

RESOLUTION NO. 2026-14

A RESOLUTION TO ADOPT AND ENACT BY REFERENCE AMENDMENT TO THE OFFICIAL ZONING MAP OF THE COUNTY OF LINCOLN AND ALL THE CONDITIONS, PROVISIONS, LIMITATIONS, AND TERMS OF SAID AMENDMENT ARE ENACTED AS IF SET OUT VERBATIM HEREIN AND SPREAD AT LARGE IN THIS RESOLUTION; TO PROVIDE FOR INVALIDITY OF A PART AND FOR REPEAL OF OTHER ZONING REGULATION AND RESOLUTIONS IN CONFLICT WITH THIS RESOLUTION; AND PROVIDE FOR EFFECTIVE DATE.

WHEREAS, the Lincoln County Planning Commission was submitted an Application/Proposal by William and Kathy Westman, to rezone certain property from a TA-1 Transitional Agricultural District to a R-1 Rural Estates District, which in effect was a request to amend the Official Zoning Map of The county of Lincoln, Nebraska; and a preliminary recommendation and report was done by the Lincoln County Planning Commission.

WHEREAS, the Lincoln County Planning Commission held a public hearing on April 14, 2026, at its 5:30 p.m. meeting, regarding the proposed amendment.

WHEREAS, after the public hearing the Lincoln County Planning Commission on April 14, 2026, at its 5:30 p.m. meeting, passed a Resolution, recommending **“to the Lincoln County Board of Commissioners approval** of amending the Official Zoning Map of The county of Lincoln, Nebraska, by rezoning the following described property from a TA-1 Transitional Agricultural District to a R-1 Rural Estates District, to wit:

A tract of land situated in the SW ¼ of Section 15, Township 13N, Range 31W of the 6th P.M., Lincoln County Nebraska, said tract of land described as follows:

Lot 1 McCall Administrative Subdivision, Lincoln County, Nebraska.

WHEREAS, the Board of Commissioners of The county of Lincoln, Nebraska, on April 27, 2026, acknowledged receipt of the Lincoln County Planning Commission’s Resolution recommending approval of the aforementioned amendment/rezoning of the above-described property from a TA-1 Transitional Agricultural District to a R-1 Rural Estates District.

WHEREAS, the Board of Commissioners held a public hearing on April 27, 2026, on the Application/Proposal William and Kathy Westman which would amend the Official Zoning Map of The county of Lincoln, Nebraska, by rezoning the aforementioned described property from a TA-1 Transitional Agricultural District to a R-1 Rural Estates District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF LINCOLN, NEBRASKA:

SECTION 1: The Official Zoning Map of The county of Lincoln, Nebraska, is hereby amended as follows, to wit:

The following described property is hereby rezoned from a TA-1 Transitional Agricultural District to a R-1 Rural Estates District, to wit:

A tract of land situated in the SW ¼ of Section 15, Township 13N, Range 31W of the 6th P.M., Lincoln County Nebraska, said tract of land legally described as follows:

Lot 1 McCall Administrative Subdivision, Lincoln County, Nebraska.

SECTION 2: Attached, incorporated herein, and marked as Exhibit A is a map showing the Amendment to the Official Zoning Map of The county of Lincoln, Nebraska, which shows the aforementioned described property being rezoned to R-1 Rural Estates District, and is hereby adopted by the County Board of Commissioners of The county of Lincoln, Nebraska.

SECTION 3: Directs the Lincoln County Clerk to publish the map (Exhibit A) in a booklet or pamphlet form and also have the map (Exhibit A) filed with the Lincoln County Clerk.

SECTION 4: Proper entry of this Amendment to the Official Zoning Map of The county of Lincoln, Nebraska, shall be made.

SECTION 5: This Resolution with attachments shall be spread in the minutes of the Lincoln County Board of Commissioners.

SECTION 6: This Resolution shall take effect and be in force from and after its passage, published according to law, entry upon the Official Zoning Map of The county of Lincoln, Nebraska, showing the nature of the change, and filing of the map (Exhibit A) with the Lincoln County Clerk.

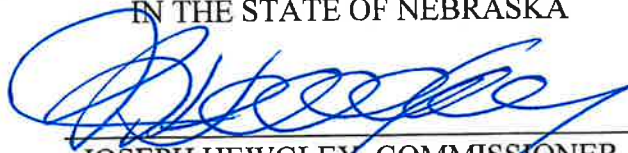
A motion was made by County Board member Wuchler, seconded by County Board member Woodruff to approve and adopt this herein resolution (Resolution No. 2026-14).

Upon roll call Wuchler,
Woodruff, Heugly,
Weems, _____ voted "aye." Nays
None, _____,
_____, and
_____. Bruns absent.

MOTION CARRIED BY VOTE OF 4 to 0 on this 4th day of May 2026.

WHEREUPON the Chairman declared this herein Resolution (Resolution No. 2026-14) duly adopted, passed and approved this 4th day of May 2026.

THE BOARD OF COMMISSIONERS OF THE COUNTY OF LINCOLN,
IN THE STATE OF NEBRASKA


JOSEPH HEWGLEY, COMMISSIONER

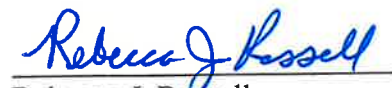

MICAELA WUEHLER, COMMISSIONER


KENT WEEMS, CHAIRMAN

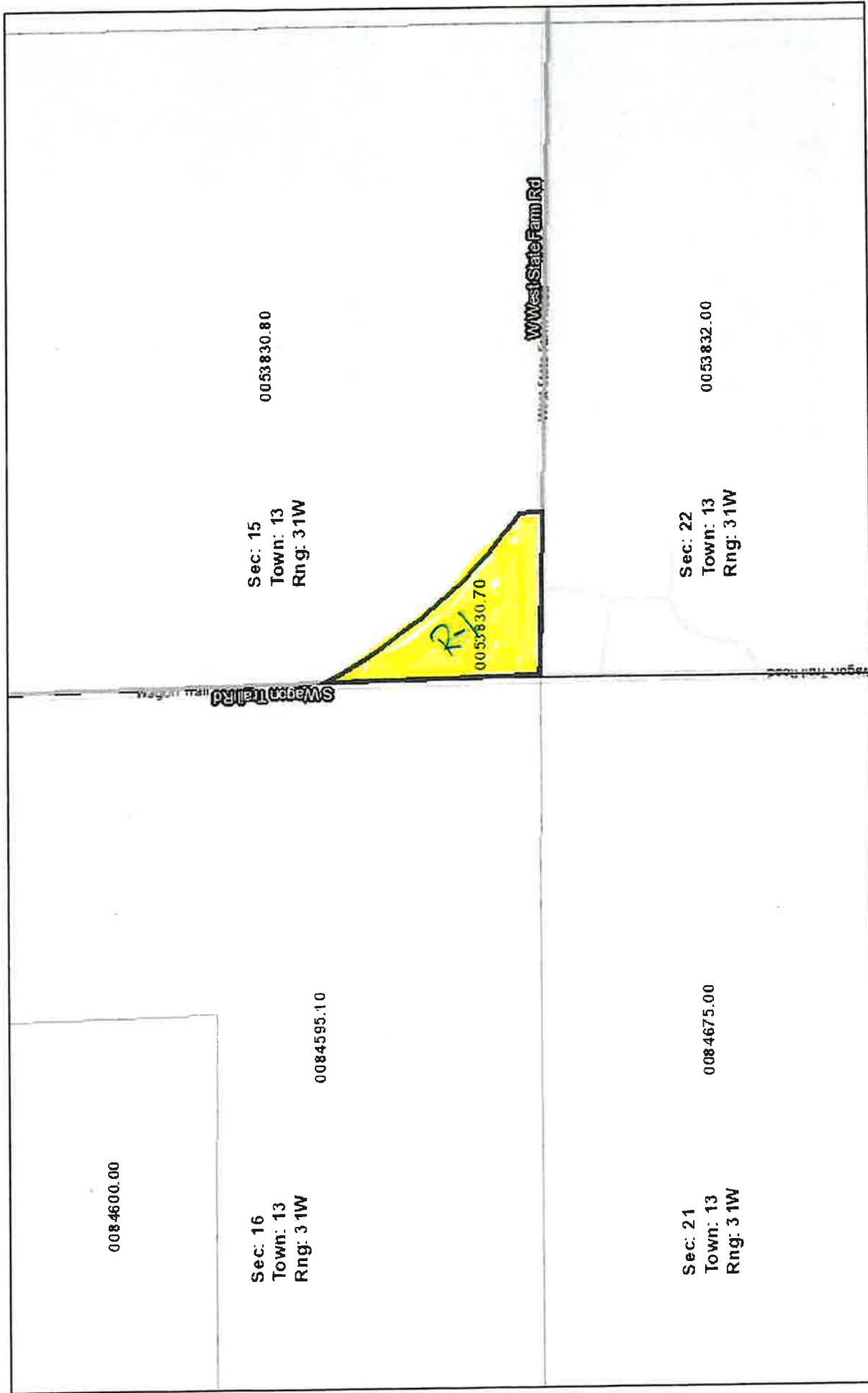
CHRISTOPHER BRUNS, COMMISSIONER


JERRY WOODRUFF, COMMISSIONER

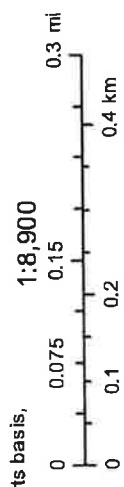
ATTEST:


Rebecca J. Rossell
Lincoln County Clerk





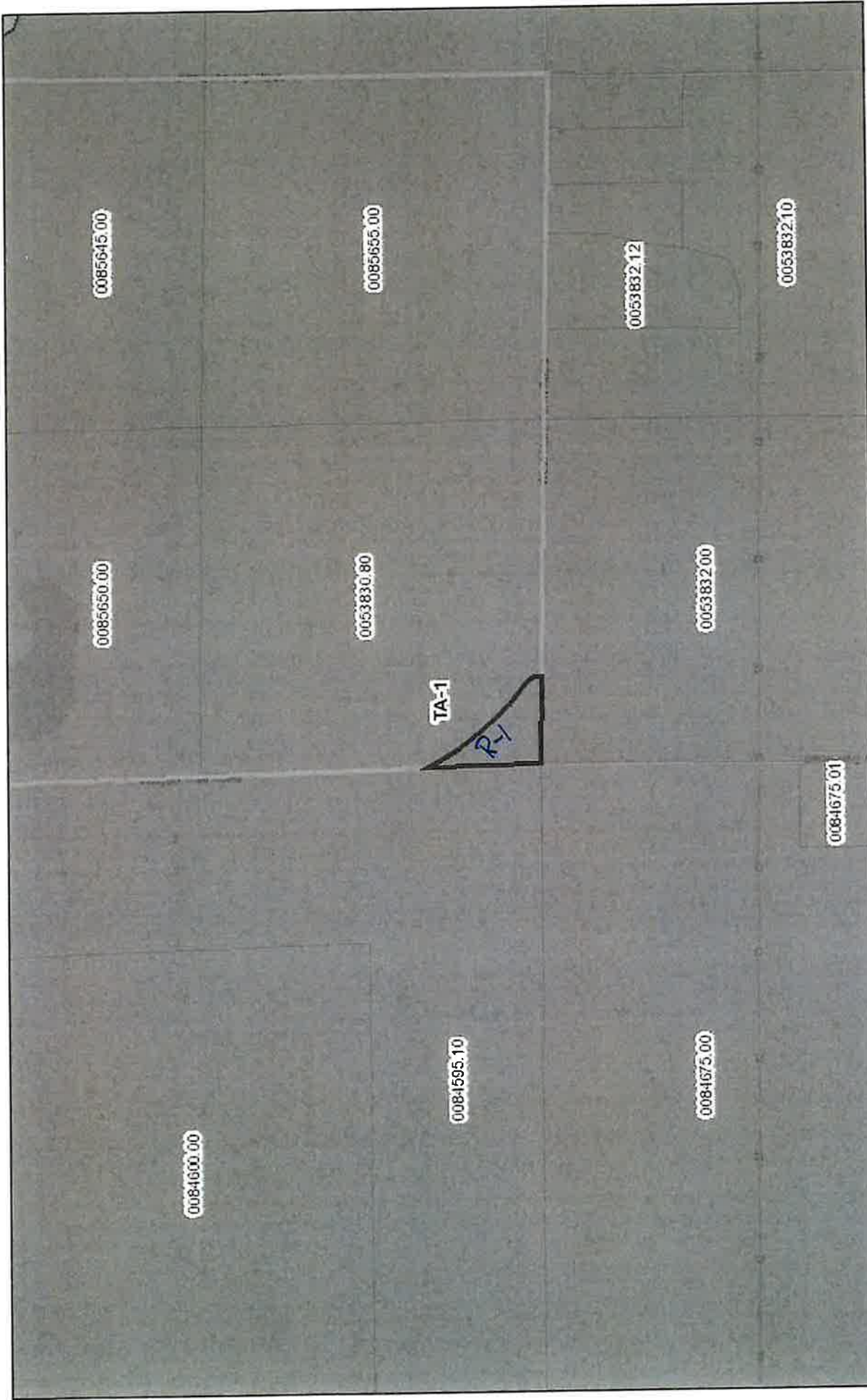
Disclaimer: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.



1:8,900

April 30, 2026
15:38 PM

EXA



1:16,926

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

April 30, 2026
15:37 PM

	Business Historic District		A-1 Agricultural		I-1 Industrial		TA-1 Transitional Agricultural
	ETJ		C-1 Commercial		R-1 Rural Estates Residential		R-2 Urban Residential

Becky J. Rossell

From: Tyler J. Volkmer
Sent: Thursday, April 30, 2026 2:00 PM
To: Lincoln County Clerk
Subject: Agenda
Attachments: Rezoning resolution 26-14.pdf; Title VI Complaint Investigation Opinion Letter 04022026.pdf; Title VI Complaint Fact Finding Report 04022026.pdf

Attached is the resolution to finish up from our rezoning public hearing last week.

Also included for the commissioner's packets, but not for any agenda item, are the report and opinion of our outside counsel on our Title VI complaint.

Tyler J. Volkmer
Chief Deputy County Attorney
301 N. Jeffers #101A
North Platte, NE 69101
308-535-3520
volkmertj@lincolncountyne.gov