

## HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Tuesday, December 16, 2025 at 4:00 PM in the City Building, 220 North Hastings Avenue.

### AGENDA:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Motion to adopt the current agenda for the Planning Commission Meeting
5. Citizen Communications: (Only for agenda items not related to a public hearing.)
6. Public Notice Official Notice of the Regular Meeting was published in the Hastings Tribune on Saturday, December 6, 2025. Pursuant to Nebraska Revised Statutes Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material, which will be discussed at today's meeting, is available for public review. Additionally, a current copy of the Nebraska Open Meetings Act is posted and accessible to the public.
7. Approval of Minutes
  - a. Meeting of November 18, 2025
8. Special Order of Business
9. Unfinished Business
  - a. Continued Applications - None
  - b. Tabled Applications
    - i. Final Plat for the Garages 7th Addition, generally located southeast of the intersection of East South Street and Showboat Boulevard.  
  
Motion to recommend approval of the Final Plat for the Garages 7th Addition to City Council, with the following condition of approval:
      1. The proposed Annexation and Plat Vacation of the Garages 7th Addition must be approved.
    - ii. Final Plat for The Garages 8th Subdivision, generally located southeast of the intersection of East South Street and South Showboat Boulevard.  
  
Motion to recommend approval of the Final Plat for The Garages 8th Subdivision to the City Council, with the following condition of approval:
      1. The proposed Plat Vacation of the Garages 8th Subdivision must be approved.
  - c. Postponed Applications - None
10. Public Hearings.
  - a. **2025-661.** Public hearing for a Plat Vacation for the Garages 7th Addition, generally located southeast of the intersection of East South Street and Showboat Boulevard.  
  
Motion to recommend approval of an ordinance for a Plat Vacation for the Garages 7th Addition to City Council.

## Planning Commission Agenda

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- b. **2025-663.** Public hearing for a request to annex property generally located southeast of the intersection of East South Street and South Showboat Boulevard, known as the Garages 7th Addition.

Motion to recommend approval of an ordinance to annex property generally located southeast of the intersection of East South Street and South Showboat Boulevard, with the following condition of approval:

- 1. The proposed Plat Vacation for the Garages 7th Addition must be approved.
- c. **2025-662.** Public hearing for a Plat Vacation for the Garages 8th Subdivision, generally located southeast of the intersection of East South Street and South Showboat Boulevard.

Motion to recommend approval of an ordinance for a Plat Vacation for the Garages 8th Subdivision to the City Council.

- d. **2025-664.** Public hearing for a change of zoning for property generally located southwest of the intersection of Osborne Drive West and North Shore Drive from R-1, Urban Single-Family Residential District, to C-O, Commercial Office Non-Retail District, and to amend the Official Zoning District Map.

Motion to recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone the property generally located southwest of the intersection of Osborne Drive West and North Shore Drive from R-1, Urban Single-Family Residential District to C-O, Commercial Office Non-Retail District.

- e. **2025-665.** Public hearing to consider an ordinance for updates to the City's Code of Ordinances for Sec. 34-200, Uses and Districts Table, Sec. 34-202.01, R-5 Urban single family undersized lot residential districts, Sec. 34-206 (4) R-3 Multiple-Family Residential Districts, Sec. 34-207 R-4 Urban Neighborhood Districts, and Article IV Standards for Conditional Uses and recodification of the entirety of Chapter 34.

Motion to recommend approval of an ordinance to update the City's Code of Ordinances and recodification of Chapter 34 to the City Council.

11. Subdivisions

12. Reports

- a. Committee Reports
- b. Chairman Comments
- c. Staff Reports

Adjourn