

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW A TIRE SHOP IN A C4 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 5623 MACARTHUR DRIVE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Alsiri Mazen Ameen Abdull, 5623 MacArthur Drive, North Little Rock, Arkansas, seeking a Special Use to allow a tire shop in a C4 zone located at 5623 MacArthur Drive, which application was duly considered and approved (9 affirmative votes) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on January 13, 2026 (see letter from Osman Valle, on behalf of Mr. Abdull, attached hereto as Exhibit A).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That a Special Use is approved to allow a tire shop in a C4 zone located at 5623 MacArthur Drive in the City of North Little Rock, Pulaski County, Arkansas, being more particularly described as:

TRACT "A" OF PT LOT 1 PERRY'S SUB OF SE NW OF SECT 16, TOWNSHIP 2 NORTH, RANGE 12 WEST BEING A PT OF TRACT 1 OF PERRY'S ADDN TO ARGENTA NOW NORTH LITTLE ROCK MPDA BEG SE CORNER OF SAID TRACT 1 OF PERRY'S ADDN IN THE SE1/4 OF SECT 16 WHERE ELN OF SE NW INTERSECTS THE NORTHERLY AND EASTERLY LINE OF THE OLD CONWAY HWY (PARKWAY DR) TH N AL ELN SE NW 148' TO WHERE ELN INTERSECTS THE SOUTHERLY LINE OF THE NEW CONWAY HWY NOW KNOWN AS HWY 365 TH NORTHWESTERLY AL NEW CONWAY HWY (HWY 365) 209.55' TO SOUTHERLY LINE OF SOUTHERLY DIRECTION WITH SAID E R/W LINE 68.76' TO R/W OF OLD CONWAY HWY (PARKWAY DR) TH SOUTHEASTERLY 249.8' AL SAID R/W TO POB (See maps attached hereto as Exhibit B).

SECTION 2: That this Special Use shall be subject to the following:

1. Hours of operation 7 am to 7 pm Monday through Saturday.
2. All work to be done inside the building, no outdoor repairs or installation of tires shall be permitted.
3. Tires are to be stored in a dry securable area of the primary structure. No outside open-air storage of tires, new or used, is permitted.
4. A maximum of 30 tires may be displayed outside under a non-permeable cover during business hours. Tires shall be kept neat and organized, preferably in metal racks. Any

temporary outside displayed of tires for sale shall be placed a maximum of 10 feet from the primary structure.

5. Tires shall be isolated from other stored materials which may create hazardous products if a fire were to break-out including, but not limited to; lead acid batteries, fuel tanks, solvent barrels, and pesticide containers.
6. No more than 100 tires per 1,500 square feet of inside storage space is permitted.
7. Regular pick-up scrap tires by a licensed carrier is required to avoid an excessive amount of tires stored on the property.
8. Vehicles are only to be repaired and/or maintained inside the building.
9. No outdoor storage of vehicles, merchandise or repaired parts.
10. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
11. Business license holder understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.
12. Business license to be issued after Planning Staff confirmation of requirements.

SECTION 3: That all ordinances or parts of ordinance in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4: That the provisions of this Ordinance are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 5: It is hereby found and determined that the special use as described herein is compatible with other businesses in the area and is immediately necessary in order to insure the proper and orderly growth and development of this land and of the City of North Little Rock, Arkansas, and being necessary for the immediate preservation of the public health, safety and welfare, THEREFORE, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

Mayor Terry C. Hartwick

SPONSOR:

ATTEST:

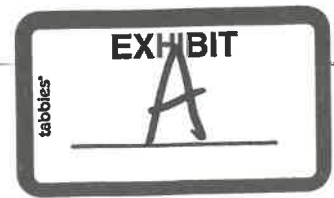
Steve Baxter
Council Member Steve Baxter *by AT*

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields
Amy Beckman Fields, City Attorney
PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	10:44	A.M.	_____	P.M.
By	Amy Fields			
DATE	2-3-26			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<i>[Signature]</i>			



Osman Valle
5700 Hopson Dr
Little Rock AR,
501-650-0829
osmanvalle@gmail.com

Date: 12/10/2025

To Whom It May Concern,

Subject: Authorization for Special Use – Auto Repair Operations at 5623 MacArthur Drive

I, **Osman Valle**, the legal owner of the property located at **5623 MacArthur Drive, North Little Rock, AR 72118**, hereby grant full permission to my tenant, **Mazen Alsiri**, to operate an auto-repair Auto Body Paint ,Auto Sales,and Tires sales business on this premise.

This authorization includes, but is not limited to, the following activities:

- Brake services
- Oil changes
- Basic mechanical repairs
- General automotive maintenance

I fully consent to Mr. Alsiri applying for and obtaining any required **special use permits**, business licenses, zoning approvals, or inspections needed by the City of North Little Rock for these operations. He is authorized to use the building for commercial automotive repair in accordance with all city regulations, environmental requirements, and applicable laws.

I confirm that **Mazen Alsiri** has my permission to conduct all approved auto-repair activities inside the building and on the leased property as part of his business operations.

If additional confirmation or documentation is required, I am available to provide it upon request.

Signature: _____

Printed Name: Osman Valle

Special Use #2026-03

EXHIBIT

B

tabbles



Ortho Map

Date: 12/30/2025

1 inch = 50 feet

0 25 50 100 Feet



Not an actual survey

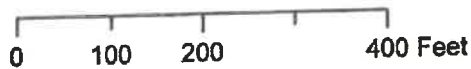
Special Use #2026-03



Zoning Map

Date: 12/30/2025

1 inch = 200 feet



Not an actual survey