



CITY OF PAPIILLION
David P. Black, Mayor

Travis Gibbons, Planning Department
122 East Third Street
Papillion, Nebraska 68046
Phone: (402) 397-2077

PAPILLION PLANNING COMMISSION MEETING AGENDA
122 E THIRD STREET, PAPIILLION, NE 68046
CITY HALL | COUNCIL CHAMBERS | THIRD FLOOR
WEDNESDAY, MARCH 25, 2026 AT 7:00 P.M.

Staff Reports and other pertinent documents can be accessed by clicking the links herein.

A. AGENDA ITEMS

1. Approval of the agenda as presented
2. Approval of the minutes of FEBRUARY 25, 2026

B. CALL TO ORDER

1. Roll Call
2. Pledge of Allegiance
3. Affidavit of Publication in the Sarpy County Times on MARCH 11, 2026
4. Public announcement that a current copy of the Open Meeting Act is posted in Council Chamber

C. FINAL PLATS

C.1. Steel Ridge South (Phase 3) - Final Plat

A request for a Final Plat for the property legally described as part of the S1/2 of the SW1/4 together with part of the SW1/4 of the SE1/4 and Tax Lot 8 in part of the NW1/4 of the SE1/4 all lying east of the easterly right-of-way line of Interstate 80, all Section 34, T14N, R11E of the 6th P.M., Sarpy County, NE, generally located south of HWY 370 between I-80 and 156th Street. The applicant is Dowd Grain Co. (Steel Ridge South (Phase 3)) FP-26-0003

C.2. R&R Commerce Park South (Phase 6) - Final Plat

A request for a Final Plat for the property legally described as a tract of land located in part of Tax Lot 1 in the W1/2 of the NW ¼ of Section 2, T13N, R11E of the 6th P.M., Sarpy County, NE, generally located southeast of S 156th Street and Sunburst Drive. The applicant is R&R Realty Group. (R&R Commerce Park South (Phase 6)) FP-26-0004

D. PUBLIC HEARINGS

- D.1. Grace Pizza - Special Use Permit

D.1. Grace Pizza - Special Use Permit

A request for a Special Use Permit to authorize construction of new commercial accessory structures in the Downtown Overlay District for the property legally described as Lots 1A & 2A & Lot A Block 18 Papillion EXC ROW, generally located at 136 N Jefferson St. The applicant is Joseph Gomez – Grace Pizza. (Grace Pizza) SUP-26-0001

D.2. 2026 Annexation No 1 - Annexation Ordinance

A request to annex certain real estate to the City of Papillion, NE, and to provide for an effective date thereof. The annexation area consists of the following tracts: (1) Highway Crossing & Adjacent Properties Tract - All of Lots 1 through 4, 8 through 10 And 16 through 30, Highway Crossing, a subdivision in Sarpy County, Nebraska, together with Lots 1 And 2, Highway Crossing Replat 1, a subdivision in Sarpy County, Nebraska, together with Lot 1, Highway Crossing Replat 2, a subdivision in Sarpy County, Nebraska, together with Lots 1 and 2, Highway Crossing Replat 3, a subdivision in Sarpy County, Nebraska, together with Lot 1, Highway Crossing Replat 4, a subdivision in Sarpy County, Nebraska, together with Lots 1 And 2, Highway 370 Industrial Park, a subdivision in Sarpy County, Nebraska, together with All Of Lots 1, 2, 4 And 5, Corns 2nd Addition Replat 1, a subdivision in Sarpy County, Nebraska, together with Lot 1, Corns 2nd Addition Replat 2, a subdivision in Sarpy County, Nebraska, together with all of Milford Condominium, a subdivision in Sarpy County, Nebraska, together with Tax Lot 2D, split of Tax Lot 2 in the NW 1 / 4 of Section 35, Township 14 North, Range 11 East Of The 6th P.M., Sarpy County, Nebraska. All more particularly described as follows: Beginning at the NW corner of Lot 2, said Corns 2nd Addition Replat 1; Thence east on the south right of way line of Highway 370 to the west right of way line of South 144th Street (aka Highway 50); Thence south on the west right of way line of said South 144th Street (aka Highway 50) to the SE corner of Lot 2, said Highway Crossing Replat 3; Thence west on the south line of said Highway Crossing to the east line of Lot 1, said Highway 370 Industrial Park; Thence south on the east line of Lot 1, said Highway 370 Industrial Park to the SE corner of said Highway 370 Industrial Park; Thence west on the south line of said Highway 370 Industrial Park to the SW corner thereof; Thence north of the west lines of said Highway 370 Industrial Park, Milford Condominium, Corns 2nd Addition Replat 1 and Corns 2nd Addition Replat 2 to the Point of Beginning; (2) Papillion Professional Park Tract - All of Lots 1 through 4, Papillion Professional Park, a subdivision in Sarpy County, Nebraska, together with Halleck Street right of way adjacent on the south and 72nd Street right of way adjacent on the west, All more particularly described as follows: Beginning at the NE corner of said Papillion Professional Park; Thence south on the east line of said Papillion Professional Park to the south right of way line of said Halleck Street; Thence west on the south right of way line of said Halleck Street and its westerly extension to the west right of way line of said 72nd Street; Thence north on the west right of way line of said 72nd Street to the center line of the Papillion Creek; Thence east on the centerline of said Papillion Creek to the east right of way line of said 72nd Street; Thence south on the east right of way line of said 72nd Street to the NW corner of said Papillion Professional Park; Thence east on the north line of said Papillion Professional Park to the Point of Beginning; and (3) Summerfield 2nd Addition Tract - Lot 2, Summerfield 2nd Addition, a subdivision in Sarpy County, Nebraska, together with all of Lots 1 through 3, Summerfield 2nd Addition Replat 1, a subdivision in Sarpy County, Nebraska, together with Lot 1, Summerfield 2nd Addition Replat 2, a subdivision in Sarpy County, Nebraska, together with Lot 1, Summerfield 2nd Addition Replat 3, a subdivision in Sarpy County, Nebraska, together with Lot 1 and Out Lot A, Summerfield 2nd Addition Replat 5, a subdivision In Sarpy County, Nebraska, All more particularly described as follows: Beginning at the SW corner of Lot 2, said Summerfield 2nd Addition; Thence north on the east right of way line of Magnolia Avenue to the SW corner of Lot 4, said Summerfield 2nd Addition; Thence east on the south line of Lot 4, said Summerfield 2nd Addition to the west right of way line of 72nd Street; Thence south on the west right of way line of said 72nd Street to

the north right of way line of Cornhusker Road; Thence west on the north right of way line of said Cornhusker Road to the Point of Beginning. The applicant is the City of Papillion. (2026 Annexation #1) MISC-26-0004

D.2.a. 2026 Annexation Memo

Staff is requesting an amendment to 2026 Annexation #1 to include city owned properties, Outlot D & F, Granite Creek East, which were inadvertently excluded from the proposed 2026 Annexation #1 package. The outlots were purchased by the City of Papillion in 2023 for the purpose of preserving the woodlands, providing recreational opportunities, and increasing trail network connectivity. The City is in design planning for a future off-road recreational bike/trail through the woods and while the property is owned by the City, it is not currently included within the corporate limits.

The Finance and Administration committee met on March 17, 2026 and recommended unanimous approval of 2026 Annexation #1. Additionally, the committee unanimously recommended approval of an amendment to include Outlots D & F, Granite Creek East.

If the Planning Commission is in agreement with adding Outlot D&F, Granite Creek East to 2026 Annexation #1, as recommended by the Finance and Administration Committee, I am requesting that the Planning Commission make the following motion related to Agenda item #5:

1. Recommend approval of 2026 Annexation #1 (MISC-26-0004) with the recommendation from the Finance and Administration Committee that City Council amend 2026 Annexation #1 to include City of Papillion owned Outlots D & F, Granite Creek East.

Additionally, if the above motion passes, the following motion should be made related to Agenda item # 6:

1. Recommend approval of Ord, #2083 (MISC-26-0005) to update the City's Zoning Map to accurately depict the areas annexed by Ord. #2082.

Documents:

[2026 ANNEXATION 1 MEMO.PDF](#)

D.2.b. 2026 Annexation 1 - SID 191 Letter From Attorney

Please see attached letter from SID 191 Attorney, Lang Law LLC.

Documents:

[2026 ANNEXATION 1 LETTER FROM SID 191 ATTORNEY.PDF](#)

D.3. 2026 Annexation No 1 - Zoning Map Update

A request to change the official Zoning Map of the City of Papillion in accordance with Section 205-32 of the Papillion Municipal Code to adopt a Zoning Map and to apply existing or future zoning regulations, property use regulations, building ordinances, electrical ordinances, plumbing ordinances, and all other regulatory ordinances of the City of Papillion pursuant to Neb. Rev. Stat. §16-901. The applicant is the City of Papillion. (2026 Annexation No. 1) MISC-26-0005

D.4. Floodplain Update - Ordinance Amendment

A request for an ordinance amendment to § 205-11 (Definition of General Terms) having to do with the definition of Substantial Improvement. The applicant is the City of Papillion. TC-26-0002

E. OTHER BUSINESS

F. ADJOURNMENT

Memo

To: Planning Commission
From: Travis Gibbons, Planning Director
cc: City Staff & Public Upon Request
Date: March 25, 2026
Re: 2026 Annexation #1/Zoning Map - Amendments



Staff is requesting an amendment to 2026 Annexation #1 to include city owned properties, Outlot D & F, Granite Creek East, which were inadvertently excluded from the proposed 2026 Annexation #1 package. The outlots were purchased by the City of Papillion in 2023 for the purpose of preserving the woodlands, providing recreational opportunities, and increasing trail network connectivity. The City is in design planning for a future off-road recreational bike/trail through the woods and while the property is owned by the City, it is not currently included within the corporate limits.

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Thank you.



2026 Annexation #1 Amendment - Tract Map

Outlot D & F, Granite Creek East



LANG LAW LLC
ATTORNEYS AT LAW
8526 F STREET
OMAHA, NEBRASKA 68127
(402) 330-1900
FAX (402) 330-0936

March 25, 2026

Mr. Mark Stursma
Deputy City Administrator
City of Papillion
mstursma@papillion.gov

RE: SID 191, Sarpy County, NE – Summerfield 2nd Addition

Mark:

This office represents SID 191 of Sarpy County, Nebraska. I am following up with you concerning our telephone call earlier.

SID 191 has no objection to the annexation but is requesting that the City of Papillion, after the annexation, maintain the two median entrances, the one at 72nd and Pinnacle Drive and one at Cornhusker Road and Pinnacle Drive in their present condition. These are the two entrances to the commercial area and are important to the commercial property owners that these two medians are maintained at the present level.

I would appreciate if you could provide this information to the Planning Commission at the meeting tonight and then to the City Council when they address the annexation.

Thank you for your attention in regard to this matter.

Sincerely,



James E. Lang

JEL:tah

C: Board of Trustees