

1                                   **ORDINANCE NO. \_\_\_\_\_**

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3                   **AN ORDINANCE TO APPROVE A PLANNED ZONING DEVELOPMENT**  
4                   **AND TO ESTABLISH A PLANNED DEVELOPMENT – COMMERCIAL**  
5                   **TITLED GT AUTO SALES-PD-C, LOCATED AT 10401 HELM DRIVE,**  
6                   **CITY OF LITTLE ROCK, ARKANSAS (Z-10211), AMENDING THE**  
7                   **OFFICIAL ZONING MAP OF THE CITY OF LITTLE ROCK,**  
8                   **ARKANSAS; AND FOR OTHER PURPOSES.**

9

10           **WHEREAS**, the applicant has requested the rezoning of approximately 3.5 acres, more or less, located  
11 at 10401 Helm Drive, from R-2, Single-Family Residential District, to Planned Development – Commercial  
12 (PD-C) to allow the development and operation of an auto sales business; and,

13           **WHEREAS**, the Planning Commission, at its meeting on November 13, 2025, voted 7 ayes, 0 noes, 3  
14 absent, and 1 open position, as part of the Consent Agenda, to recommend approval of the PD-C rezoning,  
15 and no objectors were present; and,

16           **WHEREAS**, the property currently contains an existing building utilized for auto sales and auto  
17 repair/body shop operations, along with several smaller accessory buildings used for storage; and,

18           **WHEREAS**, the applicant proposes construction of a new 3,200 square-foot building in the northwest  
19 portion of the property near the north property line, while continuing use of the existing building for auto  
20 repair/body shop services limited to vehicles associated with inventory; and,

21           **WHEREAS**, no signage plan was submitted, and all signage shall comply with Section 36-555 of the  
22 City of Little Rock Zoning Ordinance governing signs permitted in commercial zones; and,

23           **WHEREAS**, although the abutting R-2 zoned property to the north is owned by the applicant, a  
24 screening/buffer shall be required along the north property line; and,

25           **WHEREAS**, all landscaping shall comply with Chapter 15 of the City of Little Rock Landscaping  
26 Ordinance, and any requested variances must be approved by the Little Rock City Beautiful Commission;  
27 and,

28           **WHEREAS**, all owners of property located within 300 feet of the subject property and all  
29 neighborhood associations registered with the City of Little Rock were properly notified of the public  
30 hearing; and,

31           **NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY**  
32 **OF LITTLE ROCK, ARKANSAS:**

1       **Section 1.** The property located at 10401 Helm Drive, consisting of approximately 3.5 acres, more or  
2 less, and identified as Z-10211, is hereby rezoned from R-2, Single-Family Residential District, to Planned  
3 Development – Commercial (PD-C), to be titled “GT Auto Sales – PD-C.” See Exhibit A and Exhibit B  
4 herein:

5       **Z-10211 - DESCRIBED AS A PART OF THE SOUTHWEST QUARTER OF**  
6 **THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH,**  
7 **RANGE 13 WEST, PULASKI COUNTY, ARKANSAS, MORE**  
8 **PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A**  
9 **FOUND 1” PIPE ACCEPTED AS THE NORTHEAST CORNER OF SAID**  
10 **SW 1/4, SE 1/4, AND RUN THENCE ALONG THE EAST LINE THEREOF**  
11 **S 03°07’32” W A DISTANCE OF 405.16’ TO A FOUND CONCRETE**  
12 **MONUMENT AT THE POINT OF BEGINNING’; THENCE CONTINUE**  
13 **ALONG SAID EAST LINE S 03°07’32” W A DISTANCE OF 56.74’ TO**  
14 **A FOUND CONCRETE MONUMENT ON THE NORTHERLY RIGHT OF**  
15 **WAY OF A RAILROAD; THENCE ALONG SAID RIGHT OF WAY S**  
16 **56°36’07” W A DISTANCE OF 365.23’ TO A SET REBAR AND CAP; THENCE**  
17 **LEAVING SAID RIGHT OF WAY S 89°14’55” W A DISTANCE OF 407.44’**  
18 **TO A FOUND RAILROAD SPIKE IN HELM ROAD; THENCE N 09°05’32”**  
19 **E A DISTANCE OF 278.27’ TO A SET MAG NAIL IN MABELVALE PIKE;**  
20 **THENCE S 88°59’55” E A DISTANCE OF 671.55’ TO THE POINT OF**  
21 **BEGINNING CONTAINING 3.50 ACRES MORE OR LESS.**  
22

23       **Section 2.** Development and use of the property shall be substantially in accordance with the site plan  
24 and application as reviewed by the Planning Commission and subject to the following conditions:

- 25       (a) The use of the property shall be limited to auto sales, with associated auto repair/body shop  
26 activities limited to vehicles within inventory.
- 27       (b) No RVs, ATVs, or similar recreational vehicles shall be sold on the premises.
- 28       (c) No outside storage of auto parts, materials, or equipment shall be permitted.
- 29       (d) All incidental work shall occur inside enclosed buildings.
- 30       (e) Hours of operation shall be Monday–Friday, 8:00 a.m. to 6:00 p.m., with no more than three (3)  
31 employees on site at any time.
- 32       (f) Parking shall be provided as shown on the approved site plan, with a minimum of nineteen (19)  
33 spaces, including two (2) ADA spaces.

(g) All fencing, signage, dumpsters, lighting, screening, buffering, and landscaping shall comply with applicable provisions of the City of Little Rock Zoning Ordinance and Landscaping Ordinance.

**Section 3.** The City Clerk is hereby directed to amend the official Zoning Map of the City of Little Rock to reflect this rezoning.

**Section 4. *Severability.*** In the event any title, section, paragraph, item, sentence, clause, phrase, or word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of the resolution which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the resolution.

**Section 5. *Repealer.*** All laws, ordinances, resolutions, or parts of the same, that are inconsistent with the provisions of this resolution, are hereby repealed to the extent of such inconsistency.

**PASSED: January 20, 2026**

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
**Allison Segars, City Clerk**

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**Frank Scott, Jr., Mayor**

**APPROVED AS TO LEGAL FORM:**

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**Thomas M. Carpenter, City Attorney**

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