



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

July 8, 2021

Albert M. & Coralie J. Andrew  
1934 CR 215  
Breckenridge, TX, 76424

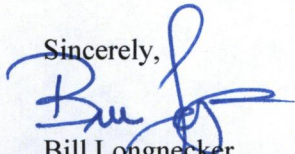
**Ref: ZON2021-00031:** City request for a zone change from "SF-5" Single-Family Residential to "LI" Limited Industrial on approximately 4.1-acres generally located a ¼-mile west of South Broadway Avenue on the south side of West 47<sup>th</sup> Street South (District IV)

Albert & Coralie,

ZON2021-00031 was approved at the Wichita City Council meeting on Thursday July 6, 2021.

A signed copy of the recorded Zoning Ordinance will be mailed to you for your property records. Should you have any questions, please feel free to call me at 316-268-4421.

Sincerely,



Bill Longnecker  
Senior Planner, MAPD



OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON July 16, 2021  
ORDINANCE NO. 51-599

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. ZON2021-00031**

City zone change from SF-5 Single-Family Residential to LI Limited Industrial zoning described as:

A tract of land located in the West half of the Northeast Quarter of Section 20, Township 28 South, of Range 1 East of the 6th P.M., Sedgwick County, Kansas, to-wit: Commencing at a point on the North line of said West Half, which point is 211 feet West of the Northeast corner of said West Half, and is marked by a surveyor's iron, for a point of beginning; thence West along the said North line 187.0 feet to the East line of the Railroad right-of-way; thence Southwesterly along said Railroad right-of-way line to a point which is 369.46 feet South of the North line of said West Half; thence East 260 feet to a point; thence North 369.46 feet to the point of beginning.

AND

A tract of land located in the West half of the Northeast Quarter of Section 20, Township 28 South, of Range 1 East of the 6th P.M., Sedgwick County, Kansas, to-wit: Commencing at a point on the North line of said West Half, which point is 211 feet West of the Northeast corner of said West Half, and is marked by a surveyor's iron; thence South, parallel with the East line of said West Half for a distance of 719.46 feet to a surveyor's iron, for a point of beginning; thence West from said point of beginning, running parallel with the North line of said West half, for a distance of 331.56 feet, more or less, to a point marked by a surveyor's iron, located on the East right-of line of the Union Pacific Railroad (now Railway) Company; thence Northeasterly along said right-of-way line to a point which is 369.46 feet South of the North line of said West Half; thence East, parallel with the North line of said West Half, for a distance of 260 feet to a point located 211 feet, more or less, West of the East line of said West Half; thence South parallel with the East line of said West Half for a distance of 350 feet, more or less, to the point of beginning.

**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.



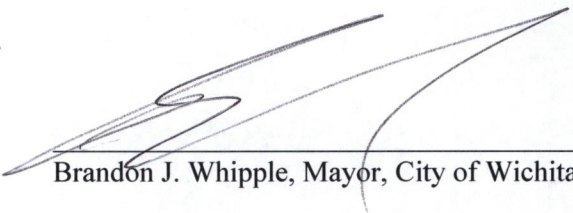
Adopted this 13<sup>th</sup> day of July, 2021.

ATTEST:

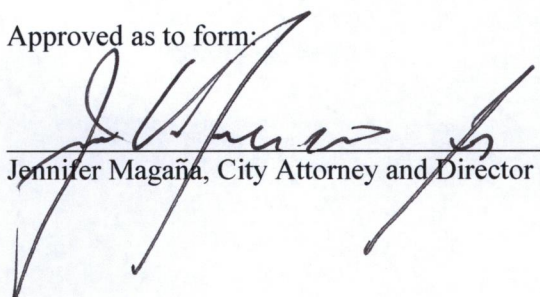


Karen Sublett, City Clerk



  
Brandon J. Whipple, Mayor, City of Wichita

Approved as to form:

  
Jennifer Magaña, City Attorney and Director of Law





Beaufort Gazette  
Belleville News-Democrat  
Bellingham Herald  
Bradenton Herald  
Centre Daily Times  
Charlotte Observer  
Columbus Ledger-Enquirer  
Fresno Bee

The Herald - Rock Hill  
Herald Sun - Durham  
Idaho Statesman  
Island Packet  
Kansas City Star  
Lexington Herald-Leader  
Maricopa Sun-Star  
Miami Herald

el Nuevo Herald - Miami  
Modesto Bee  
Raleigh News & Observer  
The Olympian  
Sacramento Bee  
Fort Worth Star-Telegram  
The State - Columbia  
Sun Herald - Biloxi

Sun News - Myrtle Beach  
The News Tribune Tacoma  
The Telegraph - Macon  
San Luis Obispo Tribune  
Tri-City Herald  
Wichita Eagle

## AFFIDAVIT OF PUBLICATION

| Account # | Order Number | Identification              | Order PO             | Amount  | Cols | Depth |
|-----------|--------------|-----------------------------|----------------------|---------|------|-------|
| 32522     | 100169       | Print Legal Ad - IPL0032643 | Ordinance No. 51-599 | \$98.91 | 2    | 59 L  |

Attention: Jamie Buster  
CITY OF WICHITA/CLERKS OFFICE  
455 N MAIN ST FL 13  
WICHITA, KS 67202

### LEGAL PUBLICATION

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Adopted this 13th day of July, 2021.

ATTEST:

Brandon J. Whipple, Mayor, City of Wichita

Karen Sublett, City Clerk

(SEAL)

Approved as to form:

Jennifer Magan a, City Attorney and Director of Law

IPL0032643

Jul 16 2021

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

No. of Insertions: 1

Beginning Issue of: 07/16/2021

Ending Issue of: 07/16/2021

STATE OF KANSAS)

SS

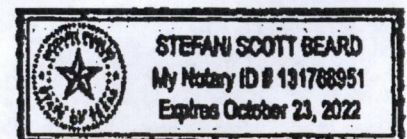
County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, depose 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 07/16/2021 to 07/16/2021.

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

DATED: 07/16/2021

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
Legal document please do not destroy!