

ORDINANCE NUMBER 26-5

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

A tract of land located on a part of the Northeast Quarter of Section 29, Township 4 North, Range 6 East of the 6th P.M., City of Beatrice, Gage County, Nebraska and more particularly described as follows:

For the purpose of this legal description, the basis of bearings is the North line of the Northeast Quarter of said Section 29 having an assumed reference bearing of S 89°30'06" W.

Beginning at the Northeast Corner of said Section 29, thence westerly S 89°30'06" W, on the North line of the Northeast Quarter of said Section 29, 519.10 feet; thence southwesterly S 40°00'32" W, 131.10 feet; thence southwesterly S 35°04'57" W, 225.85 feet; thence easterly S 89°18'55" E, 204.56 feet, thence southerly S 10°36'35" E, 274.39 feet; thence southeasterly S 24°33'38" E, 50.41 feet; thence southeasterly S 38°45'34" E, 63.38 feet; thence southeasterly S 47°31'17" E, 374.74 feet; thence southeasterly S 52°50'22" E, 173.09 feet, to a point of intersection on the East line of the Northeast Quarter of said Section 29; thence northerly N 00°04'35" E, on the East line of the Northeast Quarter of said Section 29, 1,012.37 feet, to the Northeast Corner of said Section 29, said Corner also being the True Point of Beginning

from "AG" Agricultural District to "GI" General Industrial 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:

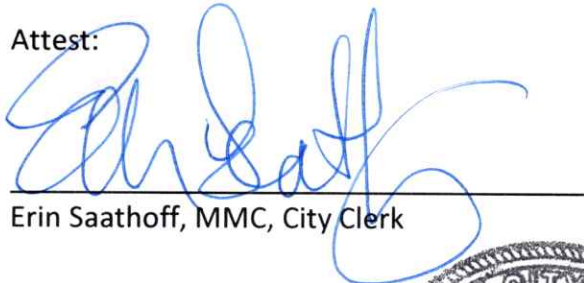
SECTION 1: That the Zoning Map of the City of Beatrice, Nebraska be amended by changing the zoning of the property legally described above from "AG" Agricultural District to "GI" General Industrial District.

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 That all ordinances or parts of ordinances in conflict herewith are hereby repealed.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 17th day of February, 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: 20260021

REZONING APPLICATION

APPLICANT(S) INFORMATION

OWNER(S) INFORMATION (if not Applicant)

Name(s): Armstrong Rentals, LLC
Address: 1250 Lakeside
Beatrice, NE 68310
Phone: (402) 239-9930
Email: joe@armstrongrentalsllc.com

Name(s): Joe Armstrong
Address: _____
Phone: _____
Email: _____

PROPOSED PROJECT DETAILS

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

Project Address: PTA: 007342100

Legal Description (or attach legal description and label Exhibit "A"): _____

Present Use: AG / materials Present Zone: AG

Proposed Use: Crushing / material yard Proposed Zone: G1

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

North: AG South: AG

East: G1 - Id. Park West: AG

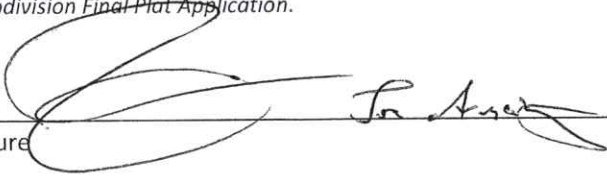
If change is granted, how will it affect adjoining properties? None

List reason(s) for request: Rezone to G1 to use for construction yard / material storage.

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.

Signature 

Date 1/21/26

Signature _____

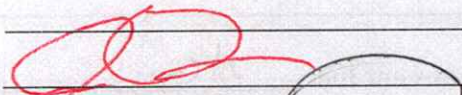
Date _____

OFFICE USE ONLY

Application Fee: \$100.00 Received By: Chelsea Date: 1/21/26

Date Posted on Property: 2/6/2026 Date of Hearing: 2/17/26


Comments: _____

City Engineer:  Date: 1-21-2026


Com Dev Director:  Date: 1/21/2026


RECOMMENDATIONS

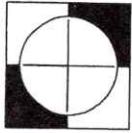
PLANNING & ZONING COMMISSION RECOMMENDATION to the City Council this 17 day of February, 2026. Approved Denied

Planning and Zoning Chairman:  Date: 2-17-26

CITY COUNCIL RECOMMENDATION this 17 day of February, 2026. Approved Denied

Mayor:  Date: 2-17-26

City Clerk:  Date: 2-17-26

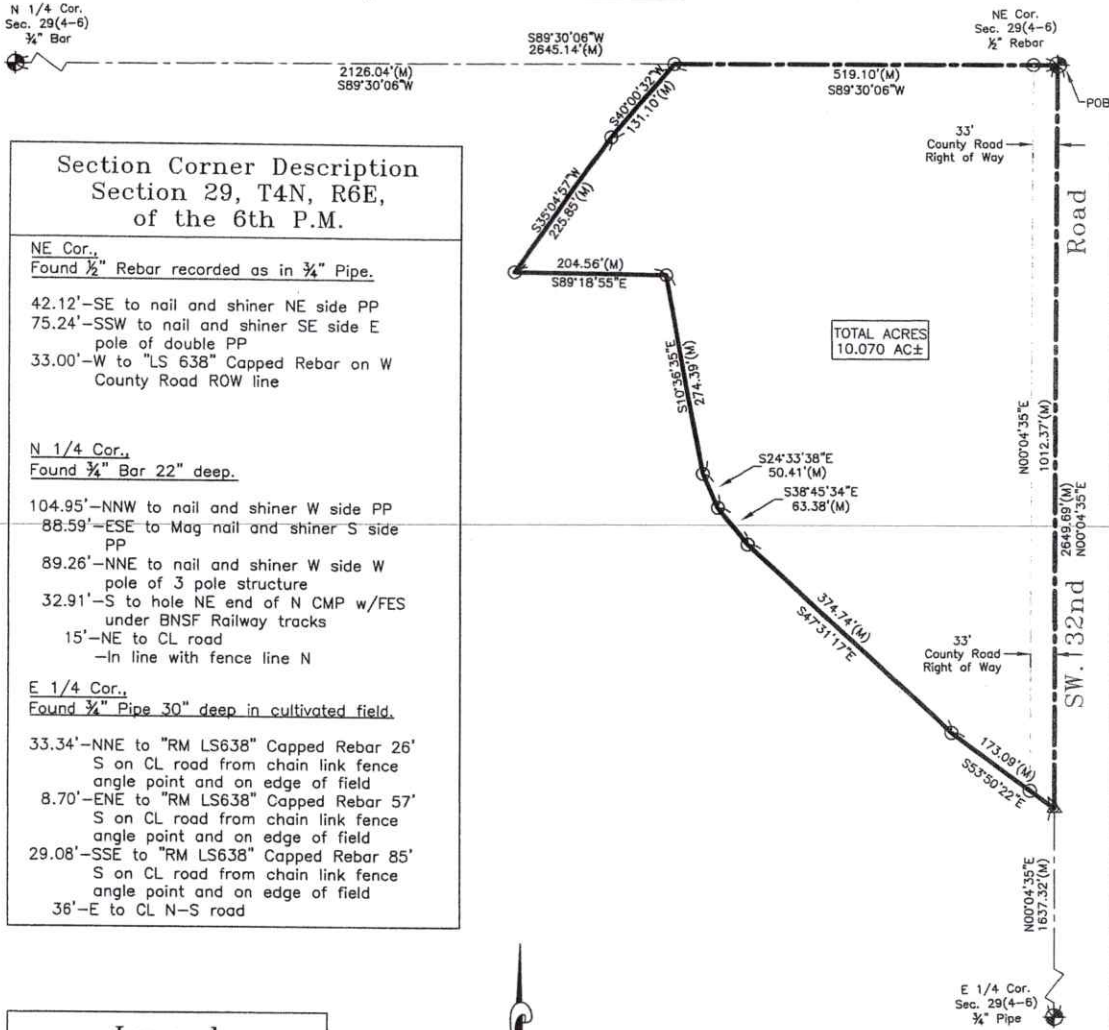


**Land
Survey
Tech**

P.O.
Box 713
Beatrice, Ne
68310-0713
JOB - # 4854

SURVEY RECORD

Survey of: A tract of land located on a part of the Northeast Quarter
Section 29 T. 4 N. R. 6 E. of the 6th P.M.
_____ Gage _____ County, _____ Nebraska
Date of Survey: 2-26-2025



Section Corner Description
Section 29, T4N, R6E,
of the 6th P.M.

NE Cor.,
Found $\frac{1}{2}$ " Rebar recorded as in $\frac{3}{4}$ " Pipe.

42.12'-SE to nail and shiner NE side PP
75.24'-SSW to nail and shiner SE side E pole of double PP
33.00'-W to "LS 638" Capped Rebar on W County Road ROW line

N 1/4 Cor.,
Found $\frac{3}{4}$ " Bar 22" deep.

104.95'-NNW to nail and shiner W side PP
88.59'-ESE to Mag nail and shiner S side PP
89.26'-NNE to nail and shiner W side W pole of 3 pole structure
32.91'-S to hole NE end of N CMP w/FES under BNSF Railway tracks
15'-NE to CL road
-In line with fence line N

E 1/4 Cor.,
Found $\frac{3}{4}$ " Pipe 30" deep in cultivated field.

33.34'-NNE to "RM LS638" Capped Rebar 26' S on CL road from chain link fence angle point and on edge of field
8.70'-ENE to "RM LS638" Capped Rebar 57' S on CL road from chain link fence angle point and on edge of field
29.08'-SSE to "RM LS638" Capped Rebar 85' S on CL road from chain link fence angle point and on edge of field
36'-E to CL N-S road

Legend

- ⊕ = Section, Quarter, or Sixteenth Corner Found
- = Corner Found
- = Corner Set
- = Corner Set
- = $\frac{5}{8}$ " Rebar with LS638 plastic cap, unless otherwise noted
- ⊗ = Corner Set 60d Spike
- ⊔ = Lath, Flag and 60d Spike Set
- (M) = Measured Distance
- (P) = Plat Distance
- (D) = Deed Distance
- (R) = Record Distance
- (Δ) = Temporary Point

All bearings are assumed

Nebraska
Survey Record Repository
RECEIVED
\$5.00
MAY 09 2025
GAGE
1719-208 1/2
Repository Stamp

Surveyor's Certificate

I, Chris Witulski, a Professional Registered Land Surveyor under the laws of the State of Nebraska, certify the above survey was executed by me, on the date shown. Permanent monument corners as described in the survey drawing were placed at all missing or remonumented corners. Distances shown are measured in feet and decimals of a foot.

Signed this 27th day of February, 2025.

Chris Witulski
Chris Witulski

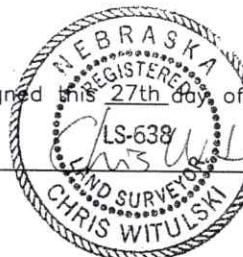


Exhibit A



Land Survey Tech

P.O. Box 713 Beatrice, Ne 68310-0713 JOB - # 4854

SURVEY RECORD

Survey of: A tract of land located on a part of the Northeast Quarter Section 29 T.4 N. R.6 E. of the 6th P.M. Gage County, Nebraska Date of Survey: 2-26-2025

LEGAL DESCRIPTION

A tract of land located on a part of the Northeast Quarter of Section 29, Township 4 North, Range 6 East, of the 6th Principal Meridian, Gage County, Nebraska and more particularly described as follows:

For the purpose of this legal description, the basis of bearings is the North line of the Northeast Quarter of said Section 29 having an assumed reference bearing of S 89°30'06" W.

Beginning at the Northeast Corner of said Section 29; thence westerly S 89°30'06" W, on the North line of the Northeast Quarter of said Section 29, 519.10 feet; thence southwesterly S 40°00'32" W, 131.10 feet; thence southwesterly S 35°04'57" W, 225.85 feet; thence easterly S 89°18'55" E, 204.56 feet; thence southerly S 10°36'35" E, 274.39 feet; thence southeasterly S 24°33'38" E, 50.41 feet; thence southeasterly S 38°45'34" E, 63.38 feet; thence southeasterly S 47°31'17" E, 374.74 feet; thence southeasterly S 53°50'22" E, 173.09 feet, to a point of intersection on the East line of the Northeast Quarter of said Section 29; thence northerly N 00°04'35" E, on the East line of the Northeast Quarter of said Section 29, 1012.37 feet, to the Northeast Corner of said Section 29, said Corner also being the True Point of Beginning:

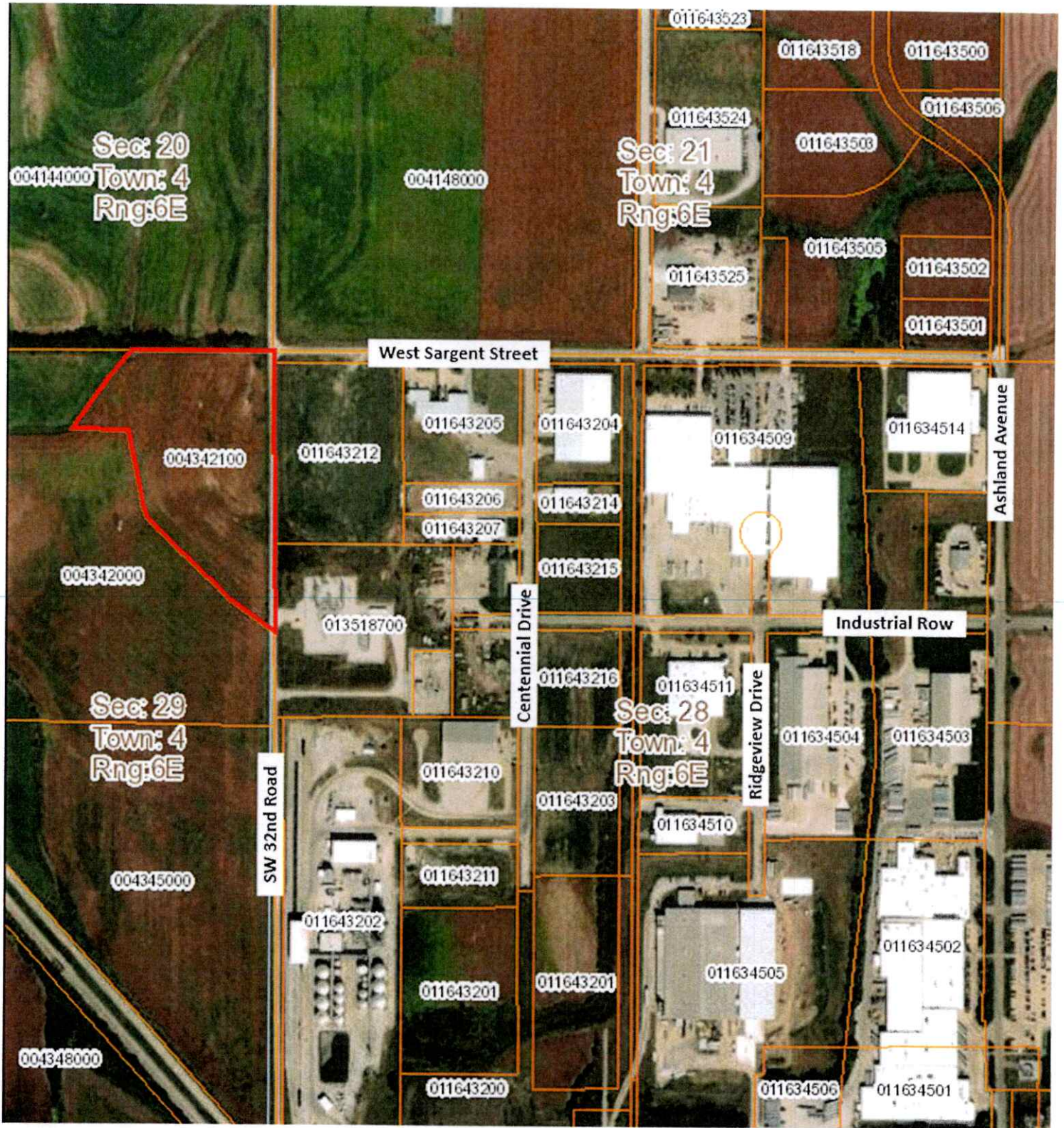
Containing a calculated area of 10.070 acres more or less of which 0.758 acres more or less are reserved for County Right of Way purposes. Subject to all easements, restrictions, and reservations of record.

1719-208 2/2

Surveyor's Certificate

I, Chris Witulski, a Professional Registered Land Surveyor under the laws of the State of Nebraska, certify the above survey was executed by me, on the date shown. Permanent monument corners as described in the survey drawing were placed at all missing or remonumented corners. Distances shown are measured in feet and decimals of a foot.

Signed this 27th day of February, 2025. Chris Witulski (Signature) Chris Witulski (Print Name) NEBRASKA REGISTERED LAND SURVEYOR LS-638 CHRIS WITULSKI



Sec: 20
Town: 4
Rng: 6E

Sec: 21
Town: 4
Rng: 6E

Sec: 29
Town: 4
Rng: 6E

Sec: 28
Town: 4
Rng: 6E

West Sargent Street

Industrial Row

SW 32nd Road

Centennial Drive

Ridgeview Drive

Ashland Avenue

011643523

011643518

011643500

011643524

011643503

011643506

004148000

011643525

011643505

011643502

011643501

004342100

011643212

011643205

011643204

011634509

011634514

004342000

011643206

011643214

011643207

011643215

013518700

011643216

011634511

011634504

011634503

Sec: 29
Town: 4
Rng: 6E

Sec: 28
Town: 4
Rng: 6E

004345000

011643210

011643203

011634510

011634504

011634503

004348000

011643211

011643201

011634505

011634502

011643202

011643201

011643201

011634505

011634502

011643200

011634506

011634501