

ORDINANCE NUMBER 26-17

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

Outlot B, Homestead Junction Second Addition to the City of Beatrice,
Gage County, Nebraska

Gage County Parcel No. 0012409603

from "GI" General Industrial District to "GC" General 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 "GI" General Industrial District to "GC" General 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 That all ordinances or parts of ordinances in conflict herewith are hereby repealed.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.

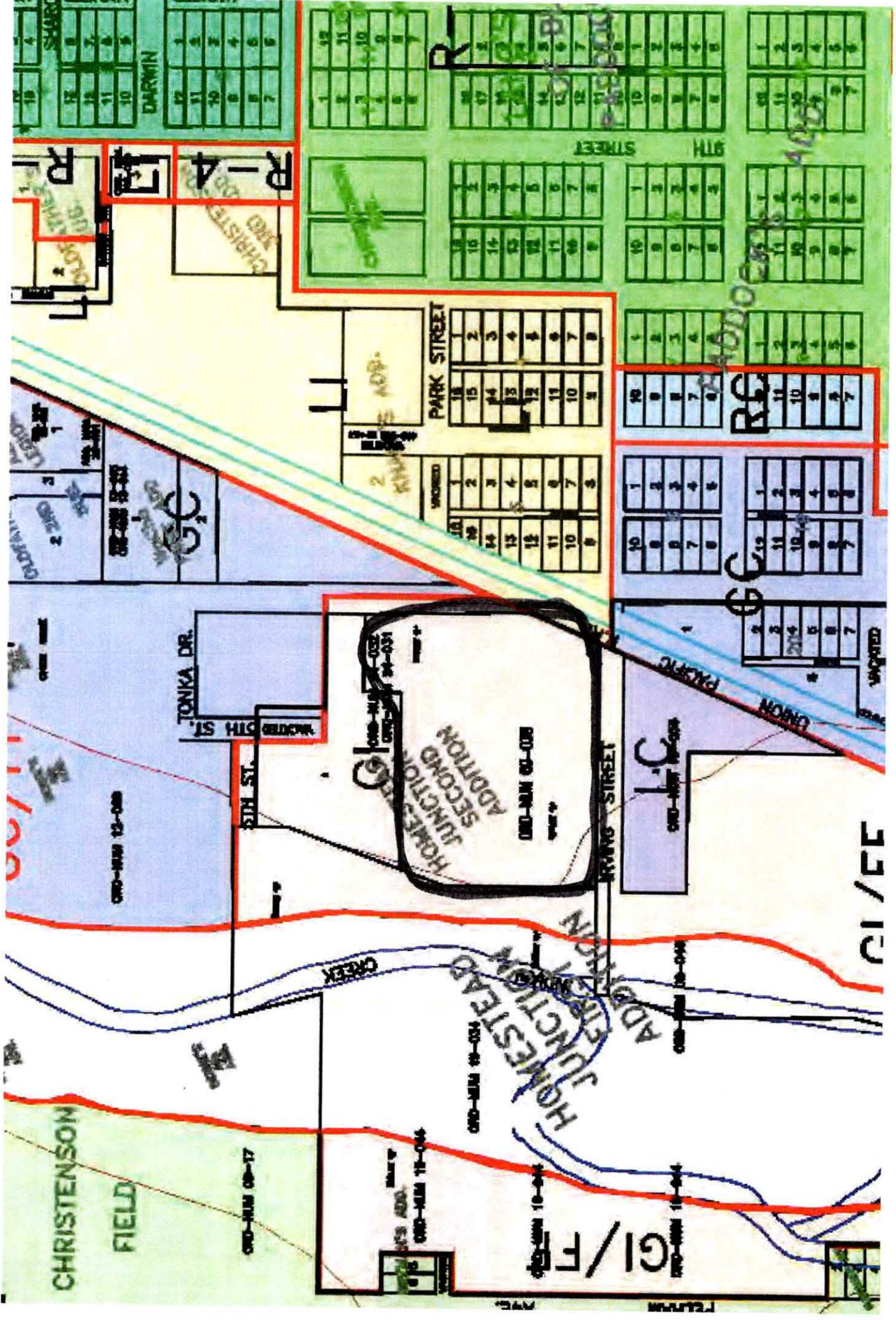
PASSED AND APPROVED this 18th day of May, 2026.

Attest:


Amanda Kuhlman, Deputy City Clerk


Robert Morgan, Mayor





CHRISTENSEN
FIELD

000-NUM 09-17

000-NUM 11-044

HOMESTEAD
JUNCTION
ADDITION

000-NUM 09-004

000-NUM 16-044

000-NUM 16-044

000-NUM 16-044

TONKA DR.

9TH ST.

WACHTER 9TH ST.

000-NUM 04-031

HOMESTEAD
JUNCTION
SECOND
ADDITION

000-NUM 01-008

SAVING STREET

000-NUM 16-008

000-NUM 16-008

000-NUM 16-008

000-NUM 16-008

000-NUM 16-008

000-NUM 16-008

000-NUM 16-008

000-NUM 16-008

000-NUM 16-008

000-NUM 16-008

000-NUM 16-008

000-NUM 16-008

000-NUM 16-008

000-NUM 16-008

R-4

R-1

R-4

R-4

R-4

R-4

R-4

R-4

R-4

R-4

R-4

R-4

R-4

R-4

R-4

R-4

R-4

R-4

R-4

R-4

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268



**STAKE
YOUR
CLAIM**

BEATRICE
CITY • BOARD OF PUBLIC WORKS

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

May 4, 2026

Homestead Junction, LLC
129 North 10th Street
Capitol Hill
Lincoln, NE 68508

RE: Rezoning Application of Homestead Junction, LLC, Gage County Parcel No. 012409603

To Whom It May Concern:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, May 18, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, May 18, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of your Rezoning Application to rezone Parcel No. 012409603, from "GI" General Industrial District to "GC" General 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.

Please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov if you have any questions.

Sincerely,

Taylor Rivera
City Attorney



BEATRICE
CITY • BOARD OF PUBLIC WORKS

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

May 4, 2026

Homestead Junction, LLC
129 North 10th Street
Capitol Hill
Lincoln, NE 68508

RE: Rezoning Application of Homestead Junction, LLC, Gage County Parcel No. 012409603

To Whom It May Concern:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, May 18, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, May 18, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of your Rezoning Application to rezone Parcel No. 012409603, from "GI" General Industrial District to "GC" General 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.

Please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov if you have any questions.

Sincerely,

Taylor Rivera
City Attorney

AFFIDAVIT OF PUBLICATION

The Beatrice Daily Sun
108 S 6th St
(402) 223-5233

State of Florida, County of Orange, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of The Beatrice Daily Sun, a legal newspaper printed, published and having a general circulation in the County of Gage as that and state of Nebraska, and that the attached printed notice was published in said newspaper and that said newspaper is the legal newspaper under the statute of the State of Nebraska.

The above facts are within my personal knowledge and are further verified by my personal inspection of each notice in each of said issues.

PUBLICATION DATES:

May. 23, 2026

NOTICE ID: h6HOQV29V5N4paLRZrR2

PUBLISHER ID: COL-NE-502273

NOTICE NAME: Ord No 26-17

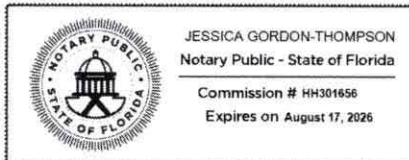
Publication Fee: \$21.52

Anjana Bhadoriya

(Signed)

VERIFICATION

State of Florida
County of Orange



Subscribed in my presence and sworn to before me on this: **05/25/2026**

Notary Public

Notarized remotely online using communication technology via Proof.

**Notice of Passage
& Publication of
Ord No. 26-17**

Public notice is hereby given that the Mayor and Council of the City of Beatrice, Nebraska, at their regular meeting on May 18, 2026, have passed and approved Ordinance Number 26-17, the title of which reads as follows:

"An ordinance to amend the Zoning Map for the City of Beatrice, Nebraska by changing the zoning of the real property legally described as: Outlot B, Homestead Junction Second Addition to the City of Beatrice, Gage County, Nebraska, Gage County Parcel No. 0012409603, from "GI" General Industrial District to "GC" General Commercial District; to repeal conflicting ordinances; and to provide for publication in electronic form and for an effective date of this ordinance."

Said ordinance has been published in electronic form at www.beatrice.ne.gov/ordinances. Copies of the Ordinance are available at the office of the City Clerk, 400 Ella Street, Beatrice, Nebraska.

Erin Saathoff, MMC, City Clerk
COL-NE-502273 5/23