



City Council Regular Meeting AGENDA ITEM

NUMBER: 18

SUBJECT:

ZN-17-2024 and Ordinance No. 3227: An Ordinance Related to Zoning; Reclassifying Approximately 10.41 ± Acres from C-1, Neighborhood Commercial District to C-2, General Commercial District, (ZN-17-2024, Tropical / Pecos Commercial) for Property Located at the Southeast Corner of Pecos Road and Tropical Parkway and Providing for Other Matters Properly Related Thereto. (Ward 1- Barron) (For Possible Action; Recommendation – Approve; Pass and Adopt)

REQUESTED BY:

Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services

WARD:

(Ward 1 - Barron)

RECOMMENDATION OR RECOMMEND MOTION:

It is recommended that City Council introduce Ordinance No. 3227 on December 4, 2024 and that City Council pass and adopt Ordinance No. 3227 on December 18, 2024.

FISCAL IMPACT:

ACCOUNT NUMBER:

N/A

STAFF COMMENTS AND BACKGROUND INFORMATION:

At their meeting of November 13, 2024, the Planning Commission unanimously (7-0 vote) recommended approval of rezoning application ZN-17-2024.

The applicant is requesting consideration to reclassify (rezone) the subject site from C-1, Neighborhood Commercial District, to a C-2, General Commercial District. The subject site is 10.41 acres located at the southeast corner of Pecos Road and Tropical Parkway (APN 123-30-301-002). The Comprehensive Master Plan Land Use designation for the subject site is Neighborhood Commercial.

Attachments:

- Ordinance No. 3227
- Planning Commission Minutes
- Staff Report and Attachments

CIP No.	Related Item: ZN-17-2024	
LIST CITY COUNCIL GOAL(S): Well - Planned Quality Growth, Quality Municipal Services, Achieving North Las Vegas Vision 2025		
PREPARED BY:	Respectfully Submitted	MEETING DATE:
Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services	Micaela R. Moore, City Manager	December 4, 2024