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AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING D. C. ORDINANCE TO REZONE PROPERTY IMMEDIATELY EAST OF THE FORMER SHONEY'S (PANDA CAFÉ) IN FRONT OF FAULKNER PLAZA SHOPPING CENTER (HOBBY LOBBY) FROM C-3 TO RU-1;

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

SECTION 1: That the Zoning District Boundary Map of the Conway Land Development Code be amended by changing all the C-3 symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

A tract of land lying in and being part of a certain 0.68 acre tract situated in the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section 6, Township 5 North, Range 13 West, as described in Volume 528, Page 231, Deed Records of Faulkner County, Arkansas; Said tract being more particularly described as follows:

Commencing at a ¾" iron rod found for the North corner of said 0.68 acre tract, said corner also being on the Westerly Right of way line of Interstate Highway No. 40; Thence S35°34'23"E on said Westerly Right of way line, a distance of 303.27 feet to a point on said Westerly Right of way line; Thence S54°25'37"W perpendicular to said Westerly Right of way line, a distance of 19.97 feet to a mag nail set for the Northeast corner, said corner being the Point of Beginning; Thence S02°05'53"W a distance of 30.00 feet to a ½" iron rod with cap set for the Southeast corner; Thence N87°54'07"W a distance of 25.00 feet to a ½" iron rod with cap set for the Southwest corner; Thence N02°05'53"E a distance of 30.00 feet to a mag nail set for the Northwest corner; Thence S87°54'07"E a distance of 25.00 feet to the Point of Beginning, containing 750.00 square feet or 0.017 acres, more or less.

to those of RU-1, and a corresponding use district is hereby established in the area above described and said property is hereby rezoned.

SECTION 2: That all ordinances in conflict herewith are repealed to the extent of the conflict.

PASSED this 12th day of September, 2006.

Approved:


Mayor Tab Townsell

Attest:


Michael O. Garrett
City Clerk/Treasurer