



**Mayor Nathan See**

**City Clerk Sandy Button**

**SPECIAL COUNCIL MEETING  
THURSDAY, FEBRUARY 5, 2026, 5:00 P.M.  
PEA RIDGE CITY HALL - COUNCIL ROOM**

1. CALL TO ORDER
2. OPENING PRAYER
3. PLEDGE OF ALLEGIANCE
4. ROLL CALL
5. ORDINANCE 938 – AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF PEA RIDGE, AND ASSIGNING SUCH TO WARDS
6. ORDINANCE 943 - AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE CURRENT ADDRESS OF 709 LEE TOWN RD, 897 LEE TOWN RD, AND PROPERTY EAST OF 366 SOUTH DAVIS STREET, PEA RIDGE, AR 72751 (PARCEL NOs. 18-04339-000, 18-04336-001, AND 18-04335-000) AND LEGAL DESCRIPTION IN SECTION 1 FROM A, AGRICULTURE TO R-2, MEDIUM DENSITY RESIDENTIAL; R-3, HIGH DENSITY RESIDENTIAL; AND C-2, GENERAL COMMERCIAL.
7. ADJOURN

This agenda is subject to change.

The city of Pea Ridge does not discriminate on the basis of race, color, national origin, sex, religion, age or handicapped status in employment or provision of services.

**P.O. Box 10 • 975 Weston Street • Pea Ridge, AR 72751 • P: 479.451.1122 • F: 479.358.9126 • [info@cityofpearidge.com](mailto:info@cityofpearidge.com)**

ORDINANCE NO. 943

CITY OF PEA RIDGE, ARKANSAS

AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE CURRENT ADDRESS OF 709 LEE TOWN RD, 897 LEE TOWN RD, AND PROPERTY EAST OF 366 SOUTH DAVIS STREET, PEA RIDGE, AR 72751 (PARCEL NOS. 18-04339-000, 18-04336-001, AND 18-04335-000) AND LEGAL DESCRIPTION IN SECTION 1 FROM A, AGRICULTURE TO R-2, MEDIUM DENSITY RESIDENTIAL; R-3, HIGH DENSITY RESIDENTIAL; AND C-2, GENERAL COMMERCIAL.

WHEREAS, a rezoning petition was properly filed and considered by the Pea Ridge Planning Commission according to the requirements; and

WHEREAS, the Planning Commission ordered a public hearing to be held on February 3, 2026, at 6:00 PM for the purpose of hearing said application; the notice of such hearing being published in the newspaper having a bona fide circulation in Pea Ridge, Arkansas with evidence being submitted that all property owners within 300 ft having been notified of the public hearing; and

WHEREAS, the Planning Commission voted to recommend to the City Council that said petition be granted and that the property described therein be rezoned from A, Agriculture to R-2, Medium Density Residential; R-3, High Density Residential; and C-2, General Commercial; and

WHEREAS, the City Council is of the opinion that said parcel(s) should be rezoned as provided herein;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEA RIDGE, ARKANSAS, THE REFERENCED PROPERTY BE REZONED TO R-2, MEDIUM DENSITY RESIDENTIAL; R-3, HIGH DENSITY RESIDENTIAL; AND C-2, GENERAL COMMERCIAL.

SECTION 1:

LEGAL DESCRIPTION R-2:

PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 6, SAID POINT BEING A 5/8" IRON PIN;  
THENCE ALONG THE EAST LINE THEREOF S02°39'38"W 664.81 FEET TO A POINT FROM WHICH A 1/2" IRON PIN BEARS S86°42'33"E 16.27 FEET;  
THENCE LEAVING SAID EAST LINE N86°42'33"W 648.21 FEET TO A 5/8" IRON PIN WITH 1460 CAP;

THENCE N02°35'08"E 664.59 FEET TO THE NORTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 6, SAID POINT BEING A 5/8" IRON PIN WITH 1460 CAP;  
THENCE ALONG SAID NORTH LINE S86°43'47"E 649.08 FEET TO THE POINT OF BEGINNING, CONTAINING 9.90 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

LEGAL DESCRIPTION R-3:

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 6;  
THENCE ALONG THE NORTH LINE THEREOF N87°14'08"W 172.20 FEET TO A 60D NAIL;  
THENCE LEAVING SAID NORTH LINE S02°21'32"W 275.01 FEET TO THE POINT OF BEGINNING;  
THENCE S02°21'32"W 1045.20 FEET TO THE SOUTH LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 6, SAID POINT BEING A 5/8" IRON PIN WITH PS 1845 CAP;  
THENCE ALONG SAID SOUTH LINE N86°44'08"W 659.50 FEET TO A 1/2" IRON PIN;  
THENCE LEAVING SAID SOUTH LINE N02°42'09"E 466.77 FEET TO A 5/8" IRON PIN WITH PS 1181 CAP;  
THENCE N02°13'44"E 191.11 FEET TO A 5/8" IRON PIN;  
THENCE N02°35'24"E 381.55 FEET;  
THENCE S87°14'08"E 655.53 FEET TO THE POINT OF BEGINNING, CONTAINING 15.73 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

AND

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 6, SAID POINT BEING A 5/8" IRON PIN;  
THENCE ALONG THE WEST LINE THEREOF N02°39'38"E 465.96 FEET TO A 1/2" IRON PIN;  
THENCE LEAVING SAID WEST LINE S86°50'14"E 457.57 FEET TO A 5/8" IRON PIN WITH PS 1181 CAP;  
THENCE S02°42'09"W 466.77 FEET TO THE SOUTH LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 6, SAID POINT BEING A 1/2" IRON PIN;  
THENCE ALONG SAID SOUTH LINE N86°44'08"W 457.24 FEET TO THE POINT OF BEGINNING, CONTAINING 4.90 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

AND

PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 6, SAID POINT BEING A 5/8" IRON PIN;  
THENCE ALONG THE SOUTH LINE THEREOF N86°43'47"W 649.08 FEET TO A 5/8" IRON PIN WITH 1460 CAP;  
THENCE LEAVING SAID SOUTH LINE N02°35'08"E 657.27 FEET TO A 5/8" IRON PIN WITH 1460 CAP;  
THENCE S86°41'52"E 649.95 FEET TO THE EAST LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 6, SAID POINT BEING A 5/8" IRON PIN;  
THENCE ALONG SAID EAST LINE S02°39'38"W 190.94 TO A 1/2" IRON PIN AND CONTINUING FOR A TOTAL DISTANCE OF 656.90 FEET TO THE POINT OF BEGINNING, CONTAINING 9.80 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

LEGAL DESCRIPTION C-2:

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 6;  
THENCE ALONG THE NORTH LINE THEREOF N87°14'08"W 172.20 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A 60D NAIL;  
THENCE LEAVING SAID NORTH LINE S02°21'32"W 275.01 FEET;  
THENCE N87°14'08"W 655.53 FEET;  
THENCE N02°35'24"E 229.52 FEET TO A 5/8" IRON PIN WITH PS 1845 CAP AND CONTINUING FOR A TOTAL DISTANCE OF 275.00 FEET TO THE NORTH LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 6;  
THENCE ALONG SAID NORTH LINE S87°14'08"E 654.42 FEET TO THE POINT OF BEGINNING, CONTAINING 4.13 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

AND

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 6;  
THENCE ALONG THE NORTH LINE THEREOF S87°14'08"E 455.31 FEET;

THENCE LEAVING SAID NORTH LINE S02°35'24"W 45.48 FEET TO A 5/8" IRON PIN WITH PS 1845 CAP AND CONTINUING FOR A TOTAL DISTANCE OF 656.55 FEET TO A 5/8" IRON PIN;  
THENCE N86°51'23"W 456.13 FEET TO THE WEST LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 6, SAID POINT BEING A 5/8" IRON PIN;  
THENCE ALONG SAID WEST LINE N02°39'38"E 610.82 FEET TO A 5/8" IRON PIN WITH PS 1845 CAP AND CONTINUING FOR A TOTAL DISTANCE OF 653.53 FEET TO THE POINT OF BEGINNING, CONTAINING 6.85 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

AND

PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 6;  
THENCE ALONG THE EAST LINE THEREOF S02°39'38"W 42.71 FEET TO A 5/8" IRON PIN WITH PS 1845 CAP AND CONTINUING FOR A TOTAL DISTANCE OF 653.53 FEET TO A 5/8" IRON PIN;  
THENCE LEAVING SAID EAST LINE N86°41'52"W 337.48 FEET;  
THENCE N02°27'15"E 1.53 FEET TO A 1/2" IRON PIN, CONTINUING 619.16 FEET TO A 1/2" IRON PIN AND CONTINUING FOR A TOTAL DISTANCE OF 650.37 FEET TO THE NORTH LINE OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 6;  
THENCE ALONG SAID NORTH LINE S87°14'08"E 339.80 FEET TO THE POINT OF BEGINNING, CONTAINING 5.07 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

Please see "Exhibit A" vicinity map.

**LAYMAN'S DESCRIPTION:** 709 Lee Town Road, 897 Lee Town Road, and Property East of 366 South Davis Street, Pea Ridge, AR 72751; Please see the vicinity map labeled "Exhibit A" // PARCEL NOS. 18-04339-000, 18-04336-001, AND 18-04335-000.

**PASSED AND APPROVED** this 5<sup>th</sup> day of February, 2026.

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NATHAN SEE, Mayor

ATTEST:

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SANDY BUTTON, City Clerk-Treasurer

Exhibit A  
Vicinity Map  
(illustrative only)



## **ORDINANCE NO. 938**

### **AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF PEA RIDGE, AND ASSIGNING SUCH TO WARDS**

WHEREAS, a petition was filed with the County Court of Benton County by the majority of the real estate owners owning a majority of the acreage of the hereinafter described territory praying that said territory be annexed to, and made a part of the City of Pea Ridge, Arkansas; and

WHEREAS, in a Decree of Annexation filed in Case No. CC-2028-29, the County Court of Benton County, Arkansas, found that the petition was signed by a majority of the real estate owners owning a majority of the acreage in said territory; that said territory was contiguous and adjoining the present corporate limits of the City of Pea Ridge; that an accurate plat or map of said territory had been filed with and made a part of said petition; that proper notice had been given for in the time and in the manner prescribed by law; that the lands were suitable for annexation; and that all things pertaining thereto had been done in the manner prescribed by law; and did Order, Judge and Decree that said lands and territory be and the same is hereby annexed to and made a part of the City of Pea Ridge, Arkansas; and

WHEREAS, the time fixed by law for appealing from said order of annexation made by the County Court has expired, and no appeal has been taken from said order; as such, the City Council of said City may thereafter proceed with acceptance of same.

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

SECTION 1. That the following described land and territory contiguous and adjoining the City of Pea Ridge, Arkansas, be and the same is hereby accepted, effective this date, as part of, and annexed to and made a part of the City of Pea Ridge, to wit:

All of the following described property in Benton County, Arkansas: All of the unincorporated area in the West 1/2 of the NW/4, and the W 1/4 of the SE/4 of the NW/4 in Section 6, T20N, R29W; and all of the adjoining ROW of Lee Town Road, lying to the north of the property described above, and along the city limits of Pea Ridge.

SECTION 2. That the above-described territory shall be annexed to and made a part of Ward 1 of the City of Pea Ridge, and the same shall henceforth be a part of said ward as fully as existing parts of said ward.

PASSED AND APPROVED THIS 5<sup>th</sup> DAY OF February, 2026.

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Nathan See, Mayor






Attest:

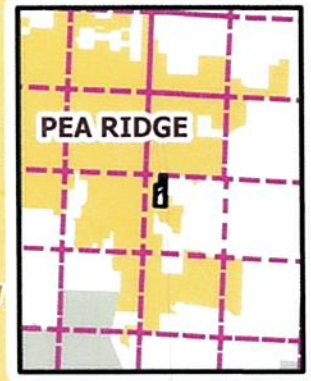
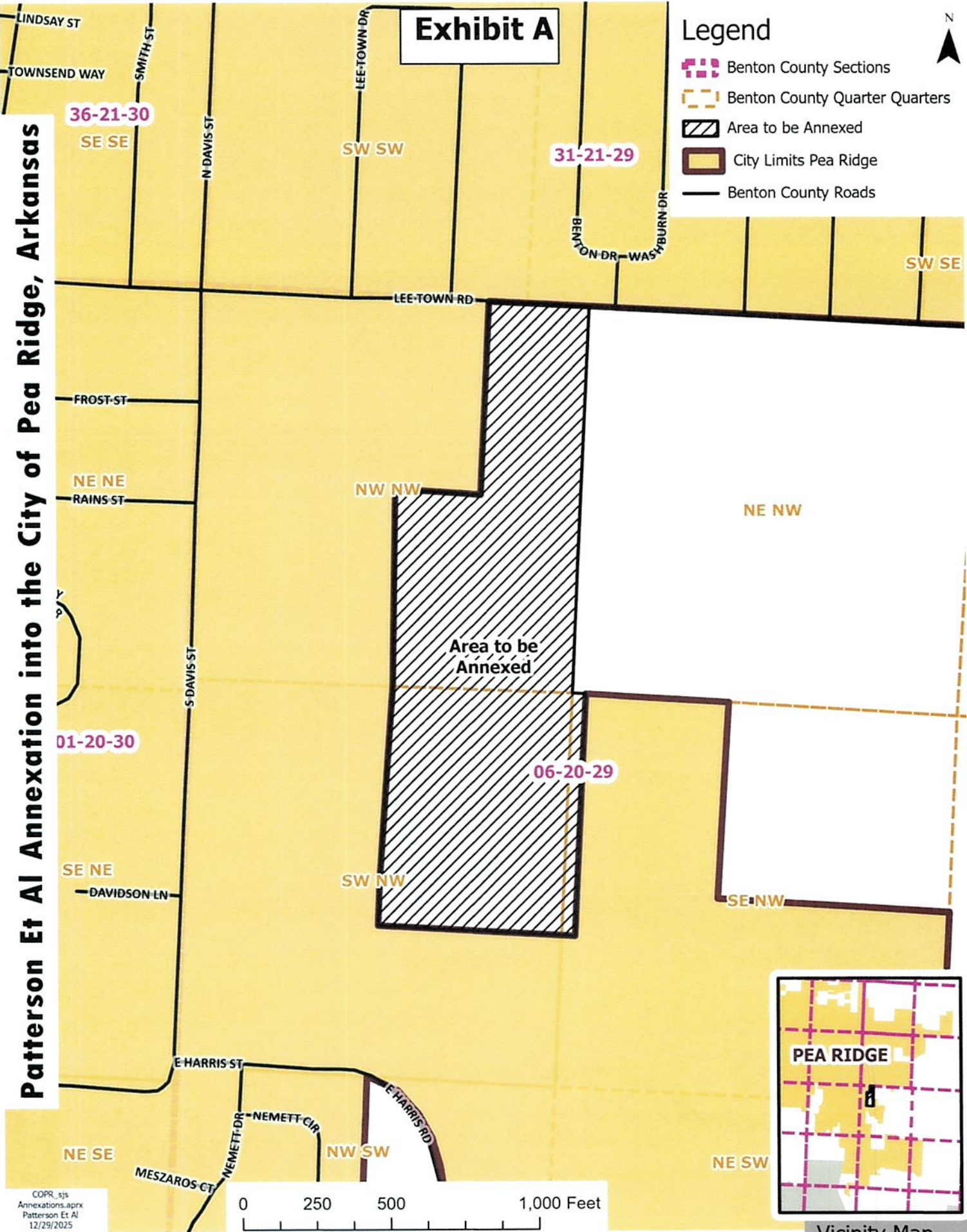
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Sandy Button, City Clerk-Treasurer

# Patterson Et Al Annexation into the City of Pea Ridge, Arkansas

**Exhibit A**

## Legend

-  Benton County Sections
-  Benton County Quarter Quarters
-  Area to be Annexed
-  City Limits Pea Ridge
-  Benton County Roads



Vicinity Map

COPR\_sjs  
Annexations.aprx  
Patterson Et Al  
12/29/2025

