



**CITY OF SCOTTSBLUFF**  
**Scottsbluff City Hall Council Chambers**  
**2525 Circle Drive, Scottsbluff, NE 69361**  
**PLANNING COMMISSION AGENDA**

**Regular Meeting**  
**November 10, 2025**  
**6:00 PM**

1. **Roll Call**
2. **Nebraska open Meetings Act** (For all interested parties, a copy of the Nebraska Open Meetings Act is posted on a bulletin board at the south wall of the council chambers.)
3. **Notice of changes in the agenda by the City Manager** (Additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless added under Item 4 of this agenda.)
4. **Citizens with business not scheduled on the agenda** (As required by state law, no matter may be considered under this item unless council determines that the matter requires emergency action.)
5. **Approval of the Planning Commission Minutes From**
  - A. October 13, 2025
6. **Public Hearing**
  - A. Planning Commission to conduct a Public Hearing regarding a Rezone of a tract of land in Part of Tax Lot 12, Section 27, Township 22 North, Range 55 West of the 6<sup>th</sup> PM, commonly identified as 1900 South Beltline Highway West, from A Agricultural to C-2 Neighborhood and Retail Commercial.
7. **Officer Elections**
  - A. Planning Commission to conduct Officer Elections for Chairperson and Vice-Chairperson for the October 2025-September 2026 term.
8. **Schedule a Meeting**
  - A. December 8, 2025
9. **Adjournment**

PLANNING COMMISSION MINUTES  
REGULAR SCHEDULED MEETING  
October 13, 2025  
SCOTTSBLUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Tuesday, October 13, 2025 at 6:00 PM in the Scottsbluff City Council Chambers at 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting was published in the Star-Herald, a newspaper of general circulation in the city, on October 2, 2025. The notice stated the date, time, and location of the meeting, that the meeting was open to the public, and that anyone with a disability desiring reasonable accommodation to attend should contact the Development Services office. An agenda was kept current and available for public inspection at the Development Services office, provided the Planning Commission can modify the agenda at the meeting if it is determined that an emergency so required. A copy of the agenda packet was delivered to each Planning Commission member

- 1 Chair Becky Estrada called the meeting to order at 6:00 PM. Roll call consisted of the following members being present, Becky Estrada, Callan Wayman, Kendall Palu, Jim Zitterkopf, Michael Mawhiney "Absent", Angie Aguallo, Mary Bowman, Dave Gompert, Dana Weber, Henry Huber, "Excused" None. City Officials present were Zachary Glaubius, Development Services Director, Taylor Stephens, GIS Coordinator, Gary Batt, Code Administrator I, and Chris Perales, Fire Marshal.
- 2 Estrada informed those present of the Nebraska Open Meetings Act and that a copy was located on the south wall of the Council Chambers.
- 3 Acknowledgement of any changes in the agenda: None.
- 4 Business not on the agenda: None.
- 5 The minutes from the September 8, 2025 meeting were reviewed. **Conclusion:** a motion was made by Palu and seconded by Wayman to approve the minutes. "Yeas:" Becky Estrada, Callan Wayman, Kendall Palu, Jim Zitterkopf, Michael Mawhinney "Nays" None "Absent" Henry Huber, Angie Aguallo, Dana Weber, Dave Gompert, Mary Bowman. The motion carried.
- 6 Estrada introduced Item 6A, Planning Commission to conduct a public hearing to consider a Special Use Permit for Residential Use in a Commercial Building at Lot 1, H & H Judy Subdivision, commonly identified as 708 South Beltline West. Estrada opened the public hearing at 6:01 PM. Glaubius stated the request for a conditional use permit for an apartment in the C-3 District. Glaubius stated the request is in line with the Comprehensive Plan, with the area including C-2, C-3, and R-4 zoning, with the R-4 zone allowing for residential use. Glaubius pointed out a residence already exists, and the special use permit will make that legal non-conforming use a conforming use. Glaubius stated staff recommends a positive recommendation by the Planning Commission to City Council on the approval of the special use permit to the owner, Jennah McCarter, for residential uses at the property. Estrada asked McCarter to approach the Commission. McCarter stated they plan to put an apartment on the West side of the building. McCarter also made note that an apartment currently exists in the South side of the building. Estrada asked McCarter if they plan to rent the apartment out. McCarter responded with stating they initially plan to rent it out on a short-term basis through the likes of AirBnB, with the possibility of shifting to a longer-term rental for traveling workers. McCarter stated the space is not currently being used, and would benefit from the addition of the apartment. Estrada closed the public hearing at 6:04 PM.

- 7 **Conclusion:** A motion was made by Palu and seconded by Wayman to make a positive recommendation on approval for a Special Use Permit for Residential Use in a Commercial Building at Lot 1, H & H Judy Subdivision to City Council. "Yeas:" Becky Estrada, Callan Wayman, Kendall Palu, Jim Zitterkopf, Michael Mawhinney "Nays" None "Absent" Henry Huber, Angie Aguallo, Dana Weber, Dave Gompert, Mary Bowman. The motion carried.
- 8 Planning Commission confirmed the next meeting date of November 10, 2025.
- 9 Item 9: Adjournment
- 10 Adjournment: Motion was made by Palu and seconded by Wayman to adjourn the meeting at 6:04 PM. "Yeas:" Becky Estrada, Callan Wayman, Kendall Palu, Jim Zitterkopf, Michael Mawhinney "Nays" None "Absent" Henry Huber, Angie Aguallo, Dana Weber, Dave Gompert, Mary Bowman. The motion carried.

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Becky Estrada, Chairperson

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Zachary Glaubius, Secretary

# **City of Scottsbluff, Nebraska**

**Monday, November 10, 2025**

**Regular Meeting**

## **Item 6.A**

**Planning Commission to conduct a Public Hearing regarding a Rezone of a tract of land in Part of Tax Lot 12, Section 27, Township 22 North, Range 55 West of the 6<sup>th</sup> PM, commonly identified as 1900 South Beltline Highway West, from A Agricultural to C-2 Neighborhood and Retail Commercial.**

**Staff Contact:**



City of Scottsbluff
Zoning Amendment Application
Permit Identifier 2025-16Z

Applicant Name Rogelio Garcia Applicant Address 1904 S Beltline Highway W Scottsbluff, Ne
Applicant Phone

Contact Name Contact Address
Conact Email Contact Phone

Property Information

General Location/Address 1900 SOUTH BELTLINE HWY
Legal Description PT LT 1, TL 12 (& N PT ACCR), UNPL LANDS, 27-22-55 (1.64)
Current Zoning District(s) Agricultural
Proposed Zoning District: C-3

Does the proposed zoning district abut the property: No
Total Area (square feet or acre): 58612.11444

Required Information (§25-15-2)

What is the reason for/intent of the rezone request?
Requesting a rezone to for the intent of opening a commercial restaurant in a commercial building located on the property.

Would the proposed zoning district provide a service required by the neighborhood and community?
Yes

Would the proposed zoning district be consistent with sound principles of land?

Yes, the property was a restaurant formerly and is located along a major road.

Describe how the proposed zoning district would not be injurious to neighboring properties and buildings?

The property has a building that was used as a restaurant in the past. The building will be used as a restaurant again. This change would not be injurious to neighboring properties.

Describe how the proposed zoning district would not create special hazards or problems for the neighborhood and community?

The zoning district is of reasonable size for to accommodate parking for the restaurant. There would not be a major disruption to the flow of traffic along the abutting ROW.

Would the proposed zoning district be harmonious and consistent with the City of Scottsbluff Comprehensive Plan for the area?

Yes, the Comprehensive Plan identifies the area as Automobile Commercial.

Why should the rezone request be granted?

The property in the zone was formerly a restaurant that has sat vacant for many years. Re-opening a new restaurant will be a major improvement to the property. It will bring use to the vacancy.

Issued By

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# City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: November 4, 2025 For Hearing of: November 10, 2025



## I. GENERAL INFORMATION

- A. Applicant:** Rogelio Garcia  
1904 S. Beltline Highway West  
Scottsbluff, NE 69361
  
- B. Property**
  - Owner:** Rogelio an Eleazar Garcia  
1904 S. Beltline Highway West  
Scottsbluff, NE 69361
  
- C. Proposal:** Rezone property from A Agricultural to C-2 Neighborhood and Retail Commercial
  
- D. Legal Description:** A tract of land in Part of Tax Lot 12, Section 27, Township 22 North, Range 55 West of the 6<sup>th</sup> PM
  
- E. Location:** 1900 S. Beltline Highway West
  
- F. Existing Zoning & Land Use:** A Agricultural and former restaurant
  
- G. Size of Site:** Approximately 1.77 acres

## II. BACKGROUND INFORMATION

### A. General Neighborhood/Area Land Uses and Zoning:

Direction From Subject Site	Future Land Use Designation	Current Zoning Designation	Surrounding Development
North	Residential	R-1A Single-Family Residential	Acreage
East	Automotive Commercial	A Agricultural	Riverside Park / Zoo
South	Automotive Commercial	A Agricultural	Riverside Park / Zoo
West	Automotive Commercial	A Agricultural	Acreage

## III. ANALYSIS

- A. Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan currently shows the site as Automobile Commercial.

**B. Traffic & Access:**

1. Access to the property is via South Beltline Highway West.

**C. Utilities:**

1. A sewer main is located in the right-of-way of South Beltline Highway West
2. A water service is located in Riverside Park.
  - i. Water service will need to be reviewed in the future due to the small diameter of the main serving the property.
3. Stormwater infrastructure is limited in this area.

**IV. STAFF COMMENTS**

- A. The rezone is the creation of a new C-2 District.
- B. Staff recommended the rezone to C-2 due to the proximity to the zoo.
- C. The property was previously a restaurant and was not properly zoned.
- D. The purpose of the rezone is to allow the owner to relocate his restaurant to the site.
- E. The property is located in the floodplain.
- F. A preliminary plat and final plat for the restaurant property will be submitted and reviewed by the Planning Commission in the future as the City considers tax lots as unplatted land.

**V. FINDINGS OF FACT**

**A. Findings of Fact to Recommend Its Approval May Include:**

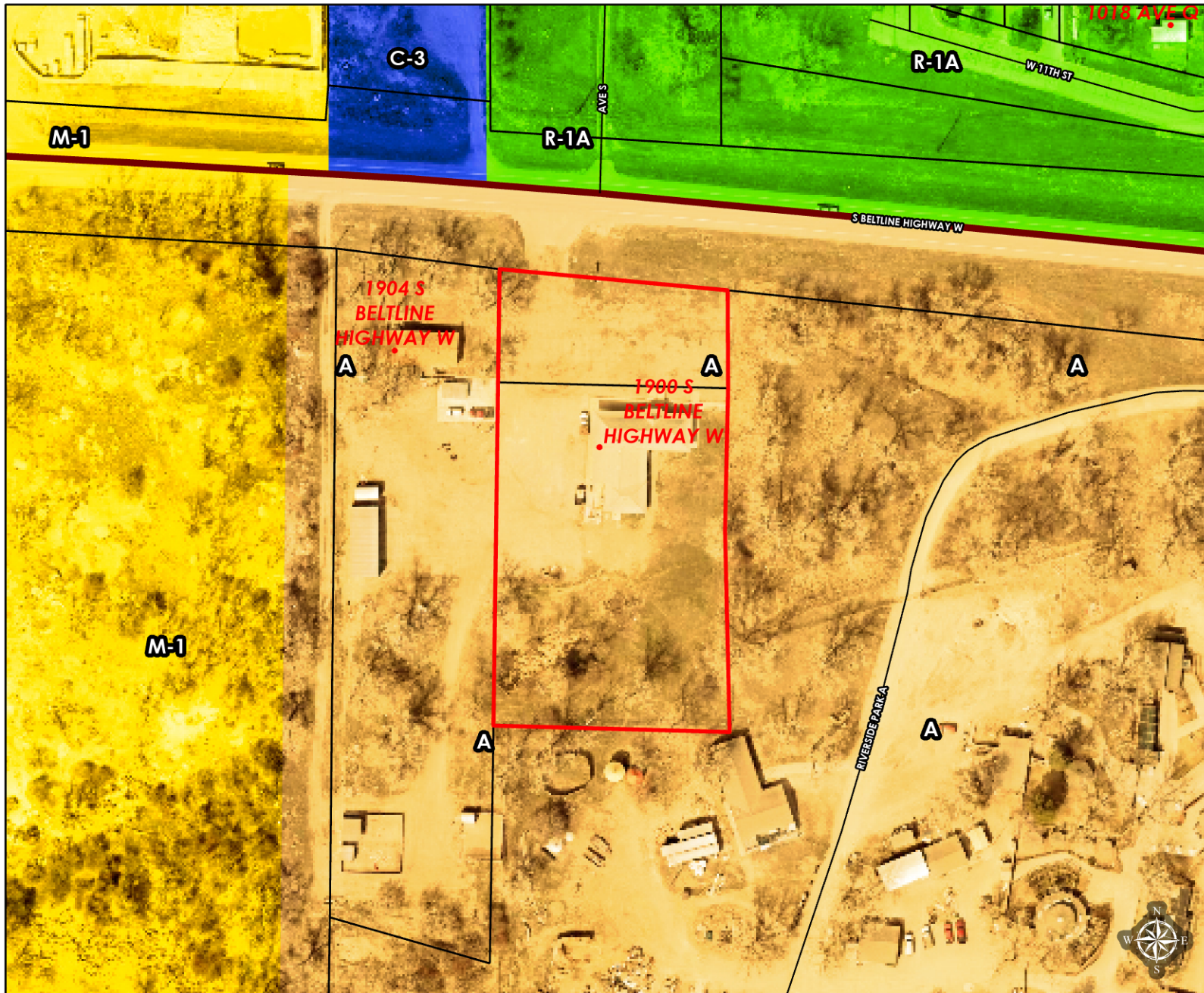
1. The proposed rezone brings a previously nonconforming property into conformance with zoning code.
2. The rezone would not be injurious to adjacent properties as C-2 Neighborhood and Retail Commercial is a lesser intensity commercial zone.
3. No special hazards or problems will be created from the rezone as the lot is near a commercial zone and nearly surrounded by Riverside Park.

**B. Findings of Fact to Not Recommend Approval May Include:**

1. The rezone is the creation of a new C-2 district rather than an expansion of an existing district.

**VI. STAFF RECCOMENDATION**

- A. Staff recommends Planning Commission make a positive recommendation on approval of the rezone of the A tract of land in Part of Tax Lot 12, Section 27, Township 22 North, Range 55 West of the 6<sup>th</sup> PM, commonly identified as 1900 S. Beltline Highway West, by City Council.



- Property Location(s)
- Street Centerlines**
- Highway
- Main Road
- Residential/Rural
- Official City Zoning**
- (A) Agriculture
- (AR) Agriculture Residential
- (C-1) Central Business District
- (C-2) Neighborhood Commercial
- (C-3) Heavy Commercial
- (M-1) Light Manufacturing & Industrial
- (M-2) Heavy Manufacturing and Industrial
- (O-P) Office and Professional
- (PBC) Planned Business Center
- (R-1) Single Family
- (R-1A) Single Family Medium Density
- (R-1B) Rural Residential Estate
- (R-4) Heavy Density Multiple Family
- (R-6) Mobile Home
- Parcels
- Zoning Boundaries**
- Scottsbluff Corporate Limits
- Scottsbluff ETJ
- Address

Taylor Stephens  
 City of Scottsbluff GIS  
 Created on 11/5/2025  
 Coordinate System: NAD 1983 (2011)  
 StatePlane Nebraska FIPS 2600 Feet  
 Lambert Conformal Conic

The City makes no representation or warranty as to the accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement or location of any map features thereon.

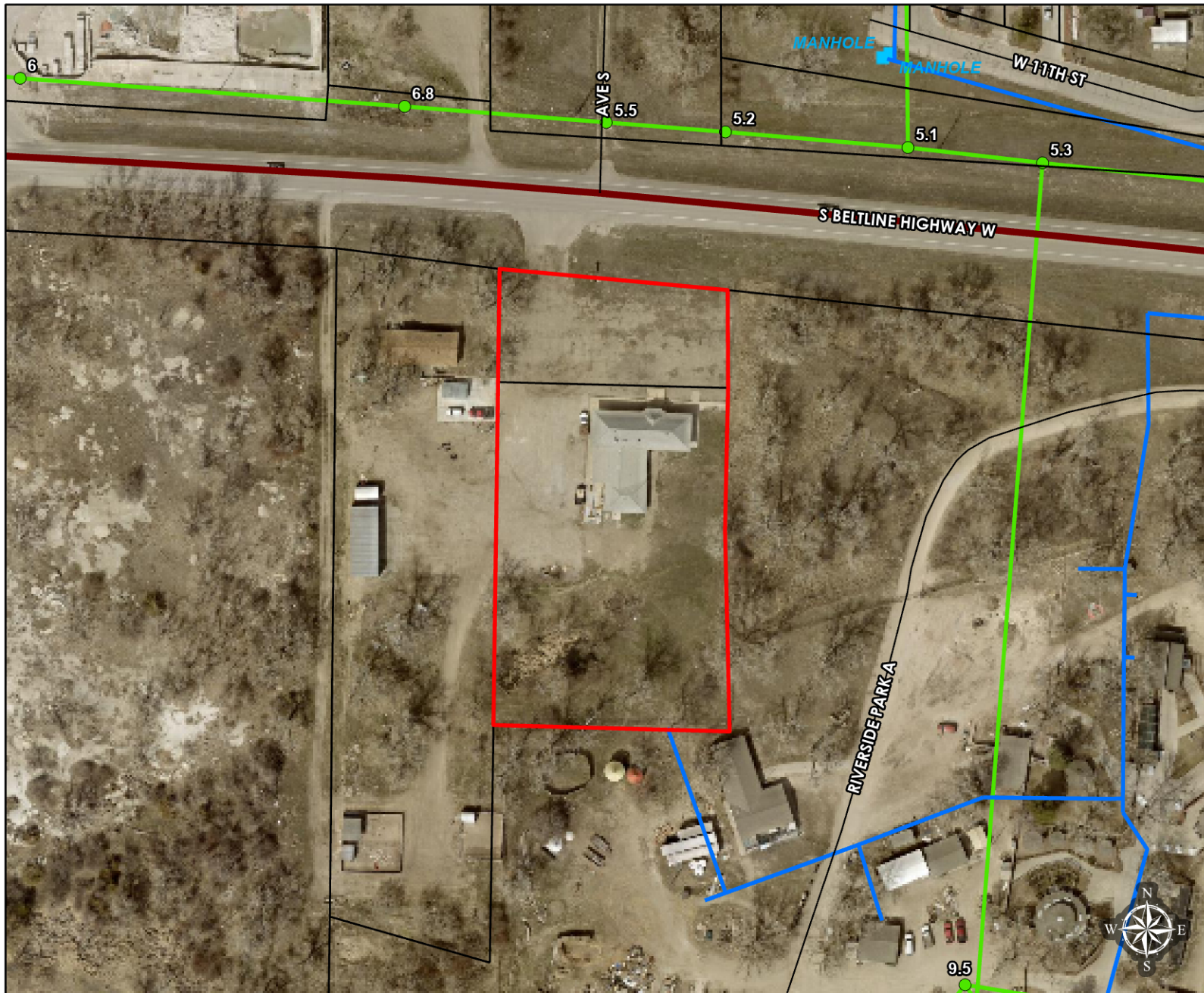
Page 9 of 12



- Proposed Changes
- Parcel Boundaries
- 2016 Comp. Plan Land Use**
- Automobile Commercial
- Avenue B and Hospital Campus
- Central Business District
- East Overland
- Highway 26 Commercial
- Northwest Commercial
- Residential
- Rural
- Rural Residential
- SE Industrial and Commercial
- South Broadway
- WNCC and Surrounding Area
- Street Centerlines**
- Highway
- Main Road
- Residential/Rural
- 2016 Comp. Plan Development**
- LTD (10 - 20 yrs)
- NTD (Less than 5 yrs)
- STD (5 - 10 yrs)

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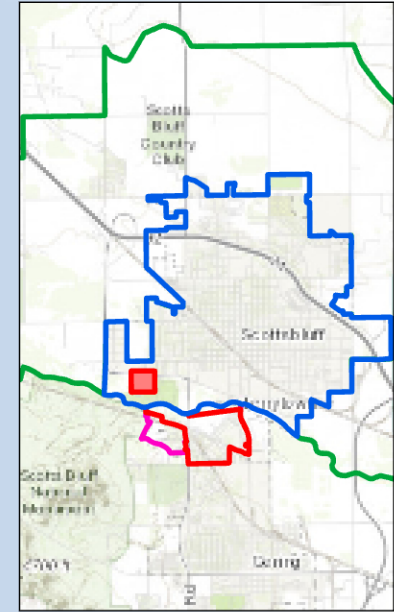


- Highway
- Main Road
- Residential/Rural
- Wastewater MH
- Wastewater Lines
- Outfall
- Stormwater Inlet
- Stormwater Manhole
- Stormwater Arc
- Concerning Parcel(s)
- Water\_Lines
- Easements
- Parcels

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Page 11 of 12



- Corporate Limits
  - Proposed Changes
- Street Centerlines
- CLASS**
- Highway
  - Main Road
  - Residential/Rural
  - Parcels
  - Address

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