading permit required.*

- (1) A grading permit shall be required before any work may be commenced on any excavation or grading, **and shall be issued only after all site and grading plans or preliminary plat and/or preliminary development plan approvals have been received from the final approving body.** ~~unless such work is otherwise authorized by the Maumelle City Code.~~

SECTION 3. Maumelle City Code § 94-13(e)(5) is amended to read as follows:

Sec. 94-13. – Grading permit required. . . .

(e) *Contents of grading and drainage plans.* The grading and drainage plan shall identify the following: . . .

- (5) Tree protection zones, **delineated with orange construction safety fencing along with durable, weathering signs clearly identifying the area as a “non-clearing buffer zone” under section 94-13(f)(1)(d)(i);**

SECTION 4. Maumelle City Code § 94-13(f)(1) is amended to read as follows:

Sec. 94-13. – Grading permit required. . . .

(f) *Issuance procedure.*

- (1) The following procedure shall be implemented for the issuance of a grading permit:
 - a. . . .
 - b. . . .
 - c. . . .

- d. PRE-CONSTRUCTION REQUIREMENTS (PHYSICAL PROTECTION).** **As a mandatory condition of the grading permit and a prerequisite for the commencement of any land-clearing, grubbing, or grading activity, the applicant shall comply with the following:**
- i. PHYSICAL PROTECTION AND DELINEATION.** **Physically delineate all required non-disturbance zones, buffers (including stream buffers, setbacks, and tree protection areas), and limits of construction using highly visible protective barriers, specifically orange construction safety fencing installed on posts. For all protected trees or groves, this fencing shall be installed at a minimum distance equal to the tree's drip line or the edge of the pre-determined tree protection zone, whichever is greater. No grading, excavation, material storage, or equipment access is permitted within this delineated area. The fencing shall be maintained in good condition for the duration of all construction activities.**

SECTION 5. Maumelle City Code § 94-451(c)(1) is amended to read as follows:

Sec. 94-451. – Application review procedure, PRD, PCD. . . .

(c) . . .

- (1) *Approval.* If the preliminary development plan is approved by the planning commission, it will be forwarded to the city council for their review. The city council may grant, deny, defer for requested changes or information, or return the application to the planning commission for further study. The city council may direct the planning commission to reconsider specific aspects of the preliminary development plan. The approval of the preliminary development plan does not constitute the recording of a plat or authorize the issuance of a building permit. Both of these actions are contingent on approval of the final development plan and plot. The approved preliminary plat permits the completion of subdivision construction, streets, grading, utilities and the like, **contingent on meeting all requirements of section 94-13.** If the preliminary application is approved, a post-preliminary application conference shall be held between the applicant and the staff. This conference will be held to discuss what changes were required by the city council. The staff will inform the applicant of any plan alteration or additional information which must be submitted for the final development plan/plat review.

SECTION 6. Maumelle City Code § 94-813 is amended to read as follows:

Sec. 94-813. – Subdivision developments requiring an approved SWP3.

Where construction of a subdivision development will disturb soil or remove vegetation on one or more acres of land during the life of the development project, approved stormwater pollution prevention plans (SWP3s) for the project must be provided and implemented by the subdivision owner/developer as follows: . . .

- (6) The subsequent owner or builder of an individual lot bears the responsibility for implementation of approved SWP3s for all construction activity within or related to the individual lot, excluding construction managed by utility agencies.
- (7) The installation and documentation of all initial SWP3 (SWIP) Best Management Practices (BMPs) must be fully functional and inspected prior to the commencement of any land-clearing or grading activity.**

SECTION 7. (Do not codify.) Codification. It is the intention of the city council that the provisions of this ordinance shall become and be made a part of the Maumelle City Code.

SECTION 8. (Do not codify.) Repealer. All other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 9. (Do not codify.) Severance. If any clause, sentence, paragraph, section or other portion of this ordinance is found to be unconstitutional, invalid, or inoperative by a court of competent jurisdiction, such findings shall not affect the validity of the remainder of these sections, nor shall any proceeding invalidating any portion of any section operate to affect any portion of the remainder of said sections not specifically attacked in said proceeding.

Adopted this 2nd day of February 2026.

Caleb Norris, Mayor

Attest:

Tina Timmons, City Clerk/Treasurer

Approved As To Legal Form:

Andrew Thornton, City Attorney

Sponsored by:
Mayor Caleb Norris

	Wesley	Gronwald	Booker	Gardner	Williams	Tierney	Shinn	Holt
Yes								
No								

**BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF MAUMELLE,
COUNTY OF PULASKI, STATE OF ARKANSAS,**

AN ORDINANCE TO BE ENTITLED:

ORDINANCE NO. 1167

**AN ORDINANCE TO AMEND THE CITY'S ZONING MAP FOR 47.948 ACRES, MORE
OR LESS, AT ZAJAC ROAD, TO BE DEVELOPED AS DEVOE BEND LAKE ESTATES,
AND FOR OTHER PURPOSES**

WHEREAS, J. Eric Holloway, on behalf of parcel's landowner Devoe Property Group, LLC, applied to amend the zoning map to change the zoning district from R-1 residential district to A-1 agricultural district for 47.948 acres, more or less, at Zajac Road in the City of Maumelle, County of Pulaski, State of Arkansas, intended to be developed as Devoe Bend Lake Estates, whose legal description is as follows:

A tract of land lying in the Northwest Quarter of Section 35, Township 3 North, Range 13 West, Pulaski County, Arkansas, being more particularly described as follows:

Beginning at the Northeast corner of the Northeast Quarter, Northwest Quarter, Section 35, Township 3 North, Range 13 West, South 00 degrees 57 minutes 09 seconds West 1225.75 feet along the East line of said Northeast Quarter, Northwest Quarter, Section 35; thence leaving said East line South 71 degrees 56 minutes 16 seconds West 823.39 feet; thence North 87 degrees 49 minutes 44 seconds West 603.54 feet; thence North 67 degrees 05 minutes 40 seconds West 250.21 feet; thence North 27 degrees 08 minutes 23 seconds West 185.21 feet; thence North 28 degrees 23 minutes 03 seconds East 160.91 feet; thence North 34 degrees 27 minutes 21 seconds East 335.78 feet; thence North 12 degrees 22 minutes 32 seconds East 306.68 feet; thence North 13 degrees 39 minutes 35 seconds East 240.96 feet; thence North 02 degrees 41 minutes 50 seconds East 275.65 feet to the Northwest Corner of the Northeast Quarter, Northwest Quarter, Section 35; thence along the North line of said Northeast Quarter, Northwest Quarter, Section 35 South 88 degrees 37 minutes 28 seconds East 1319.59 feet to the point of beginning containing 47.948 acres more or less.

as shown on the preliminary plat attached as Exhibit A hereto and incorporated by reference herein;
and

WHEREAS, at a public hearing on December 18, 2025, the planning commission approved a motion to recommend that the city council adopt the same amendment to the zoning map, subject to further staff, commissioner, and city engineer comments; and

WHEREAS, the city council has considered the recommendations of the planning commission and city staff, if any, and has obtained facts, statements, and other information concerning the request herein, including the documents attached as Exhibit A hereto; and

WHEREAS, the city council may amend the boundaries of the zoning districts whenever the public necessity and general welfare require such amendment, Maumelle City Code § 94-8; and

WHEREAS, the city council finds that evidence submitted sufficiently justifies the proposed amendment to the zoning map.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAUMELLE, ARKANSAS, AS FOLLOWS:

Section 1. The city's zoning map is hereby amended as follows: the zoning district for 47.948 acres, more or less, at Zajac Road in the City of Maumelle, County of Pulaski, State of Arkansas, as fully described by the legal description above and as shown on Exhibit A hereto and incorporated by reference herein, is amended from R-1 residential district to A-1 agricultural district.

Section 2. Repealer. All other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Section 3. Severance. If any clause, sentence, paragraph, section or other portion of this ordinance is found to be unconstitutional, invalid, or inoperative by a court of competent jurisdiction, such findings shall not affect the validity of the remainder of these sections, nor shall any proceeding invalidating any portion of any section operate to affect any portion of the remainder of said sections not specifically attacked in said proceeding.

Adopted this 2nd day of February 2026.

Caleb Norris, Mayor

Attest:

Tina Timmons, City Clerk/Treasurer

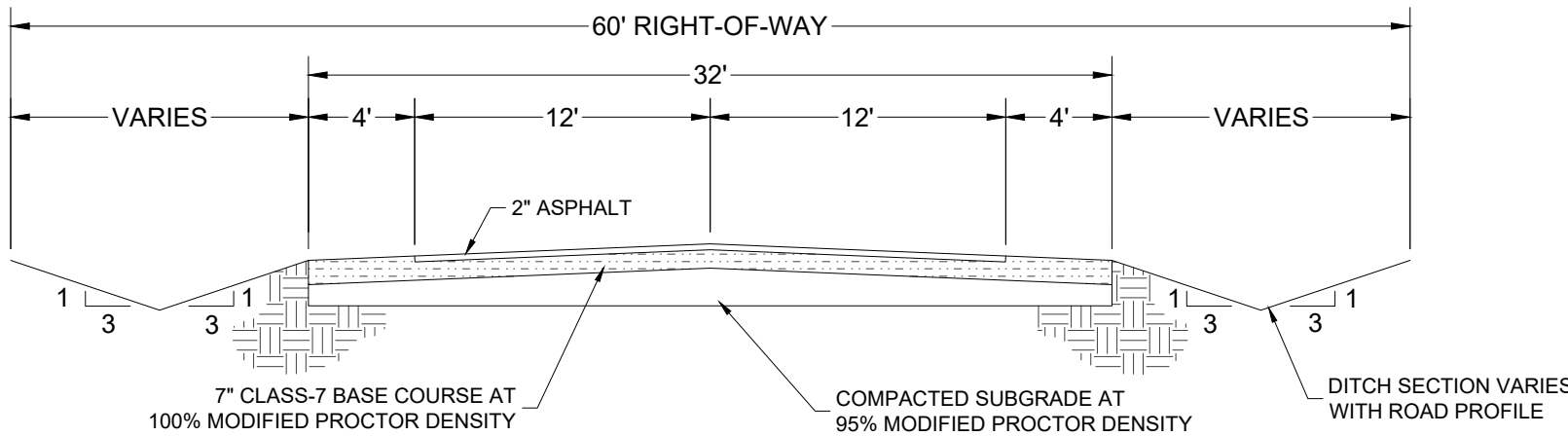
Approved as to legal form:

Andrew Thornton, City Attorney

Sponsored by:
Mayor Caleb Norris

	Wesley	Gronwald	Booker	Gardner	Williams	Tierney	Shinn	Holt
Yes								
No								

TOTAL PARCEL SIZE	47.948 ACRES
PROPOSED USAGE	PLANNED RESIDENTIAL
COMMON OPEN SPACE	19.006 ACRES (39.64%)
LENGTH OF NEW ROADS	2100 LF
MINIMUM LOT SIZE	2,002 AC
# OF LOTS (RESIDENTIAL)	11 LOTS
LOTS PER GROSS ACRE	0.229 LOTS/ACRE
AVERAGE LOT SIZE	2,280 AC



CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY
I, J. ERIC HOLLOWAY, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME THAT ALL SURVEYING REQUIREMENTS OF THE STATE OF ARKANSAS AND CITY OF MAUMELLE SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH AND FILED FOR RECORD AS REQUIRED.

4/9/25
DATE

J. ERIC HOLLOWAY
PROFESSIONAL SURVEYOR NO. 1803, AR



CORNERS			
POINT #	DESCRIPTION	NORTHING	EASTING
1	CALC	190933.78	1203036.22
2	CALC	189708.21	1203015.84
3	CALC	189452.92	1202233.03
4	CALC	189475.78	1201629.92
5	CALC	189573.17	1201399.43
6	CALC	189737.99	1201314.95
7	CALC	189879.55	1201391.44
8	CALC	190156.42	1201581.41
9	CALC	190455.97	1201647.14
10	CALC	190690.11	1201704.04
11	CALC	190965.46	1201717.01

FLOOD STATEMENT:
GRAPHIC PLOTTING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 05119C0300, DATED JULY 6, 2015, INDICATES THAT PORTIONS OF THE PROPERTY SHOWN HEREON LIE WITHIN A SPECIAL FLOOD HAZARD AREA. BASE FLOOD ELEVATION = 261.10' PER WHITE OAK BAYOU FIS.

JOB NO.: 2024-010
DATE: 4/9/25
SHEET NUMBER:

1
EXHIBIT

42M0350000300
DEVORE PROPERTY GROUP LLC
3340 HIGHWAY 157
MAUMELLE, ARKANSAS

42R0260002500
CAMPBELL CARSON
11119 ZAJAC RD
NORTH LITTLE ROCK,
ARKANSAS

42R0260002402
ELLIOTT JUSTIN/BROOKE
11124 SHORT MARCHE RD
NORTH LITTLE ROCK,
ARKANSAS

42R0260002500
CAMPBELL CARSON
11119 ZAJAC RD
NORTH LITTLE ROCK,
ARKANSAS

EXISTING 6"
WATER LINE
42R0260002600
ZAJAC STANLEY J
11203 ZAJAC RD
NORTH LITTLE ROCK,
ARKANSAS

POB
NE CORNER
NE 1/4, NW 1/4,
SEC. 35 T-3-N,
R-13-W
42R0260002901
WOOD ROBERT L
JR/TERESA K
11120 ZAJAC RD
NORTH LITTLE ROCK,
ARKANSAS

42R0350000402
GARDNER RICHARD S
& PAMELA A
11116 ZAJAC RD
NORTH LITTLE ROCK,
ARKANSAS

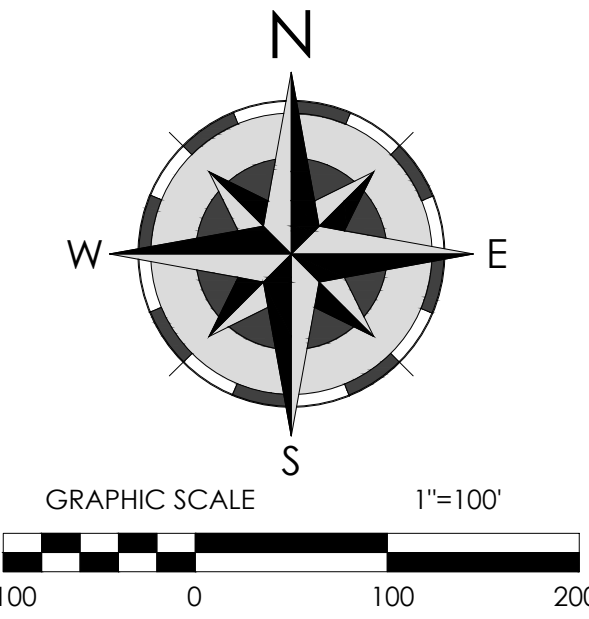
ROW DEDICATION
0.342 AC

42R0350000401
HENRY KRISTI M/JAMES
THOMAS R
11102 ZAJAC RD
NORTH LITTLE ROCK,
ARKANSAS

42R0350000301
ZAJAC MARK ANTHONY
10920 ZAJAC RD
NORTH LITTLE ROCK,
ARKANSAS

42R0350000500
CHUDY FLOYD M/FAITH A
16 MOON DR
SHERWOOD, ARKANSAS

42M0350000400
DEVORE PROPERTY GROUP LLC
3340 HIGHWAY 157
MAUMELLE, ARKANSAS



ACREAGE PER 40
NW 1/4, NW 1/4, SECTION 35 3.611 ACRES
NE 1/4, NW 1/4, SECTION 35 40.140 ACRES
SE 1/4, NW 1/4, SECTION 35 3.354 ACRES
SW 1/4, NW 1/4, SECTION 35 0.843 ACRES
TOTAL 47.948 ACRES

LEGEND	
	BOUNDARY FINAL
	BOUND. ADJOINERS
	EASEMENT
	SETBACK
	FOUND MONUMENT (AS NOTED)
	SET MONUMENT (AS NOTED)
	CALCULATED POINT
	CHAIN LINK FENCE
	ORNAMENTAL METAL FENCE

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE DEVORE PROPERTY GROUP LLC
200 CASEY DRIVE
MAUMELLE, AR 72113
(501) 851-3366

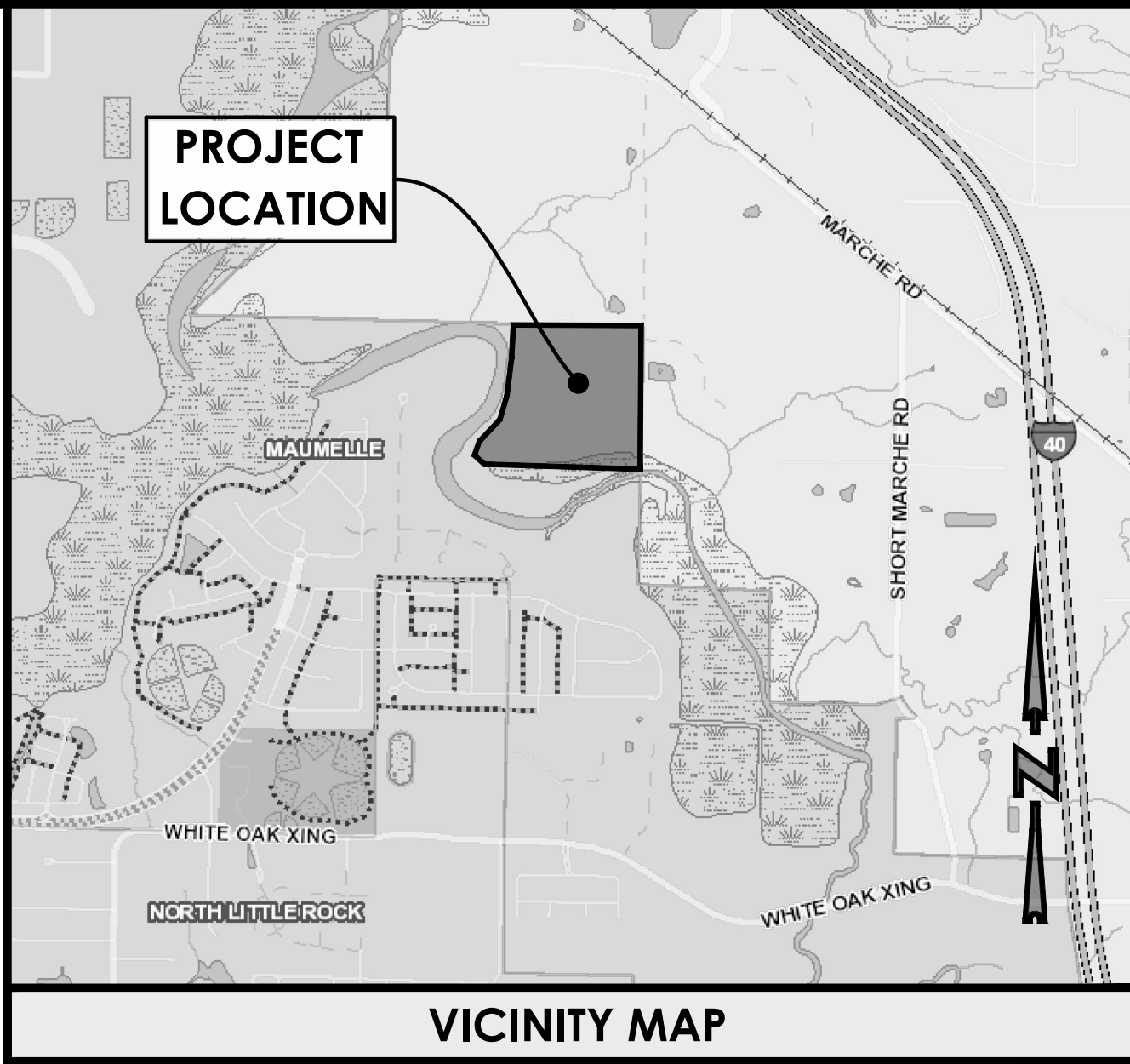
INSTRUMENT NO. _____

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

PURSUANT TO THE MAUMELLE SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

DATE CRAIG JOHNSON
CHAIRMAN
MAUMELLE PLANNING COMMISSION

PROJECT
LOCATION



VICINITY MAP

PRELIMINARY PLAT OF DEVORE BEND LAKE ESTATES MAUMELLE, PULASKI COUNTY, ARKANSAS 4/9/25 ZONED 'PROPOSED R'

LEGAL DESCRIPTION:

A tract of land lying in the Northwest Quarter of Section 35, Township 3 North, Range 13 West, Pulaski County, Arkansas, being more particularly described as follows:

Beginning at the Northeast corner of the Northeast Quarter, Northwest Quarter, Section 35, Township 3 North, Range 13 West, South 00 degrees 57 minutes 09 seconds West 1225.75 feet along the East line of said Northeast Quarter, Northwest Quarter, Section 35; thence leaving said East line South 71 degrees 56 minutes 16 seconds West 823.39 feet; thence North 87 degrees 49 minutes 44 seconds West 603.54 feet; thence North 67 degrees 05 minutes 40 seconds West 250.21 feet; thence North 27 degrees 08 minutes 23 seconds West 185.21 feet; thence North 28 degrees 23 minutes 03 seconds East 160.91 feet; thence North 34 degrees 27 minutes 21 seconds East 335.78 feet; thence North 12 degrees 22 minutes 32 seconds East 306.68 feet; thence North 13 degrees 39 minutes 35 seconds East 240.96 feet; thence North 02 degrees 41 minutes 50 seconds East 275.45 feet to the Northwest Corner of the Northeast Quarter, Northwest Quarter, Section 35; thence along the North line of said Northeast Quarter, Northwest Quarter, Section 35 South 88 degrees 37 minutes 28 seconds East 1319.59 feet to the point of beginning containing 47.948 acres more or less.

LEGAL DESCRIPTION: ROW DEDICATION

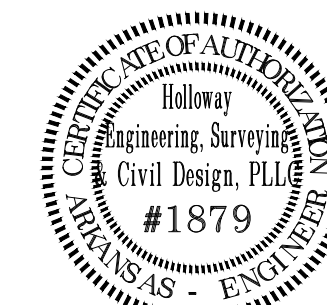
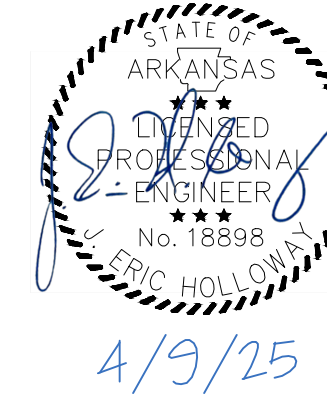
A Right-of-Way Dedication lying in the Northwest Quarter of Section 35, Township 3 North, Range 13 West, Pulaski County, Arkansas, being more particularly described as follows:

Beginning at the Northeast Corner of the Northeast Quarter, Northwest Quarter, Section 35, Township 3 North, Range 13 West, South 00 degrees 57 minutes 09 seconds West 595.84 feet along the East line of said Northeast Quarter of the Northwest Quarter, Section 35; thence leaving said East line North 88 degrees 59 minutes 34 seconds West 25 feet; thence North 00 degrees 57 minutes 09 seconds East 596 feet to the North line of the Northeast Quarter of the Northwest Quarter, Section 35; thence South 88 degrees 37 minutes 28 seconds East 25 feet to the point of beginning containing 0.342 acres more or less.

GENERAL NOTES:

- ALL FRONT BUILDING SETBACKS ARE 50' UNLESS OTHERWISE NOTED. ALL REAR YARD SETBACKS ARE 25'. ALL SIDE YARD SETBACKS ARE 25'.
- ALL LOTS HAVE A 10' DRAINAGE AND UTILITY EASEMENT ACROSS THE FRONT & A 5' DRAINAGE AND UTILITY EASEMENT ALONG THE SIDES AND BACK UNLESS OTHERWISE NOTED.
- PROPERTY IS ZONED 'PRD' AND WILL BE USED FOR SINGLE FAMILY RESIDENTIAL HOUSING.
- WATER WILL BE SUPPLIED BY CENTRAL ARKANSAS WATER.
- SEWER WILL BE INDIVIDUAL SEPTIC SYSTEMS PER LOT.
- ALL DISTURBED AREAS TO BE SEEDED WITH MULCH COVER.
- TRACT A & THE PRIVATE ROAD EASEMENT SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S SPECIAL IMPROVEMENT DISTRICT.
- OPEN SPACE TRACTS ARE ACCESS, DRAINAGE, AND UTILITY EASEMENTS.
- WITH THE SUBMISSION OF CIVIL PLANS FOR REVIEW BY THE CITY, INCLUDE DESIGNS AND ASSURANCES FOR OFFSITE UTILITY, ROAD AND INFRASTRUCTURE IMPROVEMENTS NECESSARY TO SERVE THE PROPOSED DEVELOPMENT. TO BE REVIEWED AND APPROVED BY THE COUNTY, WHICH IMPROVEMENTS AND ROAD AND DRAINAGE IMPROVEMENT FROM THE PROPOSED DEVELOPMENT ALONG ZAJAC ROAD TO MARCHE ROAD.
- ALL DRIVEWAYS TO HAVE A MINIMUM OF 18" CULVERTS.

PRELIMINARY PLAT OF
DEVORE BEND LAKE,
ESTATES
MAUMELLE, PULASKI COUNTY, ARKANSAS
FOR: DEVORE PROPERTY GROUP LLC



JOB NO.: 2024-010
DATE: 4/9/25
SHEET NUMBER:

1
EXHIBIT

**BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF MAUMELLE,
COUNTY OF PULASKI, STATE OF ARKANSAS,**

AN ORDINANCE TO BE ENTITLED:

ORDINANCE NO. 1168

**AN ORDINANCE TO AMEND THE CITY'S MASTER STREET PLAN (CCA PHASE 15,
CURB CUT), AND FOR OTHER PURPOSES**

WHEREAS, city staff requested that the city's planning commission consider a proposed amendment to the master street plan; and

WHEREAS, at a public hearing on December 18, 2025, the planning commission discussed staff's proposal and approved a motion to recommend that the city council make the same amendment to the master street plan; and

WHEREAS, the city council finds that the proposed amendment will meet the general objectives of the master street plan, namely:

The efficient and safe transportation of people and goods.

To minimize or eliminate the effect of traffic on residential areas, to minimize the effect of frontage development on through traffic, to provide a smooth transition for traffic from residential areas to traffic arterials and expressways.

To provide adequate access to all parcels of land in a manner that will suit their needs and intended use.

To recognize and fulfill the different transportation needs of properties of different uses (residential, commercial, industrial and public).

Maumelle City Code § 54-103(c); and

WHEREAS, the proposed amendment to the master street plan is shown in the attached Exhibit A, incorporated by reference herein; and

WHEREAS, in summary, the proposed amendment is as follows:

CCA Phase 15 – Add a curb cut at the existing median cut with Riverland Drive along Maumelle Boulevard, contingent on City Council, ARDOT, and Metroplan approvals. Upon approval by all parties, Staff requests the previous mid-block curb approved to be removed from the Master Street Plan.

All as shown in the attached Exhibit A; and

WHEREAS, the city council has considered the recommendations of the planning commission and city staff, if any, and has obtained facts, statements, and other information concerning the request herein, including the documents attached as Exhibit A hereto; and

WHEREAS, the city council finds that evidence submitted sufficiently justifies the proposed amendment to the master street plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAUMELLE, ARKANSAS, AS FOLLOWS:

Section 1. The proposed amendment to the master street plan shown in the attached Exhibit A and summarized above is hereby adopted subject to ARDOT and Metroplan approvals.

Section 2. Repealer. All other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Section 3. Severance. If any clause, sentence, paragraph, section or other portion of this ordinance is found to be unconstitutional, invalid, or inoperative by a court of competent jurisdiction, such findings shall not affect the validity of the remainder of these sections, nor shall any proceeding invalidating any portion of any section operate to affect any portion of the remainder of said sections not specifically attacked in said proceeding.

Adopted this 2nd day of February 2026.

Caleb Norris, Mayor

Attest:

Tina Timmons, City Clerk/Treasurer

Approved as to legal form:

Andrew Thornton, City Attorney

Sponsored by:
Mayor Caleb Norris

	Wesley	Gronwald	Booker	Gardner	Williams	Tierney	Shinn	Holt
Yes								
No								

MEMORANDUM

To: Maumelle Planning Commission

From: Jason Lyon, Planning and GIS Supervisor

Date: December 11, 2025

Subject: Master Street Plan Amendment – CCA 15 Referred from City Council

Purpose

Staff clarifying the components of the Master Street Plan Amendment referred back to the Planning Commission from the City Council. Intent of City Council appears to not have a direct connection to Maumelle Blvd via extension of existing Paul Eells Dr located in City of North Little Rock.

Summary of Proposed Changes

- a. Add an entry point for Maumelle Blvd at the Riverland Dr median cut, per Sec. 54-101 – Control of road Entry
- b. Proposed Collector from Maumelle Blvd into Property, location and length to be determined by Planning Commission

Recommendation

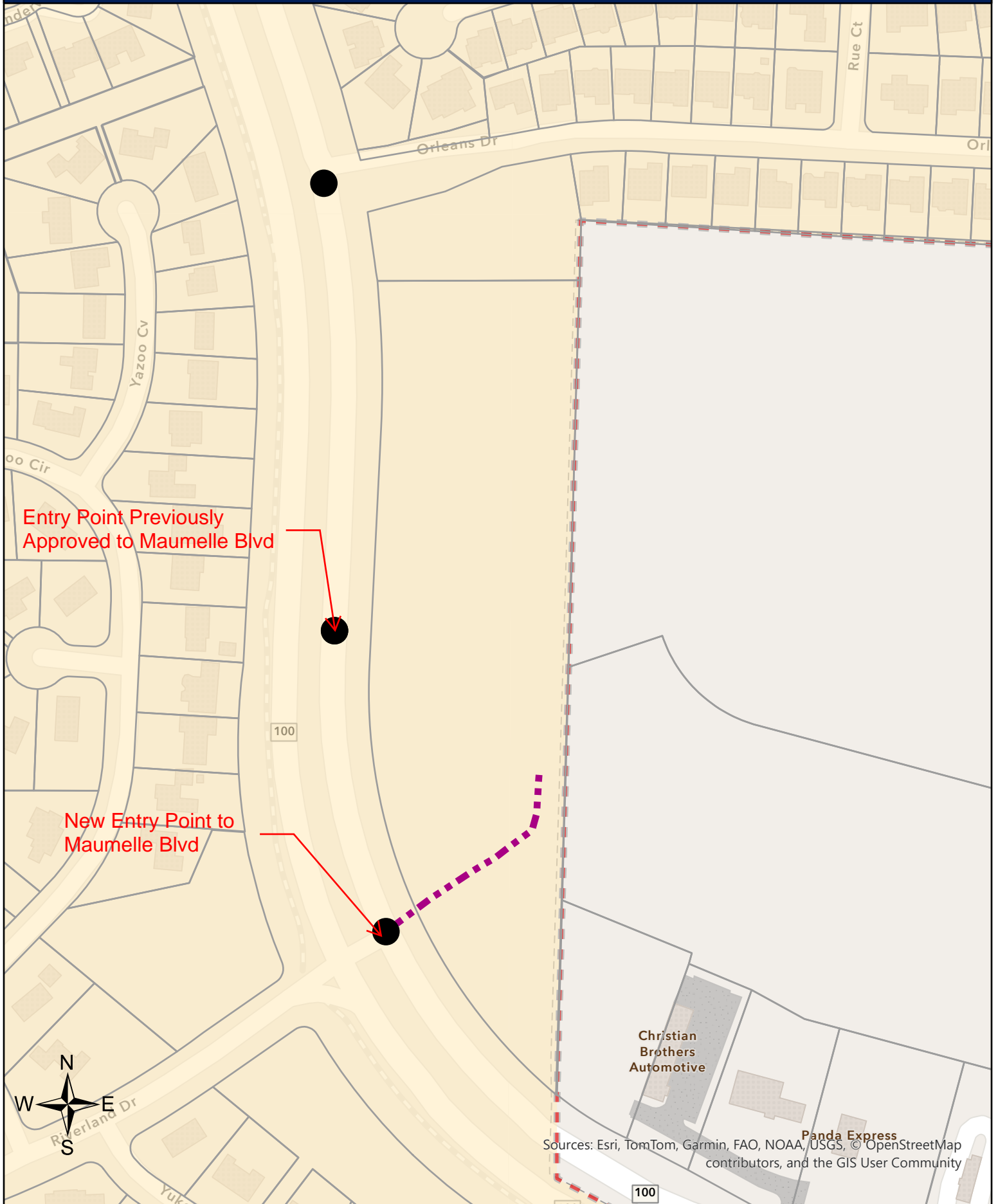
Staff recommends DO PASS for the 2 components of the Master Street Plan Amendment.

1. Add a curb cut at the existing median cut with Riverland Drive along Maumelle Boulevard, contingent on City Council, ARDOT, and Metroplan approvals. Upon approval by all parties, Staff requests the previous mid-block curb approved to be removed from the Master Street Plan.
2. Add a proposed Collector add proposed curb cut. Proposed collector extends into the CCA 15 Property for an undetermined length but expected to have a connection at some point with property lying to the east for traffic flow. From this new intersection staff proposes road then becomes a local road to its intersection with Orleans Drive to the north.



Comment:
Proposed amendment to add entry point and proposed collector





**BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF MAUMELLE,
COUNTY OF PULASKI, STATE OF ARKANSAS,**

AN ORDINANCE TO BE ENTITLED:

ORDINANCE NO. 1169

**AN ORDINANCE TO AMEND THE CITY'S MASTER STREET PLAN (CCA PHASE 15,
COLLECTOR), AND FOR OTHER PURPOSES**

WHEREAS, city staff requested that the city's planning commission consider a proposed amendment to the master street plan; and

WHEREAS, at a public hearing on December 18, 2025, the planning commission discussed staff's proposal and approved a motion to recommend that the city council make the same amendment to the master street plan; and

WHEREAS, the city council finds that the proposed amendment will meet the general objectives of the master street plan, namely:

The efficient and safe transportation of people and goods.

To minimize or eliminate the effect of traffic on residential areas, to minimize the effect of frontage development on through traffic, to provide a smooth transition for traffic from residential areas to traffic arterials and expressways.

To provide adequate access to all parcels of land in a manner that will suit their needs and intended use.

To recognize and fulfill the different transportation needs of properties of different uses (residential, commercial, industrial and public).

Maumelle City Code § 54-103(c); and

WHEREAS, the proposed amendment to the master street plan is shown in the attached Exhibit A, incorporated by reference herein; and

WHEREAS, in summary, the proposed amendment is as follows:

CCA Phase 15 – Add a proposed Collector at proposed curb cut. Proposed collector extends into the CCA 15 Property for an undetermined length but expected to have a connection at some point with property lying to the east for traffic flow. From this new intersection staff proposes road then becomes a local road to its intersection with Orleans Drive to the north.

All as shown in the attached Exhibit A; and

WHEREAS, the city council has considered the recommendations of the planning commission and city staff, if any, and has obtained facts, statements, and other information concerning the request herein, including the documents attached as Exhibit A hereto; and

WHEREAS, the city council finds that evidence submitted sufficiently justifies the proposed amendment to the master street plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAUMELLE, ARKANSAS, AS FOLLOWS:

Section 1. The proposed amendment to the master street plan shown in the attached Exhibit A and summarized above is hereby adopted.

Section 2. Repealer. All other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Section 3. Severance. If any clause, sentence, paragraph, section or other portion of this ordinance is found to be unconstitutional, invalid, or inoperative by a court of competent jurisdiction, such findings shall not affect the validity of the remainder of these sections, nor shall any proceeding invalidating any portion of any section operate to affect any portion of the remainder of said sections not specifically attacked in said proceeding.

Adopted this 2nd day of February 2026.

Caleb Norris, Mayor

Attest:

Tina Timmons, City Clerk/Treasurer

Approved as to legal form:

Andrew Thornton, City Attorney

Sponsored by:
Mayor Caleb Norris

	Wesley	Gronwald	Booker	Gardner	Williams	Tierney	Shinn	Holt
Yes								
No								

MEMORANDUM

To: Maumelle Planning Commission

From: Jason Lyon, Planning and GIS Supervisor

Date: December 11, 2025

Subject: Master Street Plan Amendment – CCA 15 Referred from City Council

Purpose

Staff clarifying the components of the Master Street Plan Amendment referred back to the Planning Commission from the City Council. Intent of City Council appears to not have a direct connection to Maumelle Blvd via extension of existing Paul Eells Dr located in City of North Little Rock.

Summary of Proposed Changes

- a. Add an entry point for Maumelle Blvd at the Riverland Dr median cut, per Sec. 54-101 – Control of road Entry
- b. Proposed Collector from Maumelle Blvd into Property, location and length to be determined by Planning Commission

Recommendation

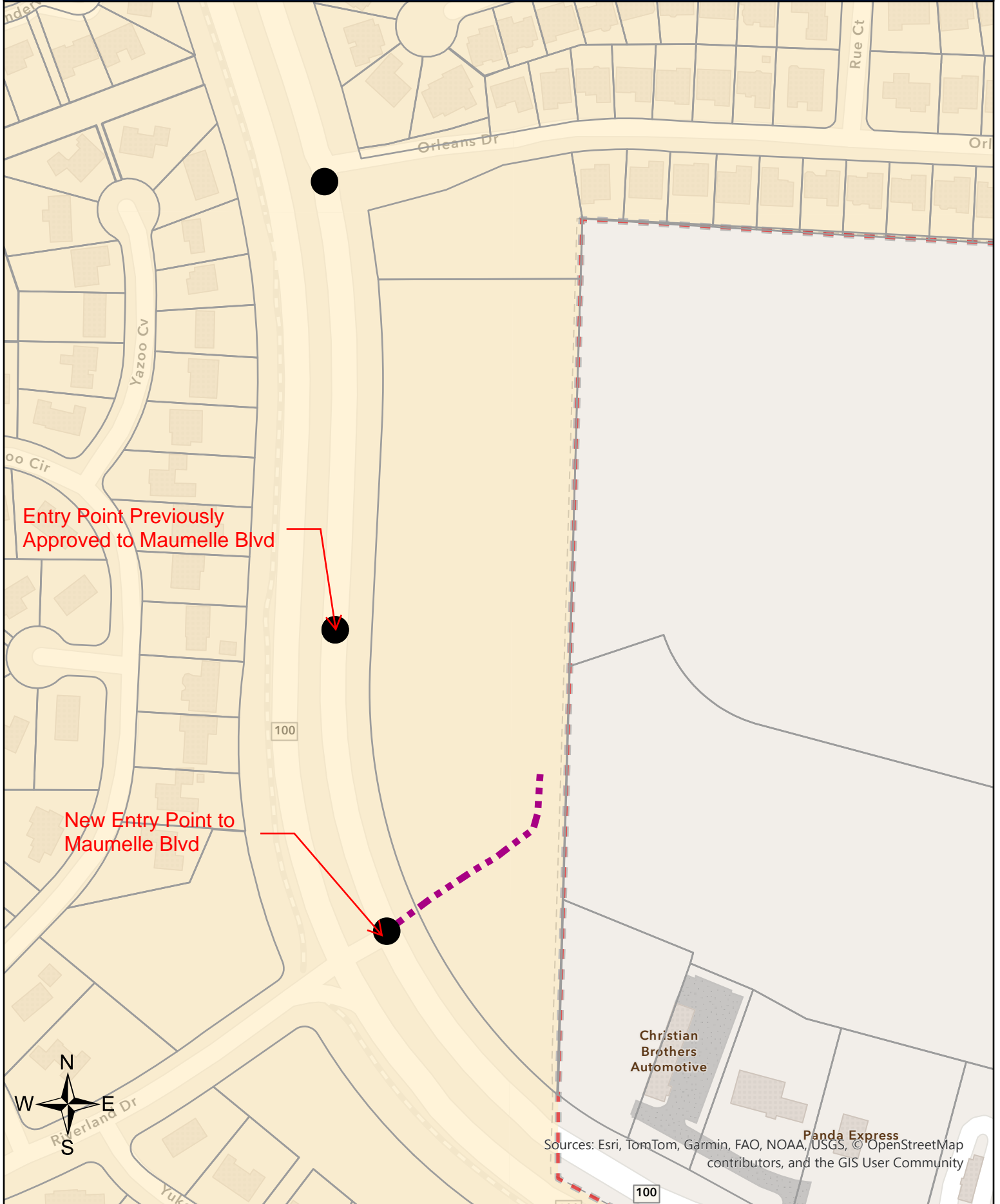
Staff recommends DO PASS for the 2 components of the Master Street Plan Amendment.

1. Add a curb cut at the existing median cut with Riverland Drive along Maumelle Boulevard, contingent on City Council, ARDOT, and Metroplan approvals. Upon approval by all parties, Staff requests the previous mid-block curb approved to be removed from the Master Street Plan.
2. Add a proposed Collector add proposed curb cut. Proposed collector extends into the CCA 15 Property for an undetermined length but expected to have a connection at some point with property lying to the east for traffic flow. From this new intersection staff proposes road then becomes a local road to its intersection with Orleans Drive to the north.



Comment:
Proposed amendment to add entry point and proposed collector





City Council Members:

My name is Mason Gates. My family and I moved to Maumelle recently so I could start a new job at the Nash Law Firm and be closer to our Central Arkansas family. We purchased a 40-year-old home in a quiet neighborhood on the Maumelle-Mayflower border. Maumelle is where we are making our home, and we want to make it better. That is why I want to serve on the planning commission.

My work at Nash Law Firm is primarily focused on estate planning. Additionally, I handle probate, quiet title actions, and other real estate matters. This work is what made me want to be an attorney. In law school, I studied real estate and land use topics extensively, and I started my legal career doing this work for a non-profit in the Arkansas Delta. Now at Nash, many of my clients live within a fifteen-minute drive of my office, which means I spend much of my time talking to people about their hopes for their community, health, and financial stability.

As I explore and meet with the people of Maumelle, it is clear the city will remain in a growth phase for the foreseeable future. We must address the inevitable growing pains with thoughtful, long-term solutions. We need affordable, plentiful housing and vibrant businesses, while maintaining essential elements of what makes Maumelle unique. For instance, I love the abundant nature in Maumelle, and (sometimes) enjoy waiting for geese. Additionally, we need to consider our existing buildings. My middle-aged home is structurally sound with considerable delayed maintenance. This was the case for most of the homes we saw in our price range. As the city continues to expand, we need to modernize the existing infrastructure and ensure that the city's foundation is solid.

Leaving the non-profit world for private practice has been bittersweet. But it does not mean that I want to stop serving the community and making it a better place. I am so excited about this position and the opportunity to use my legal expertise to help Maumelle remain sustainable and prosperous as it continues to grow. Thank you for taking the time to review my resume and this letter.

Respectfully,

A handwritten signature in dark ink, appearing to read 'Mason Gates', with a stylized, flowing script.

Mason Gates

MASON GATES

2 Vantage Drive, Maumelle, Arkansas 72113 | (435) 770-4023 | masondgates@gmail.com

EDUCATION

UNIVERSITY OF ARKANSAS SCHOOL OF LAW, Fayetteville, Arkansas

May 2022

Juris Doctor — Magna Cum Laude

- Articles Editor — Journal of Food Law and Policy
- Contracts Teaching Assistant — Professor Mary Beth Matthews
- Recipient — Wilson and Associates Ethics Scholarship

THE UNIVERSITY OF UTAH, Salt Lake City, Utah

May 2011

B.S. in Political Science, Minor in History

- Director of Advocacy — Associated Students of The University of Utah

LICENSURE

Arkansas Bar License — Active

Utah Real Estate License — Inactive

EXPERIENCE

NASH LAW FIRM, Maumelle, Arkansas

July 2025-Present

Attorney

- Manage a robust caseload of estate planning, probate and real estate cases
- Conduct community outreach events and presentations
- Assist with creating new systems and a growth strategy for Nash Law Firm

MEMPHIS PUBLIC INTEREST LAW CENTER, Memphis, Tennessee

October 2024-April 2025

Legal Research Associate

- Researched legislative history of the Uniform Residential Landlord Tenant Act in Tennessee

LEGAL AID OF ARKANSAS, West Memphis, Arkansas

September 2022-September 2024

Equal Justice Works Fellow Sponsored by Latham & Watkins LLP

- Resolved heirs' property by clearing title on ancestral land
- Presented to dozens of communities on estate planning, retaining family land, and generational wealth
- Advocated for tenants' rights with landlords and housing authorities
- Organized and led alternative spring break tracks for multiple law schools
- Presented to student and lawyer groups on rural practice with a focus on estate planning
- Represented clients with orders of protection in Phillips County, Arkansas

MISSISSIPPI CENTER FOR JUSTICE, Jackson, Mississippi

May 2021-August 2021

Intern — Heirs' Property : Rose Law Firm 200th Anniversary Public Service Fellow

- Drafted court filings to remove clouded title from their heirs' property
- Researched grants and other funding opportunities to support heirs' property work

THE HONORABLE TIMOTHY BROOKS, Fayetteville, Arkansas

June 2020-August 2020

Chambers Extern — United States District Court for the Western District of Arkansas

- Researched and assisted in drafting opinions, a Motion to Remand, and bench memos

THE HONORABLE KRISTINE BAKER, Little Rock, Arkansas

May 2020-June 2020

Chambers Extern — United States District Court for the Eastern District of Arkansas

- Researched and assisted in drafting opinions for Summary Judgement and Motion to Dismiss

KELLER WILLIAMS REALTY, Salt Lake City, Utah

April 2017-August 2019

Real Estate Agent

MASON GATES

2 Vantage Drive, Maumelle, Arkansas 72113 | (435) 770-4023 | masondgates@gmail.com

- Helped dozens of diverse clients meet their housing needs
- Renovated homes through a mixture of personal labor and organizing contractors

APPLE INC., Cupertino, California; Salt Lake City, Utah

July 2011–April 2017

Business Engagement Specialist

- Developed training manual for business sales (B2B) specialists to support the launch of a new customer relationship management (CRM) software
- Served as a liaison between Apple and B2B specialists, advising on new CRM and B2B sales policies
- Managed client accounts ranging from owner-operators to multinational organizations

JUAN DIEGO CATHOLIC HIGH SCHOOL, Sandy, Utah

December 2008–May 2011

Assistant Debate Coach

- Taught students speech and debate primarily focused on Lincoln–Douglas Debate
- Researched arguments for and against bi-monthly topics
- Worked with students to craft unique arguments

VOLUNTEER EXPERIENCE

UNIVERSITY OF ARKANSAS SCHOOL OF LAW

- Co-Chair — Constitution Day in the Delta
- Representative — Anti-Racist/Anti-Bias Task Force
- Mentor — Dean's Fellow Program
- Silver Medallion — University of Arkansas School of Law Pro Bono Award

LEGAL AID OF ARKANSAS, Arkansas

- Assisted with housing work, serving as a fair housing tester and conducting research on criminal evictions
- Student attorney at a Helena, Arkansas wills and estate planning clinic

UTAH FOOD BANK, Salt Lake City, Utah

- Sorted donated food once a week for distribution to Utahns in need
- Organized multiple staff volunteer events with Apple and Keller Williams

TRAINING AND CERTIFICATION

American College of Trial Lawyers — Trial Advocacy Training Program

HOBBIES AND INTERESTS

- Muay Thai boxing (with one sanctioned fight)
- Novice subsistence farming
- Adopting shelter dogs

David Nance

119 Highland Point Cove, Maumelle, AR 72113 | (501)410-6312 | DavidRNance@gmail.com

EDUCATION

Master of Architecture (2024), *Arizona State University, online*

Master of School Management (2020), *Universidad de Alcalá de Henares, Spain*

Master of Curriculum and Instruction (2013), *Arkansas State University, Jonesboro, Arkansas*

Bachelor of Spanish Teaching (2007), *Brigham Young University, Provo, Utah*

EXPERIENCE

I have been a resident of Maumelle since 2009, and have raised my five children here with my wife. We have spent countless hours playing at the parks, walking the trails, and cycling around town.

I am an Arkansas native, born and raised in Little Rock, but I have traveled extensively, and have lived in both Uruguay and Spain. These experiences, particularly living abroad, have given me exposure to a great variety of cities and towns, lifestyles, and more.

I had a first career as a teacher, which led to seven years in state government at the Department of Education. I recently completed a master's degree in architecture, and am slowly working toward becoming a licensed architect. I am fluent in Spanish and I have a foundational knowledge of several other languages, including ASL.

When I worked in Maumelle, I often walked to work. When I got a job at the capitol complex, I commuted by bus for years. Later, I alternated between biking to work and driving. These experiences have given me a familiarity with our infrastructure (and lack thereof) and also allow me to empathize with people in many different circumstances.

Cache River Mill and Metalworks — Draftsman March 2025 - PRESENT

In this position, I create models and drawings of specific architectural features for manufacturing at our facility, based on architectural plans that we receive. Although I am not creating the actual architectural drawings, this has given me a lot of exposure to plans for homes and commercial establishments.

Arkansas Department of Education — World Languages, Course Systems, and Homeschool Specialist JUNE 2015 - SEPTEMBER 2019, also SEPTEMBER 2020-AUGUST 2023

I oversaw world languages instruction throughout the state, including revision of the state standards and the introduction of new course options. I also oversaw two statewide systems, the Course Code Management System and the Course Approval System. I later transitioned to working with homeschool families. In each of these positions, I collaborated with stakeholders within and beyond the agency.

Teaching — Spanish and Architecture teacher and course developer JULY 2007 - Present

I have taught classes in one capacity or another since 2007. My first teaching job was at the Distance Learning Center, which at the time was located behind the post office here in Maumelle, which is what brought me here. I have continued to teach part-time even as my career has taken me in many different directions. I now teach an online high school architecture course.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAUMELLE,
COUNTY OF PULASKI, STATE OF ARKANSAS**

A RESOLUTION TO BE ENTITLED:

RESOLUTION NO. 2026-04

A RESOLUTION TO AMEND THE 2026 BUDGET

WHEREAS, in prior years, the City Council set aside and appropriated funds for the construction and equipping of Millwood Station (formerly Gateway Park) and now desires to re-appropriate those set-aside funds to complete the construction and equipping of Millwood station;

WHEREAS, the City received a grant of \$2,480,000 for the construction of the Club Manor/Odom Roundabout and now desires appropriate those funds for said purpose;

WHEREAS, the City received a 100% grant of \$2,832,000 for the purchase and preservation of the White Oak Green Network and now desires to appropriate those funds for said project;

WHEREAS, the City received a grant of \$315,000 for engineering of the White Oak Greenway and now desires to transfer \$79,750 from the Street Fund to the Grant Fund and to appropriate those funds for said project;

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
MAUMELLE, ARKANSAS, AS FOLLOWS:**

Amend the Budget as follows:

Description	Account #	Current Budget	Revision +/-	Revised Budget
Infrastructure Capital (Millwood Station-Expense)	104-57500-450-000-000102	0	99,571	99,571
Federal Grants (Club Manor Roundabout - Revenue)	104-34221-442-000-000108	0	-2,480,000	-2,480,000
Operational transfer in (Club Manor Roundabout - Revenue)	104-39100-442-000-000108	0	-620,000	-620,000

Infrastructure Capital Club Manor Roundabout – Expense)	104-57500-442-000-000108	0	3,101,000	3,101,000
Federal Grants (White Oak Green Network – Revenue)	104-34221-463-000-000109	0	-2,832,000	-2,832,000
Land Capital (White Oak Green Network – Expense)	104-57100-463-000-000109	0	2,832,000	2,832,000
Federal Grants (White Oak Greenway – Revenue)	104-34221-442-000-000110	0	-315,000	-315,000
Operational transfer in (White Oak Greenway – Revenue)	104-39100-442-000-000110	0	-79,750	-79,750
Professional Engineering (White Oak Greenway – Expense)	104-43211-442-000-000110	0	394,750	394,750
Operational transfer out (Transfer from Street Fund to Grant Fund for White Oak Greenway)	102-48014-442-000-000000	620,000	79,750	699,750
Appropriation from Street Fund Balance (White Oak Greenway)	102-25320-000-000-000000	-1,762,638	-79,750	-1,842,388
Appropriation from Grant Fund Balance (Millwood Station)	104-25320-000-000-000000	-69,296	-99,571	-168,867

RESOLVED this 20th day of January 2026

Caleb Norris, Mayor

ATTEST:

Tina Timmons, Clerk/Treasurer

APPROVED AS TO LEGAL FORM:

Andrew Thornton, City Attorney

SPONSORED BY:
Mayor Caleb Norris

	Wesley	Gronwald	Booker	Gardner	Williams	Tierney	Shinn	Holt
Yes								
No								

CITY OF MAUMELLE
SINGLE FAMILY TOTAL VALUES DECEMBER 2025

Date Submitted	Permit/License Issued Date	Address	Record #	Contractor Name	Subdivision	SQFT/HC	Lot Value	Building Value	Total Home Value
12/23/2025	12/30/2025	117 SOFIA DR	RES-25-185	Lennar Homes	Cypress Bend	1459	62826	177074	239900
12/23/2025	12/30/2025	115 SOFIA DR	RES-25-184	Lennar Homes	Cypress Bend	1567	62826	203074	265900
12/23/2025	12/30/2025	113 SOFIA DR	RES-25-183	Lennar Homes	Cypress Bend	1402	62826	236900	299726
12/23/2025	12/30/2025	111 SOFIA DR	RES-25-182	Lennar Homes	Cypress Bend	2065	62826	223988	286814
12/22/2025		1116 TAHOE DR	RES-25-181	Hines Homes, LLC	Maumelle Valley Estates	2509	39900	457148	497048
12/16/2025	12/19/2025	402 LAINEY DR	RES-25-180	D.R. HORTON	THE RESERVE	1956	64000	258192	322192
12/16/2025	12/19/2025	614 RILEY LN	RES-25-179	D.R. HORTON	THE RESERVE	1956	64000	258192	322192
12/9/2025	12/16/2025	405 LAINEY DR	RES-25-178	D.R. HORTON	THE RESERVE	2065	64000	272580	336580
12/9/2025	12/16/2025	606 RILEY LN	RES-25-177	D.R. HORTON	THE RESERVE	2065	64000	272580	336580
12/9/2025	12/16/2025	704 RILEY LN	RES-25-176	D.R. HORTON	THE RESERVE	1637	64000	216084	280084
12/4/2025	12/9/2025	400 LAINEY DR	RES-25-175	D.R. HORTON	THE RESERVE	1840	64000	242880	306880
12/4/2025	12/9/2025	616 RILEY LN	RES-25-174	D.R. HORTON	THE RESERVE	2065	64000	272580	336580
12/4/2025	12/9/2025	612 RILEY LN	RES-25-173	D.R. HORTON	THE RESERVE	2067	64000	272844	336844
12/4/2025	12/9/2025	610 RILEY LN	RES-25-172	D.R. HORTON	THE RESERVE	1935	640000	255420	895420
12/4/2025	12/9/2025	608 RILEY LN	RES-25-171	D.R. HORTON	THE RESERVE	1840	64000	242880	306880
12/4/2025	12/9/2025	604 RILEY LN	RES-25-170	D.R. HORTON	THE RESERVE	1935	64000	255420	319420
12/1/2025	12/8/2025	183 MAUMELLE VALLEY DR	RES-25-169	Dickey Family Homes	Maumelle Valley Estates	3151	75398	563500	638898

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