

ORDINANCE NUMBER 26-28

An ordinance to amend the Zoning Map for the City of Beatrice, Nebraska by changing the zoning of the real property legally described as:

Lot One (1), except the North 79.95 feet, McClellan's Subdivision, an Addition to Beatrice, Gage County, Nebraska; and

The North 79.95 feet of Lot One (1) and the East 81 1/6 feet of Lot Two (2), McClellan's Subdivision, an Addition to Beatrice, Gage County, Nebraska; and

The West 50 feet of Lot Two (2), and all of Lot Three (3), and the East 4 feet of Lot Four (4), McClellan's Subdivision, an Addition to Beatrice, Gage County, Nebraska,

from "GC" General Commercial District to "RC" Residential Commercial District; to repeal conflicting ordinances; and to provide for publication in electronic form and for an effective date of this ordinance.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BEATRICE, NEBRASKA:

SECTION 1: That the Zoning Map of the City of Beatrice, Nebraska be amended by changing the zoning of the property legally described above from "GC" General Commercial District to "RC" Residential Commercial District.

SECTION 2. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

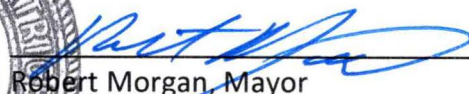
SECTION 3. That this ordinance shall be in full force and effect from and after its passage, approval and publication in electronic form as required by law.

PASSED AND APPROVED this 8th day of September, 2026.

Attest:


Erin Saathoff, MMC, City Clerk




Robert Morgan, Mayor

COMMUNITY DEVELOPMENT

205 North 4th Street | Beatrice, NE 68310
Phone: 402.228.5250 Fax: 402.223.5252
community@beatrice.ne.gov



BEATRICE
CITY - BOARD OF PUBLIC WORKS

PERMIT NUMBER: 20260237

REZONING APPLICATION**APPLICANT(S) INFORMATION**

Name(s): Lorraine Catlin
Address: 601 S. Sumner St
Beatrice, NE 68310
Phone: 402-239-6784
Email: ldc1007@yahoo.com

OWNER(S) INFORMATION (if not Applicant)

Name(s): (Same)
Address: _____
Phone: _____
Email: _____

PROPOSED PROJECT DETAILS

(Attach graphic information including site plans, elevations, other drawings necessary)

Project Address: 604 W. Court St., Beatrice, NE

Legal Description (or attach legal description and label Exhibit "A"): Parcel ID # 0013185, 0013186, 0013187
S 52.01 Lot 1 McClellans Sub, N 79.75' Lot 1 & E 81' 1/6' Lot 2 McClellans Sub,
W 50' Lot 2 & All Lot 3 & E 4' Lot 4 McClellans Sub

Present Use: Vacant Present Zone: Commercial

Proposed Use: unknown-property for sale Proposed Zone: Residential/Commercial

How are adjoining properties used (list use type and zone for each):

North: ~~residential~~ Residential South: Residential

East: Commercial West: Commercial

If change is granted, how will it affect adjoining properties? _____

None -

List reason(s) for request: Expanding opportunities for use.

List exhibit(s) or plan(s) submitted: _____

APPLICANT(S) SIGNATURE

I hereby certify that I have read and examined this application and affirm the above information, as well as any attached information, as true and correct. I also agree to comply with all applicable ordinances or laws of the City of Beatrice, Nebraska. I further certify that I am authorized to sign this Subdivision Final Plat Application.

Shirley Catlin, Owner
Signature

6-26-2026
Date

Signature

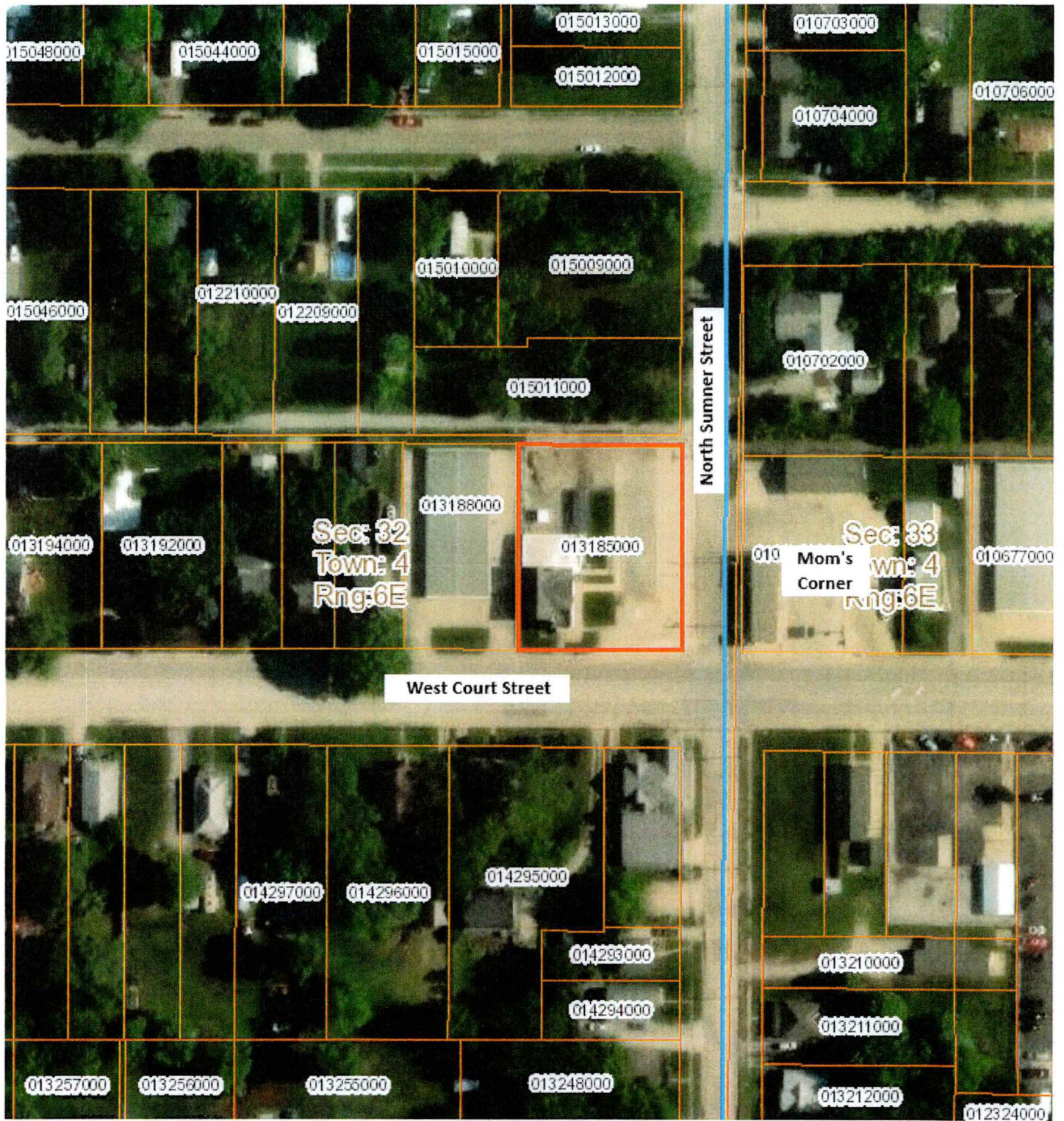
Date

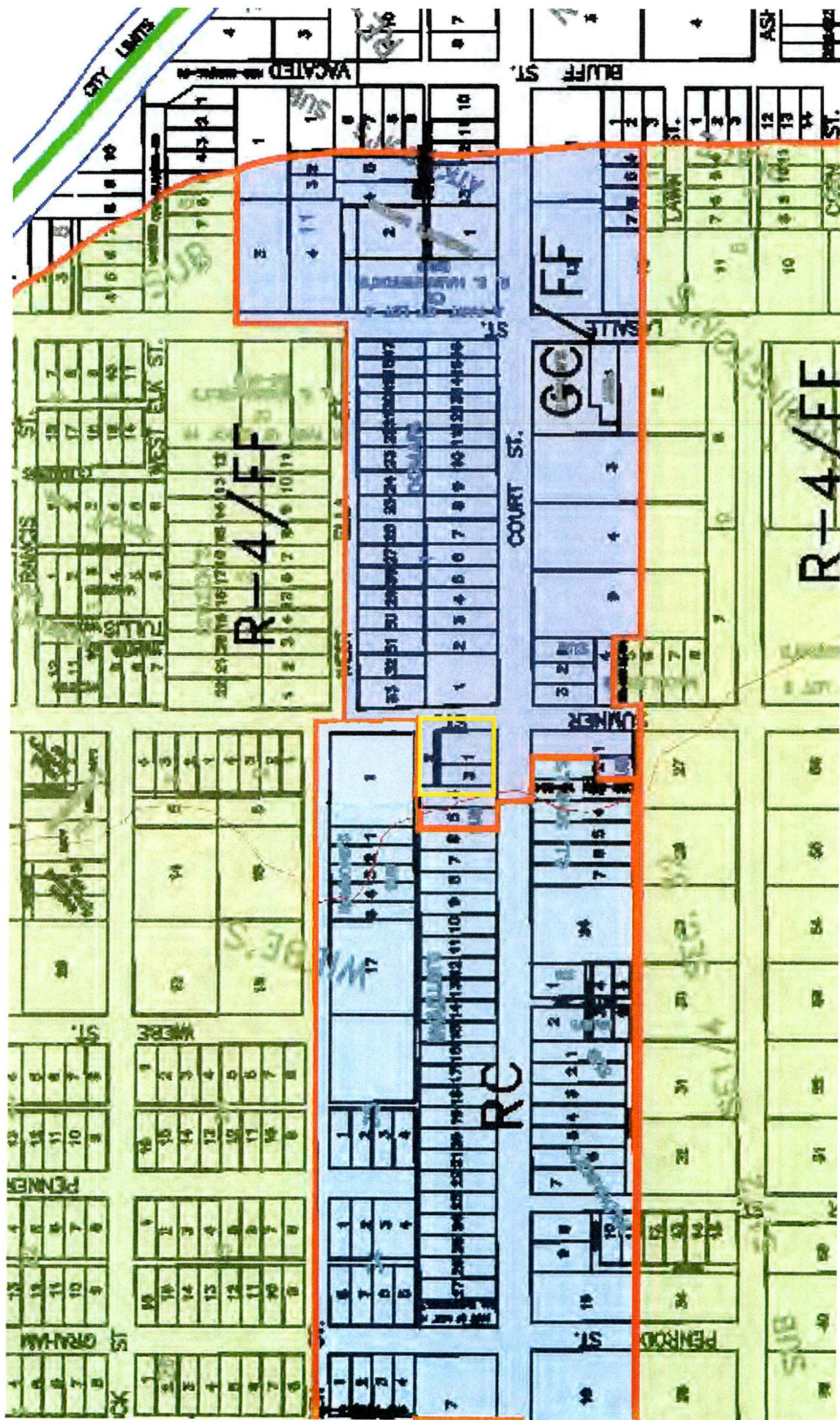
OFFICE USE ONLY

Application Fee: \$100.00 Received By: [Signature] Date: 6/24/2026
Date Posted on Property: 8-28-26 Date of Hearing: 9-8-26
Comments: _____
City Engineer: [Signature] Date: 8-6-26
Com Dev Director: _____ Date: _____

RECOMMENDATIONS

PLANNING & ZONING COMMISSION RECOMMENDATION to the City Council this 8 day of September, 2026. ☒ Approved ☐ Denied
Planning and Zoning Chairman: [Signature] Date: 9/8/26
CITY COUNCIL RECOMMENDATION this 8 day of September, 2026. ☒ Approved ☐ Denied
Mayor: [Signature] Date: 9-8-26
City Clerk: [Signature] Date: 9-8-26







CITY HALL

400 Ella Street | Beatrice, NE 68310
Phone: 402.228.5200 Fax: 402.228.2312

ENGINEERING & COMMUNITY DEVELOPMENT

205 North 4th Street | Beatrice, NE 68310
Phone: 402.228.5250 Fax: 402.228.5252

August 14, 2026

Lorraine Catlin
601 South Sumner Street
Beatrice, NE 68310

RE: Rezoning Application of the Lorraine Catlin for 604 West Court Street

Dear Lorraine:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Tuesday, September 8, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Tuesday, September 8, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the your Rezoning Application to rezone property commonly known as 604 West Court Street, Parcel No. 013185000, from "GC" General Commercial District to "RC" Residential Commercial District.

Applicants are not required to attend said hearing, however, I would encourage you to attend should the Commissioners or City Council have questions only you can answer pertaining to your Rezoning application.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



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August 14, 2026

Geoffrey Leach & Karen Kerl
1006 Bell Street
Beatrice, NE 68310

RE: Rezoning Application of the Lorraine Catlin for 604 West Court Street

Dear Geoffrey & Karen:

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Sincerely,

Taylor Rivera
City Attorney



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August 14, 2026

Matthew Strein & Wendi Strein
71960 578th Ave
Plymouth, NE 68424

RE: Rezoning Application of the Lorraine Catlin for 604 West Court Street

Dear Matthew & Wendi:

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Sincerely,

Taylor Rivera
City Attorney