

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY  
OF THE CITY OF WICHITA, KANSAS.

**SECTION 1.** That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

**Case No. ZON2019-00005**

City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential zoning described as:

All of Lots 1 through 23, inclusive, Block A, TOGETHER with all of Lots 1 through 25, inclusive, Block D, TOGETHER with all of Reserve "D", TOGETHER with part of Reserve "F", TOGETHER with all of the four most westerly Jewell Cts., and TOGETHER with part of Jewell, all as platted and dedicated in Turkey Creek 3rd Addition, Wichita, Sedgwick County, Kansas, and all of the above lying within and being coincident with the following described tract of land: Beginning at the southwest corner of Lot 6 in said Block D; thence N00°03'21"W, (platted basis of bearings), along the west line of said Block D, 440.47 feet to a deflection corner in the west line of Lot 1 in said Block D; thence N00°31'03"E along the west line of Lot 1 in said Block D, along the west line of said Jewell, (including the west line of said Reserve "D"), and along the west line of said Block A, 480.61 feet to the northwest corner of Lot 3 in said Block A; thence S84°51'57"E along the most westerly segment of the north line of said Block A, 289.80 feet to a deflection corner in said north line, said deflection corner also being the northeast corner of Lot 5 in said Block A; thence N00°31'03"E along a north-south segment of the north line of said Block A, 215.18 feet to a deflection corner in the north line of said Block A, said deflection corner also being the northwest corner of Lot 12 in said Block A; thence S84°53'44"E along a segment of the north line of said Block A and along the north line of said Reserve "F", 805.64 feet; thence S05°06'16"W, 250.00 feet; thence S50°06'16"W, 127.28 feet; thence N84°53'44"W, 258.16 feet to the intersection with the west line of said Reserve "F", said intersection also being a point on the southeast line of Lot 19 in said Block A; thence S65°57'24"W along a segment of the west line of said Reserve "F", and along the southeast line of Lot 19 in said Block A, 33.81 feet to a deflection corner in the west line of said Reserve "F", said deflection corner also being the southwest corner of said Lot 19 in said Block A; thence S00°26'54"W along a segment of the west line of said Reserve "F", and along the east line of Lots 21, 22, and 23 in said Block A, 206.30 feet to the most westerly southwest corner of said Reserve "F", said most westerly southwest corner also being the northwest corner of Lot 24 in said Block A; thence continuing S00°26'54"W along the lot line common to Lots 23 and 24 in said Block A, 106.17 feet to the most southerly corner common to Lots 23 and 24 in said Block A, said most southerly common corner also being a point on the northerly right-of-way line of said Jewell; thence continuing S00°26'54"W along the prolongation of the last course, 72.41 feet to a point on the southerly right-of-way line of said Jewell, said southerly right-of-way line also being the north line of Lot 26 in said Block D, thence S29°14'07"W, 74.32 feet to the intersection with the lot line common to Lots 24 and 26 in said Block D, said intersection being S00°03'21"E, 84.65 feet from the northwest corner of Lot 26 in said Block D; thence S00°03'21"E along the west line of Lots 24, 23, 22, and 21 in said Block D, 358.01 feet to the southeast corner of Lot 21 in said Block D, said southeast corner also being a point on a segment of the north line of Reserve "I" as platted in said Turkey Creek 3rd Addition; thence N73°57'39"W along the south line of Lots 21, 20, and 19 in said Block A, and along a segment of the north line of said Reserve "I", 329.01 feet to a deflection corner in the

south line Lot 19 in said Block D, said deflection corner also being a deflection corner in the north line of said Reserve "I"; thence S89°56'39"W along the south line of Lots 19, 8, 7, and 6 in said Block D, and along the most westerly segment of the north line of said Reserve "I", 333.89 feet to the point of beginning, Wichita, Sedgwick County, Kansas

**SECTION 2.** That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

**SECTION 3.** That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

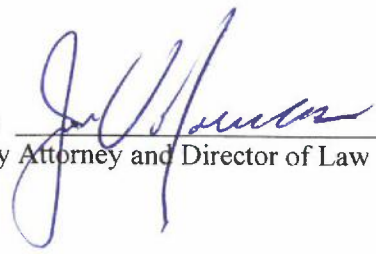
ATTEST:

  
Jeff Longwell, Mayor

  
Karen Sublett, City Clerk



(SEAL)

Approved as to form:   
Jennifer Magaña, City Attorney and Director of Law