



**Wichita-Sedgwick County Metropolitan Area Planning Department**

City of Wichita, Engineering  
Paul Gunzelman  
455 N Main  
Wichita, KS 67202

July 13, 2020

**RE: ZON2020-00014- City Zone Change from SF-5 Single-Family Residential, MF-18 Multi-Family, and LC Limited Commercial to GC General Commercial to allow for a commercial parking lot; generally located west of South Sycamore Street on the south side of West Texas Avenue (613-619-625 W Texas Ave) associated with VAC2020-00014.**

Dear Applicant:

At its regular meeting on July 7, 2020 the Wichita City Council considered the above captioned request. The action of the Council was to APPROVE the request in accordance with the attached ordinance.

If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Philip Zevenbergen'.

Philip Zevenbergen, AICP  
Associate Planner

Copies to: MABCD  
Jeff Blubaugh, Council Member District IV  
Rebecca Fields, CSR District IV  
Garver- Will Clevenger, 8535 E 21<sup>st</sup> Street North, Ste 130, Wichita, KS 67206

OCA 150004

(Published in the Wichita Eagle, July 17, 2020)

ORDINANCE NO. 51-305

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. ZON2020-00014**

City Zone Change from SF-5 Single Family Residential to GC General Commercial, legally described as:

Lots 82 and 84 on Texas Avenue, West Wichita, Sedgwick County, Kansas, AND the adjoining 10.00 feet of vacated right-of-way of Texas Avenue.

City Zone Change from MF-18 Multi-Family to GC General Commercial, legally described as:

Lots 86 and 88 on Texas Avenue, West Wichita, Sedgwick County, Kansas, AND the adjoining 10.00 feet of vacated right-of-way of Texas Avenue.

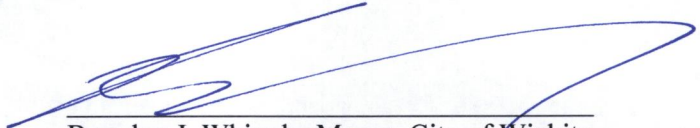
City Zone Change from LC Limited Commercial to GC General Commercial, legally described as:

The West 65.00 feet of Lot 5 on Sycamore Avenue, McKee's Resurvey of Lots 90, 92, 94, 96, 98, 100 Texas Avenue and Lots 2, 4, 6, 8, 10 Oak Street, West Wichita, Sedgwick County, Kansas.

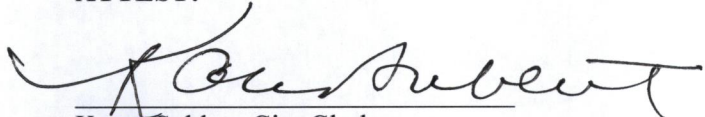
**SECTION 2.** That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

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

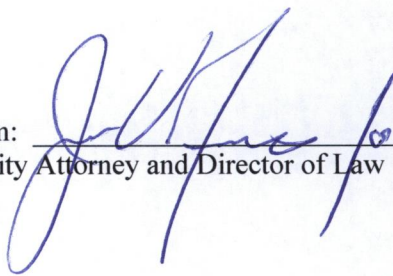
Adopted this <sup>14<sup>th</sup></sup> 7<sup>th</sup> Day of July 2020

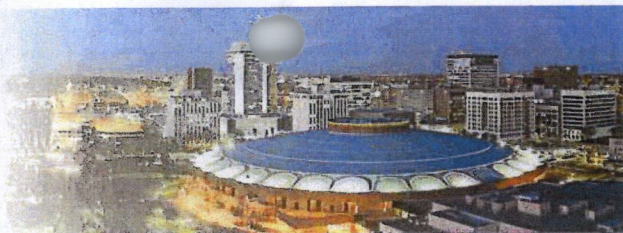
  
\_\_\_\_\_  
Brandon J. Whipple, Mayor, City of Wichita

ATTEST:

  
\_\_\_\_\_  
Karen Sublett, City Clerk



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



mapc 6/4/20  
P2

## LEGAL PROOF OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Lines
453697	0004699929			\$67.20	1	112

**Attention:** Jamie Buster

CITY OF WICHITA/CLERKS OFFICE  
455 N MAIN ST FL 13  
WICHITA, KS 67202

In The STATE OF KANSAS  
In and for the County of Sedgwick  
AFFIDAVIT OF PUBLICATION

1 Insertions  
Beginning issue of: 07/17/2020  
Ending issue of: 07/17/2020

STATE OF KANSAS)  
.SS  
County of Sedgwick)

### LEGAL PUBLICATION

OCA 150004  
PUBLISHED IN THE WICHITA EAGLE  
ON JULY 17, 2020 (4699929)  
ORDINANCE NO. 51-305  
AN ORDINANCE CHANGING THE  
ZONING CLASSIFICATIONS OR  
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LOCATED IN THE CITY OF  
WICHITA, KANSAS, UNDER THE  
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**SECTION 3.** That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Adopted this 14th Day of July 2020

Brandon J. Whipple, Mayor,  
City of Wichita

ATTEST:

Karen Sublett, City Clerk

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

Tony Berg, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 7/17/2020 to 07/17/2020.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

(Signature of Principal Clerk)

DATED: 7/17/2020

Notary Public Sedgwick County, Kansas

JENNIFER RAE BAILEY  
Notary Public - State of Kansas  
My Appt. Expires 6/14/2021