



**CITY OF SEWARD
City Council
Committee Meeting
Agenda**

Monday, August 10, 2026

7:30 PM

Council Chambers at the Municipal Building

NOTICE IS HEREBY GIVEN that a meeting of the City Council of the City of Seward, Nebraska will be held at 7:30 PM on Monday, August 10, 2026, in the Council Chambers, 142 N 7th Street, Seward, Nebraska in which the meeting will be open to the public. The Mayor and City Council reserve the right to adjourn into Closed Session as per Section 84-1410 of the Nebraska Revised Statutes. An Agenda for such meeting, kept continually current, is available at the Office of the City Clerk, 537 Main Street, Seward, Nebraska, during normal business hours. Individuals requiring physical or sensory accommodations, who desire to attend or participate, please contact the City Clerk's Office at 402.643.2928 no later than 3:30 PM on the Friday preceding the Council Meeting. City financial claims and related invoices will be available for Council member review, audit, and voluntary signatures at the meeting location beginning 30 minutes prior to the scheduled meeting time.

CALL TO ORDER

DISCLOSURE OF OPEN MEETINGS ACT & OTHER NOTIFICATIONS

This is an Open Meeting of the Seward Planning Commission. The Seward Planning Commission abides by the Nebraska Open Meetings Act in conducting business. A copy of the Nebraska Open Meetings Act is displayed on the north wall of this meeting room facility as required. Disclosure of meeting recording processes is posted in the Meeting Room. A participant sign-in sheet is available for use by any Citizen addressing the Commission. Presenters shall approach the podium, state their name & address for the record and are asked to limit remarks to five minutes. All remarks shall be directed to the Chair who shall determine by whom any appropriate response shall be made. The Seward Planning commission reserves the right to adjust the order of items on this Agenda if necessary and may elect to take action on any of the items listed.

ROLL CALL

CONSENT AGENDA

MINUTES

1. Consideration of Approval of Draft Minutes of July 13, 2026

City of Seward Planning Commission

Minute Record July 13, 2026

The City of Seward Planning Commission met in regular session at 7:30p.m. July 13, 2026, in the Council Chambers at the Municipal Building at 142 North 7th Street, Seward, Nebraska. Upon roll call the following Commission Members were present: Clarence Kotera, Dan Ellis, Ron Wallman, Jake Miller, Ron Niemoth, Scott Seevers, Ron Jackson, Lacey Koch, and Traci Menke. Other Officials present: Building and Zoning Director, Tim Dworak, City Engineer, Michael Oneby, and Administrative Assistant, Sara Van Cura.

Absent members were: None.

All proceedings hereafter shown were taken while the convened meeting was open to the public. The meeting with the Planning Commission was called to order by Chairperson Wallman at 7:30 p.m. He requested that all individuals speaking during the public hearing limit their comments to five minutes.

Minutes

Consideration of Approval of Draft Minutes of June 8, 2026.

Moved by Commission Member Kotera; Seconded by Commission Member Seevers to approve the minutes.

Aye: Kotera, Ellis, Wallman, Miller, Niemoth, Seevers, Jackson, Koch, Menke.

Nay: None.

Absent: None. Motion carried.

1. Public Hearing 7:30pm: review a TIF application by Plex Homes for 9th and Lincoln Street – Parcel 800087054.

Chairperson Wallman opened the public hearing.

Andrew Willis, TIF Attorney, stated this development was in front of CRA last week with a recommendation of approval. It's in redevelopment three, and is currently vacant. It's zoned R-4. It's a permitted use in that district. Future land use maps designates it as residential. It would be two four-plex on two lots. Anticipated commencement would be this fall. The first would be built early 2027 and the second later in 2027. Lot size, land coverage, population density, and parking have been worked through. The comp plan particularly talks about TIF for residential infill development and that's exactly what we're doing here. The housing study shows a need for more housing. Impact on the student population on the school district, probably not going to bring a lot of students into the district.

Commission Member Kotera stated he noticed HVAC is allowable for TIF and asked how is that a benefit to the public.

Willis answered that by statute that if you do any improvements above code that's considered a TIF eligible expense because you are reducing loads on the City and the power grids.

Callin Ledall, 2940 Waverly Road.

Commission Member Seevers asked if Ledall could go over parking.

Ledall stated code requires eight, plus an additional ADA. We will match what the apartments have. We will cut the curb and have diagonal parking.

Chairperson Wallman closed the public hearing.

Vice Chairperson Ellis moved to approve the TIF application by Plex Homes for 9th and Lincoln Street – Parcel 800087054; seconded by Commission Member Miller.

Chairperson Wallman stated to let the record show it falls within the comprehensive plan of the city and applicable TIF guidelines have been met.

Aye: Kotera, Ellis, Wallman, Miller, Niemoth, Seevers, Jackson, Koch, Menke.

Nay: None.

Absent: None. Motion carried

2. Public Hearing 7:30pm: review a Preliminary Plat of Bluff Country Estates located in the South Half of the Southeast Quarter of Section 14, Township 11 North, Range 3 East of the 6th P.M. Seward County Nebraska.

Chairperson Wallman stated this item was tabled at the last meeting.

Chairperson Wallman asked for a motion to reopen this public hearing. It was moved by Commission Member Seevers and seconded by Commission Member Menke.

Aye: Kotera, Ellis, Wallman, Miller, Niemoth, Seevers, Jackson, Koch, Menke.

Nay: None.

Absent: None. Motion carried

Chairperson Wallman invited the developer or their representative to speak.

Jamie McAndrew with Scheele Kayton stated they had perc test done on all twelve lots, and they did pass. They have not found any conservation in this area. They have been to do an irrigation well but that's not their intent. A letter from Earnst stating there's plenty of water in that formation for those houses. Twelve domestic wells will have very little impact on the ground water.

Commission Member Seevers stated McAndrew mentioned they are authorized to install an irrigation well, and wants an assurance that a large bass pond with an irrigation well.

McAndrew stated that the covenants will not allow that.

Eric Scheele with Scheel Kayton, stated he wanted to expand on the irrigation well and the reason we inquired about the irrigation well was so we could run the math calculations for what the twelve domestic wells produce in comparison.

Jamie Riley, 2411 Bluff Road, stated the Dakota aquifer is anywhere from 5 feet to 30 feet with an average of 16.7 feet and it does not replenish the same way as the aquifer west of Seward.

Tye Fischer, 2542 Bluff Road, asked what are we going to do about the increased traffic. Maybe they come once a month to take care of it.

Chairperson Wallman stated the County is in charge of the road. In the 6 year to pave, but it's been on the 6 year plan for longer than 6 years. It will be a conversation with the county.

Diane Hofer, 1545 252nd Rd, stated she lives about one mile west of the property. There are 10 to 20 wells per section out in that area. The good wells are 360 to 380 feet deep. Domestic wells are rated at 20 gallons per minute. The old dairy irrigation well is rated at 700 gallons per minute, so that's 35 houses. They can put an irrigation well and that would actually drain it faster.

Chairperson Wallman closed the public hearing.

Commission Member Koch moved to approve the Preliminary Plat of Bluff Country Estates located in the South Half of the Southeast Quarter of Section 14, Township 11 North, Range 3 East of the 6th P.M. Seward County Nebraska; seconded by Commission Member Jackson.

Commission Member Seevers asked if any other member has heard of wide spread highly salinated wells.

Chairperson Wallman stated when Rolfsmeyer would irrigate, he would draw down the aquifer. He would check with the neighbors with the relatively shallow wells.

Commission Member Kotera stated at our last meeting, a party had to drill a new well. He also stated there are concerns about water. The aquifer is confined and recharges slow. It moves laterally and it's not the deepest aquifer. He sees the concerns.

Commission Member Seevers stated he shares some of the same concerns, but these twelve homes will not have a material impact of the aquifer.

Chairperson Wallman stated the reality for the Lyon's property; the City would have to grow to 50,000 plus.

Vice Chairperson asked who ultimately is in charge or governs water development.

Chairperson Wallman stated it's the NRD.

Dworak stated they don't concentrate on domestic wells, it's agricultural wells.

Commission Member Niemoth stated he's been concerned about water. If there's water issues, we'll have issues finding to buy the lots too.

Commission Jackson stated looking at the growth rate of one percent a year, we probably have a while before we get there. There's not eminently coming down the pipe to get there.

Aye: Ellis, Wallman, Miller, Niemoth, Seevers, Jackson, Koch, Menke.

Nay: Kotera.

Absent: None. Motion carried

3. Reports

4. Agenda Items

5. Upcoming Events

Meeting adjourned 8:21p.m.

Sara Van Cura
Administrative Assistant

PUBLIC HEARINGS

1. Public Hearing 7:30pm: review a final plat of Bluff Country Estates located in the S1/2 of the SE1/4 of Section 14, Township 11 North, Range 3 East of the 6th P.M. Seward County, Nebraska.

City of Seward Planning Commission
142 N 7th St, Seward, NE 68434

Staff Report

Tim Dworak, Building/Zoning &
Code Enforcement Director

402-643-2928 opt 3 opt 1

APPLICATION TYPE

Major Subdivision Final
Plat

FINAL ACTION?

DEVELOPER/OWNER

Rod and Ann Lyons

PC HEARING DATE

August 10, 2026

RELATED APPLICATIONS

PROPERTY ADDRESS, ZONING DISTRICT/USE

2440 Buff Rd, AG, Agriculture

ADJACENT ZONING DISTRICTS/USE:

North, AG, Agriculture – AJ & Patricia Herrold

East, AG, Agriculture – Gary Westerhoff

South, AG, Agriculture – Andrew Baker, Cindy & Jim Riley

West, AG, Agriculture – Norman Eberspacher

BRIEF SUMMARY OF REQUEST:

A Major Subdivision preliminary plat review of Bluff Country Estates.



APPLICATION CONTACT

Rod and Ann Lyons, [REDACTED]
2440 Bluff Rd, Seward, NE 68434

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The proposed site is not defined by the comp plan.

ANALYSIS

This is an application to subdivide 79.99 acres into 13 Rural Residential lots at the northwest corner of 238th Road and Bluff Road in the ETJ (Extra Territorial Jurisdiction). The original homesite currently is served by a well and septic system.

The property is not served by City utilities and does not require the extension of utilities or streets. John Regnier, Seward County Highway Superintendent has been notified and has no concern with the main drive off Bluff Rd. and potential drives off either Bluff Rd or 238th Rd for the east two lots. Each property would be required to file an application with the County for review and approval of that access. Individual sewage and water systems would require permits from State of Nebraska for such work. Storm drainage for rural properties is done overland.

The platted lots meet the minimum requirements for lots in a RR (Rural Residential) zoning district.

The preliminary plat was approved by City Council on July 21st. The only change from the preliminary plat is the re-naming of the east/west portion of the street to provide a better conforming address for GPS siting.

The notice of this Public Hearing was published in the Seward County Independent, letters were mailed to owners within 300 feet, and the subject land was posted.

APPROXIMATE LAND AREA:

80.00 acres or 3,485,127.14 square feet +/-

LEGAL DESCRIPTION:

A REPLAT OF THE S 1/2 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID SECTION 14, THENCE ON THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 14, N89°41'37"W A DISTANCE OF 2633.13 FEET TO THE S 1/4 CORNER OF SAID SECTION 14; THENCE ON THE WEST LINE OF THE SE 1/4 OF SAID SECTION 14, N00°05'48"W A DISTANCE OF 1322.44 FEET TO THE NW CORNER OF THE S 1/2 OF THE SE 1/4 OF SAID SECTION 14; THENCE ON THE NORTH LINE OF THE S 1/2 OF THE SE 1/4 OF SAID SECTION 14, S89°42'25"E A DISTANCE OF 2635.17 FEET TO THE NE CORNER OF THE S 1/2 OF THE SE 1/4 OF SAID SECTION 14; THENCE ON THE EAST LINE OF THE SE 1/4 OF SAID SECTION 14, S00°00'29"E A DISTANCE OF 1323.03 FEET TO THE SE CORNER OF SAID SECTION 14, ALSO BEING THE POINT OF BEGINNING.

SAID TRACT OF LAND, (BLUFF COUNTRY ESTATES) CONTAINS 3,484,219.41 SQUARE FEET OR 79.99 ACRES MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. WHICH 129,464.98 SQUARE FEET OR 2.97 ACRES MORE OR LESS, IS COUNTY ROAD RIGHT OF WAY.

Prepared by

Tim Dworak

City of Seward Building - Zoning - Code Enforcement Director



City of Seward Planning Commission

Major Subdivision Application

Application shall be submitted a minimum of 30 days prior to the City Planning Commission Meeting. City Planning Commission meets the 2nd Monday of each Month.

Date: 4/10/2026 Preliminary Plat Fee: \$400 + \$40 per Lot: 920 ~~\$480~~ + Notification Fee: \$100 = Amount Due: 1020 ~~\$980~~

Owner/Developer: Rod and Ann Lyon

Address: 2440 Bluff Road, Seward NE 68434

Email: [REDACTED]

Phone: [REDACTED]

Legal Description: 14-11-3 S 1/2 SE 1/4 80 AC

Subdivision: n/a

Project Engineer: Prelim-SKCH/Final-Catlett

Number of Lots: 12

Present Zoning: AG

Requested Zoning: RR

Within City Limits	Yes <u> </u>	No <u>✓</u>	NA <u> </u>
Adjacent to City Limits	Yes <u> </u>	No <u>✓</u>	NA <u> </u>
Within 2 Mile Area	Yes <u>✓</u>	No <u> </u>	NA <u> </u>
Annexation Requested	Yes <u> </u>	No <u>✓</u>	NA <u> </u>
Subdivision Agreement Submitted	Yes <u> </u>	No <u> </u>	NA <u>✓</u>
Performance Bond Required	Yes <u> </u>	No <u> </u>	NA <u>✓</u>

Signed by Developer: [Signature]

Final Plat Review

Staff Review

Electric Dept ✓

Count
Street Dept ✓

Police Dept NA

Park/Rec Dept NA

Agency Review

Cable TV NA

Gas Co ✓

Phone Co NA

School Board NA

County P.C. ✓

Final Plat Fee: \$100 + \$10 per Lot: 130 + Filing Fee: 28 = Amount Due: 258 ~~\$100~~

Aid to Construction for Electric Department per Resolution No. 2025-30

Developer Fee set by Electrical Superintendent and payable before development begins.

Neighborhood Park Dedication/Fees In Lieu Of (City of Seward Unified Land Development

Ord. 410-41.5) See ULDO Article 41, Public Improvements & Infrastructure, 410-41.5

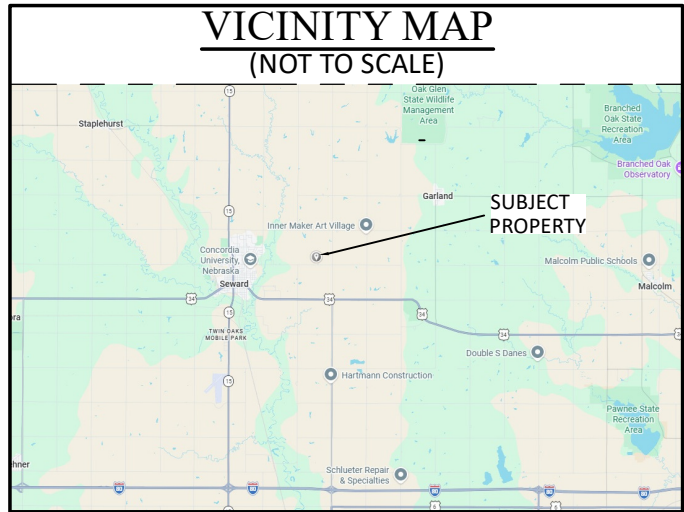
Section B, Parks and Reservations, to determine land or cash donation:

Total Amount Due: 1278 ~~\$600.00~~

Date Action Taken: Planning Commission City Council

A PLAT OF THE S 1/2 OF THE SE 1/4 SEC. 14,
T11N, R03E, 6TH P.M. SEWARD COUNTY, NEBRASKA

A PLAT OF THE S 1/2 OF THE SE 1/4 SEC. 14,
T11N, R03E, 6TH P.M. SEWARD COUNTY, NEBRASKA



Easement Curve Table						Easement Curve Table						Easement Line Table		
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	LINE	BEARING	DISTANCE
C1	660.00'(M)	83.07'(M)	83.01'(M)	N 01°12'28" E	7°12'40"	C12	20.00'(M)	11.59'(M)	11.43'(M)	N 55°26'21" E	33°11'39"	L1	S 89°41'30" E	16.05'(M)
C2	640.00'(M)	178.87'(M)	178.70'(M)	N 12°52'57" E	15°54'50"	C13	73.00'(M)	232.39'(M)	145.97'(M)	S 44°42'18" E	182°23'49"	L2	N 28°31'57" E	202.07'(M)
C3	412.00'(M)	41.79'(M)	41.53'(M)	S 73°31'45" W	5°13'51"	C14	20.00'(M)	11.59'(M)	11.43'(M)	N 13°59'04" E	33°11'39"	L3	N 00°17'49" E	263.03'(M)
C4	20.00'(M)	11.25'(M)	11.10'(M)	N 20°48'45" W	32°12'55"	C15	494.00'(M)	54.14'(M)	54.11'(M)	S 01°22'10" W	6°16'46"	L4	N 89°42'25" W	26.59'(M)
C5	73.00'(M)	110.94'(M)	100.57'(M)	N 13°37'50" E	87°04'16"	C16	20.00'(M)	9.04'(M)	8.97'(M)	S 20°23'06" E	25°54'26"	L5	S 89°42'25" E	525.10'(M)
C6	20.00'(M)	7.40'(M)	7.36'(M)	N 39°33'05" E	21°11'57"	C17	73.00'(M)	129.88'(M)	113.42'(M)	S 10°37'00" W	101°56'25"	L6	S 00°17'49" W	279.63'(M)
C7	406.00'(M)	41.57'(M)	41.56'(M)	N 00°57'00" E	5°52'01"	C18	20.00'(M)	12.89'(M)	12.67'(M)	S 50°08'25" W	36°55'23"	L7	S 23°21'50" W	197.94'(M)
C8	20.00'(M)	24.61'(M)	23.08'(M)	N 44°42'18" W	70°29'19"	C19	494.00'(M)	53.91'(M)	53.88'(M)	S 22°51'52" W	6°15'09"	L8	S 89°41'37" E	16.07'(M)
C9	20.00'(M)	11.17'(M)	11.02'(M)	S 55°56'42" W	31°59'11"	C20	556.00'(M)	145.45'(M)	145.03'(M)	S 13°09'10" W	14°59'18"			
C10	73.00'(M)	352.14'(M)	97.33'(M)	N 01°57'03" E	276°23'02"	C21	540.00'(M)	83.10'(M)	83.02'(M)	S 01°24'33" W	8°49'01"			
C11	20.00'(M)	6.81'(M)	6.78'(M)	S 62°46'21" E	19°30'39"									

CHAIRPERSON

SECRETARY OF PLANNING COMISSION

MAYOR

ATTEST : CITY CLERK

PROPOSED ZONING OF SUBJECT TRACT IS "RR-RURAL RESIDENTIAL"
SETBACKS FOR "RR-RURAL RESIDENTIAL" ARE :
FRONT/STREET SIDE YARD/REAR YARD : 50 FT.
SIDE YARD : 25 FEET

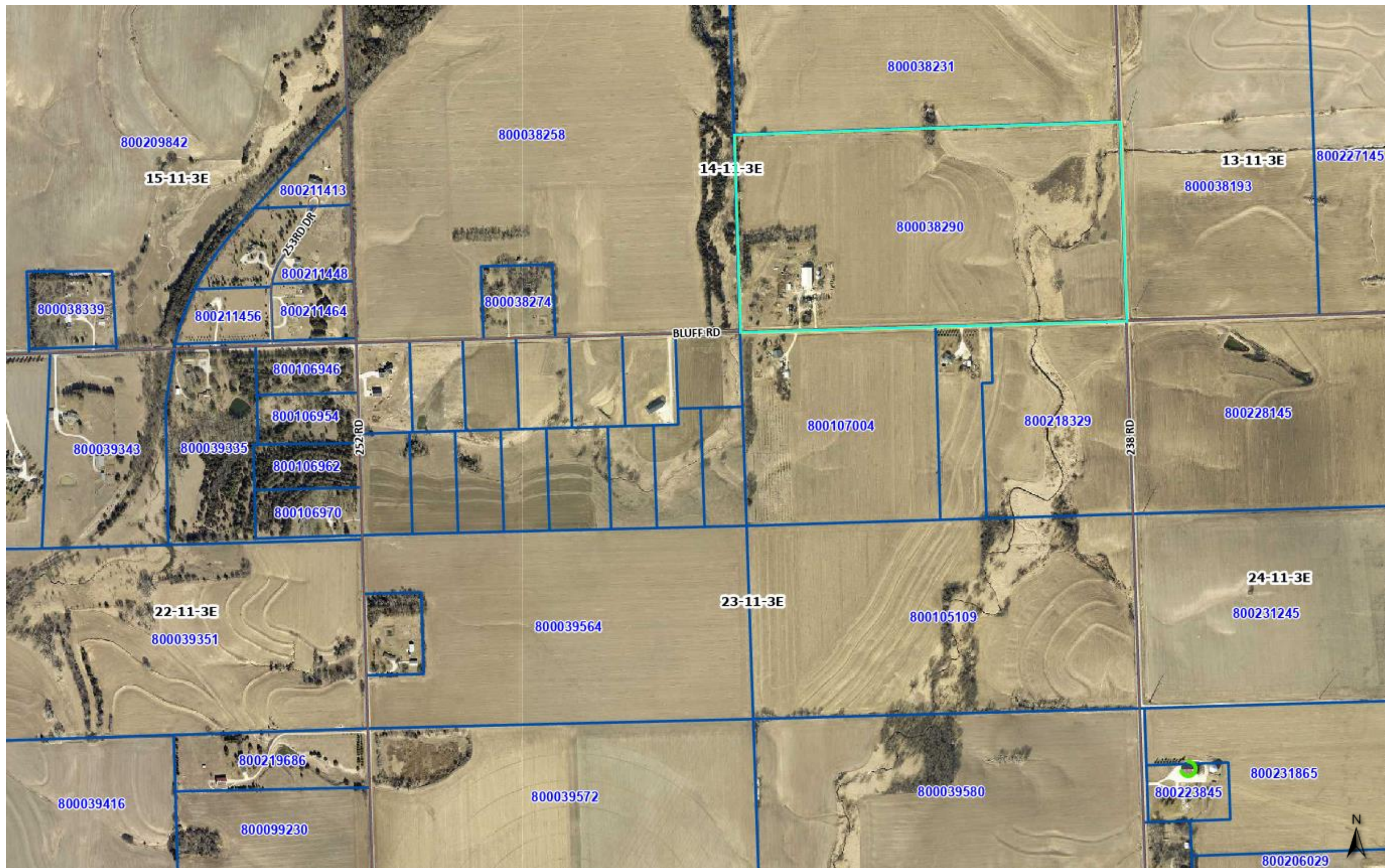
NOTARY PUBLIC

BLUFF COUNTRY ESTATES

FINAL PLAT

A PLAT OF THE S 1/2 OF THE SE 1/4 SEC. 14,
T11N, R03E, 6TH P.M. SEWARD COUNTY, NEBRASKA

T11N, R03E, 6TH P.M. SEWARD COUNTY, NEBRASKA



Return To: Derek Bargmann
City of Seward
Seward, NE 68434

ORDINANCE NO. 2026-

AN ORDINANCE TO APPROVE THE PLAT ENTITLED "BLUFF COUNTRY ESTATES", A PLAT OF LAND LOCATED IN THE S1/2 OF THE SE1/4 OF SECTION 14, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA," AS HEREINAFTER SET FORTH; TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; TO PROVIDE FOR A TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT.

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

Section 1. Plat and Dedication Approved. The Plat and dedication of the following described real estate is hereby approved:

A PLAT OF THE S 1/2 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID SECTION 14, THENCE ON THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 14, N89°41'37"W A DISTANCE OF 2633.13 FEET TO THE S 1/4 CORNER OF SAID SECTION 14; THENCE ON THE WEST LINE OF THE SE 1/4 OF SAID SECTION 14, N00°05'48"W A DISTANCE OF 1322.44 FEET TO THE NW CORNER OF THE S 1/2 OF THE SE 1/4 OF SAID SECTION 14; THENCE ON THE NORTH LINE OF THE S 1/2 OF THE SE 1/4 OF SAID SECTION 14, S89°42'25"E A DISTANCE OF 2635.17 FEET TO THE NE CORNER OF THE S 1/2 OF THE SE 1/4 OF SAID SECTION 14; THENCE ON THE EAST LINE OF THE SE 1/4 OF SAID SECTION 14, S00°00'29"E A DISTANCE OF 1323.03 FEET TO THE SE CORNER OF SAID SECTION 14, ALSO BEING THE POINT OF BEGINNING. SAID TRACT OF LAND, (BLUFF COUNTRY ESTATES) CONTAINS 3,484,219.41 SQUARE FEET OR 79.99 ACRES MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. WHICH 129,464.98 SQUARE FEET OR 2.97 ACRES MORE OR LESS, IS COUNTY ROAD RIGHT OF WAY.

Section 2. Plat Designated. The plat of said real estate is hereby designated as "BLUFF COUNTRY ESTATES", City of Seward, Seward

County, Nebraska."

Section 3. Filing and Recording of Plat. An accurate plat of said real estate as platted and dedicated as heretofore set forth, certified to by an Engineer or Surveyor, together with a certified copy of this Ordinance shall be filed in the office of the Seward County Clerk, Seward, Nebraska.

Section 4. Pamphlet form; publication; when operative. This Ordinance shall be published in pamphlet form and shall be in full force and effect from and after its passage, approval and publication as provided by law and City Ordinance.

Passed and approved this _____ day of _____, 2026.

THE CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

Attest:

Derek Bargmann
City Clerk

2. Public Hearing 7:30pm: review a rezone application for Bluff Country Estates, located in the S1/2 of the SE1/4 of Section 14, Township 11 North, Range 3 East of the 6th P.M., Seward County, Nebraska.

142 N 7th St, Seward, NE 68434

Tim Dworak, Building/Zoning &
Code Enforcement Director

402-643-2928 opt 3 opt 1

DEVELOPER/OWNER

Rod and Ann Lyons

PROPERTY ADDRESS, ZONING DISTRICT/USE

2440 Buff Rd, AG, Agriculture

West, AG, Agriculture – Norman Eberspacher

A Rezone application to change the current zoning from AG (Agriculture) to RR (Rural Residential District) for purposes of single family homes.



Rod and Ann Lyons,

2440 Bluff Rd, Seward, NE 68434

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The proposed site is not defined by the comp plan.

ANALYSIS

Applicant is requesting a rezone from AG-Agricultural District to RR – Rural Residential District. A major subdivision plat is subdividing a parcel of land for the purpose of single-family homes from agricultural land. The parcels meet zoning requirements of rural residential.

The current property is located outside the city limits of the City of Seward but is within the Extra Territorial Jurisdiction (ETJ) of the City of Seward.

The notice of this Public Hearing was published in the Seward County Independent, letters were mailed to owners within 300 feet, and the subject land was posted.

APPROXIMATE LAND AREA:

80.00 acres or 3,485,127.14 square feet +/-

LEGAL DESCRIPTION:

A REPLAT OF THE S 1/2 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID SECTION 14, THENCE ON THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 14, N89°41'37"W A DISTANCE OF 2633.13 FEET TO THE S 1/4 CORNER OF SAID SECTION 14; THENCE ON THE WEST LINE OF THE SE 1/4 OF SAID SECTION 14, N00°05'48"W A DISTANCE OF 1322.44 FEET TO THE NW CORNER OF THE S 1/2 OF THE SE 1/4 OF SAID SECTION 14; THENCE ON THE NORTH LINE OF THE S 1/2 OF THE SE 1/4 OF SAID SECTION 14, S89°42'25"E A DISTANCE OF 2635.17 FEET TO THE NE CORNER OF THE S 1/2 OF THE SE 1/4 OF SAID SECTION 14; THENCE ON THE EAST LINE OF THE SE 1/4 OF SAID SECTION 14, S00°00'29"E A DISTANCE OF 1323.03 FEET TO THE SE CORNER OF SAID SECTION 14, ALSO BEING THE POINT OF BEGINNING.

SAID TRACT OF LAND, (BLUFF COUNTRY ESTATES) CONTAINS 3,484,219.41 SQUARE FEET OR 79.99 ACRES MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. WHICH 129,464.98 SQUARE FEET OR 2.97 ACRES MORE OR LESS, IS COUNTY ROAD RIGHT OF WAY.

Prepared by

Tim Dworak

City of Seward Building - Zoning - Code Enforcement Director



Request for Amendment to the Unified Land Development Ordinance

Date: 7/22/20 Application Fee: \$200 + Notification Fee: \$100 + Filing Fee: _____ = Amount Due: \$300

Applicant: Rod & Ann Lyon Address: 2440 Bluff Road Seward NE 68434

Phone: [REDACTED] Email: [REDACTED]

I wish to Build Alter Buildings/ ☒ Change the Use of Premise
Structures Land or Structures Address: _____

Legal Description: S1/3 SE1/4 Section 14 Township 11 North Range 3 East of the 6th P.M. Seward County, Nebraska

The following change in the Unified Land Development ordinance is hereby requested:

Change in zoning of the subject property from its present classification: AG-Agricultural

To the following proposed zoning classification: RR-Rural Residential

Amend the text or district regulations as follows: _____

To permit the following improvement or use: _____

The applicant shall furnish a plat of the area containing the property for which a zoning change is sought and including all the lots within 300 feet of the property lines of the subject property. The plat shall show existing and proposed zoning.

I certify that the above information and that required by section _____ of the _____ Unified Land Development Ordinance, as submitted herewith, is, to the best of my knowledge, true and accurate.

Applicate Signature: Rod Lyon Ann Lyon



ORDINANCE NO. 2026-

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SEWARD, NEBRASKA; TO REZONE CERTAIN PROPERTY WITHIN THE TWO-MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF SEWARD, NEBRASKA NOW ZONED AG AGRICULTURAL DISTRICT, TO RR RURAL RESIDENTIAL DISTRICT; SPECIFICALLY, TRACTS OF LAND NORTH OF BLUFF ROAD AND WEST OF 238ND ROAD; TO DESCRIBE THE PROPERTY REZONED; TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; TO PROVIDE FOR A TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT.

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

Section 1. PROPERTY REZONED. The following described property located within the Two-Mile Extra Territorial Jurisdiction of the City of Seward, Nebraska is hereby rezoned from "AG Agricultural District", to "RR Rural Residential District" to wit:

A PLAT OF THE S 1/2 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE 6TH P.M., SEWARD COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID SECTION 14, THENCE ON THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 14, N89°41'37"W A DISTANCE OF 2633.13 FEET TO THE S 1/4 CORNER OF SAID SECTION 14; THENCE ON THE WEST LINE OF THE SE 1/4 OF SAID SECTION 14, N00°05'48"W A DISTANCE OF 1322.44 FEET TO THE NW CORNER OF THE S 1/2 OF THE SE 1/4 OF SAID SECTION 14; THENCE ON THE NORTH LINE OF THE S 1/2 OF THE SE 1/4 OF SAID SECTION 14, S89°42'25"E A DISTANCE OF 2635.17 FEET TO THE NE CORNER OF THE S 1/2 OF THE SE 1/4 OF SAID SECTION 14; THENCE ON THE EAST LINE OF THE SE 1/4 OF SAID SECTION 14, S00°00'29"E A DISTANCE OF 1323.03 FEET TO THE SE CORNER OF SAID SECTION 14, ALSO BEING THE POINT OF BEGINNING. SAID TRACT OF LAND, (BLUFF COUNTRY ESTATES) CONTAINS 3,484,219.41 SQUARE FEET OR 79.99 ACRES MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. WHICH 129,464.98 SQUARE FEET OR 2.97 ACRES MORE OR LESS, IS COUNTY ROAD RIGHT OF WAY. ALSO KNOWN AS BLUFF COUNTRY ESTATES.

Section 2. USES PERMITTED. Uses permitted by the ordinance of the City of Seward, Nebraska for "Rural Residential District" are hereby and herein authorized for said area and land described in Section 1 of this ordinance.

Section 3. ZONING MAP AMENDED. The official map of the City of Seward, Nebraska is amended, and it is ordered that the above described land shall now be shown as "RR Rural Residential District."

Section 4. PAMPHLET FORM; PUBLICATION; WHEN OPERATIVE. This ordinance shall be published in pamphlet form and shall be in full force and effect from and after its passage, approval, and publication or posting as provided by law and city ordinance.

Passed and approved this _____ day of _____, 2026.

THE CITY OF SEWARD, NEBRASKA

Joshua Eickmeier, Mayor

ATTEST:

Derek Bargmann
City Clerk

**ADMINISTRATIVE ITEMS
REPORTS**

1. Report on Meetings Attended

**FUTURE REQUESTS FOR COMMISSION AGENDA ITEMS OR
ADMINISTRATIVE ACTION
ANNOUNCEMENT OF UPCOMING EVENTS
MOTION TO ADJOURN**

I, Derek Bargmann, the duly appointed qualified and acting City Clerk of the City of Seward, Nebraska, hereby certify that the foregoing Notice of Meeting and Agenda for such meeting has been posted in the following places: Seward City Hall, Seward Memorial Library, and CityofSewardNE.gov

IN WITNESS WHEREOF, I have hereunto set my hand officially and affixed the seal of the City.

Derek Bargmann, City Clerk

Date