



**CITY OF NORTH LAS VEGAS
PLANNING COMMISSION
REGULAR MEETING
SUMMARY MINUTES**

February 12, 2025
5:30 p.m., Council Chambers,
2250 Las Vegas Boulevard North,
North Las Vegas, Nevada 89030

Website - <http://www.cityofnorthlasvegas.com>

CALL TO ORDER

Chairman Greer called the meeting into order at 5:30 PM.

VERIFICATION OF COMPLIANCE WITH OPEN MEETING LAW

City Clerk Jackie Rodgers confirmed compliance with Open Meeting Law.

ROLL CALL

COMMISSIONERS PRESENT

Chairman Alfonso "Al" Greer
Vice Chairwoman Marissa Guymon (Excused)
Commissioner JD Calhoun
Commissioner Stephanie Menzies
Commissioner Jimmy Vega
Commissioner Esmeralda Villeda
Commissioner Ida Zeiler

STAFF PRESENT

Chief Deputy City Attorney Marisa Rodriguez
Director of Land Development & Community Services Alfredo Melesio
Planning and Zoning Manager Robert Eastman
Principal Planner Sharianne Dotson
Planner Miranda Cain
City Clerk Jackie Rodgers
Deputy City Clerk Kim Schooley

PLEDGE OF ALLEGIANCE

Led by **Commissioner Vega**

PUBLIC FORUM

Chairman Greer opened the meeting to receive public comment. No comments were received.

AGENDA

- 1. Planning Commission Regular Meeting Agenda of February 12, 2025. (For Possible Action; Recommendation – Approve)

Planning and Zoning Manager Robert Eastman stated agenda Items 9 and 10 were being withdrawn by staff. He stated Item 11 was being continued to the March 11, 2025 Planning Commission Regular Meeting at the request of the applicant and that staff was working with the applicant on redesigning the site.

MOTION: *Commissioner Zeiler moved to approve the Agenda as amended with Items 9 and 10 being withdrawn by staff and Item 11 being continued to the March 12, 2025 regular meeting.*

ACTION: APPROVED WITH AMENDMENTS

AYES: 6
NAYS: 0
ABSTAIN: 0

CONSENT AGENDA

2. Planning Commission Regular Meeting Minutes of January 8, 2025. (For Possible Action; Recommendation – Approve)

MOTION: *Commissioner Villeda moved to approve the Consent Agenda as presented.*

ACTION: **APPROVED**

AYES: 6

NAYS: 0

ABSTAIN: 0

BUSINESS

3. **ZN-22-2024 ALLEN AND FISHER (Public Hearing).** Applicant: DR Horton, Inc. Request: A Property Reclassification of 4.34 Acres from R-E, Ranch Estates District, to a PUD, Planned Unit Development District, Consisting of an Eight (8) Lot Single-Family Residential Subdivision. Location: Southwest Corner of Allen Lane and Fisher Avenue. (APN 124-31-604-009). Ward 3. (For Possible Action)

Principal Planner Sharianne Dotson stated Items 3 and 4 would be presented together and voted on separately.

The applicant was requesting a property reclassification from a Ranch Estates District to a PUD Planned Unit Development District, consisting of an eight Single-Family Residential Subdivision with a density of 1.84 dwelling units per acre. The site was 4.34 acres and was part of the Ranch Estates Rural Preservation Overlay District.

Bob Gronauer on behalf of the applicant gave an overview of the proposed project. He stated the eight homes would be single-story and between 3,875-4,600 square feet. The selling price would be between \$1.4-1.5 million after personalized upgrades.

[5:38 P.M.] **Chairman Greer** opened the public hearing for public testimony.

Ms. Rodgers stated the City received one comment card in support and one comment card in opposition.

[5:38 P.M.] **Chairman Greer** closed the public hearing for public testimony.
No testimony provided.

Commissioner Villeda asked if the development would have an HOA and **Mr. Gronauer** stated there would not be an HOA, but there may be a landscape maintenance association.

Commissioner Zeiler stated she was excited about the project coming to Ward 3.

Chairman Greer stated he liked the project because of the large home size on larger lots, which brings up the value in the neighborhood as well as the City.

MOTION: *Commissioner Villeda moved to recommend approval for ZN-22-2024 ALLEN AND FISHER subject to the conditions listed; Forward to City Council for Final Consideration.*

ACTION: RECOMMENDED APPROVAL WITH CONDITIONS

AYES: 6

NAYS: 0

ABSTAIN: 0

- 4. T-MAP-23-2024 ALLEN AND FISHER.** Applicant: DR Horton, Inc. Request: A Tentative Map in an R-E, Ranch Estates District, Proposed Property Reclassification to a PUD, Planned Unit Development District, to Allow an Eight (8) Lot, Single-Family Residential Subdivision. Location: Southwest Corner of Allen Lane and Fisher Avenue. (APN 124-31-604-009). Ward 3. (For Possible Action)

Principal Planner Sharianne Dotson stated Items 3 and 4 would be presented together and voted on separately.

The proposed Tentative Map was consistent with the proposed Property Reclassification to a PUD and the Comprehensive Master Plan of Ranch Estates. The development was compatible with the nearby R-E, Ranch Estates and R-1, Single-Family Low Density surrounding neighborhoods.

MOTION: *Commissioner Zeiler moved to approve T-MAP-23-2024 ALLEN AND FISHER subject to the conditions listed.*

ACTION: APPROVED WITH CONDITIONS

AYES: 6

NAYS: 0

ABSTAIN: 0

- 5. ZN-19-2024 CENTENNIAL SPEEDWAY COMMERCE CENTER (Public Hearing).** Applicant: Schnitzer Properties, LLC. Request: A Property Reclassification from a PUD, Planned Unit Development District, to an M-2, General Industrial District. Location: Northeast Corner of Centennial Parkway and Shatz Street. (APN's 123-22-801-014 and 015) Ward 1. (For Possible Action)

Planner Miranda Cain stated the applicant was requesting a rezone from a PUD Planned Unit Development to an M-2 General Industrial District. The site was 6.43 acres and a rezone was compatible with the existing land use designation of heavy industrial.

Jeffrey Armstrong on behalf of the applicant stated the proposed application was for two buildings that were 106,000 square feet and the applicant would provide all of the necessary improvements.

[5:43 P.M.] **Chairman Greer** opened the public hearing for public testimony.

[5:43 P.M.] **Chairman Greer** closed the public hearing for public testimony.
No testimony provided.

Commissioner Menzies stated she was in favor of the project and loved when different commercial properties are brought in.

MOTION: *Commissioner Menzies moved to recommend approval for ZN-19-2024 CENTENNIAL SPEEDWAY COMMERCE CENTER subject to the conditions listed; Forward to City Council for Final Consideration.*

ACTION: RECOMMENDED APPROVAL WITH CONDITIONS
AYES: 6
NAYS: 0
ABSTAIN: 0

- 6. **T-MAP-22-2024 SLOAN & FISHER.** Applicant: MIP Sloan, LLC. Request: A Tentative Map in an M-2, General Industrial District, to Allow a Single-Lot Commercial Subdivision. Location: Southeast Corner of Sloan Lane and Fisher Avenue. (APN's 123-34-201-007 through 123-34-201-009). Ward 1 (For Possible Action)

Ms. Cain stated the applicant was proposing to combine three undeveloped lots when combined were approximately 14.5 acres. According to the applicant's Letter of Intent, the site would be used for future industrial development. The proposed Tentative Map was consistent with the land use and zoning for the subject site, and was compatible with the surrounding land uses.

Susan Florian on behalf of the applicant stated the property had been annexed from Clark County was now property within the City. The property was located around other industrial properties and the drainage and traffic studies were submitted; however, a tenant was not currently in place.

MOTION: *Commissioner Calhoun moved to approve T-MAP-22-2024 SLOAN & FISHER subject to the conditions listed.*

ACTION: APPROVED WITH CONDITIONS

AYES: 6

NAYS: 0

ABSTAIN: 0

7. **T-MAP-20-2024 CROWN TRANSFER CENTER.** Applicant: Kimley-Horn & Associates, Inc. Request: A Tentative Map in an M-2, General Industrial District, to Allow a Single-Lot Commercial Subdivision. Location: Southeast Corner of Tropical Parkway and Beesley Drive. (APN 123-27-301-015) Ward 1. (For Possible Action)

Ms. Dotson stated the applicant was requesting approval of a 38.11 acre Single-Lot Commercial Subdivision. Currently there was a trucking transportation building that was under construction on the site and the surrounding area was heavy industrial with existing warehouse and other trucking transfer stations. The Comprehensive Master Plan for this was Heavy Industrial.

Emily Kohut on behalf of the applicant stated they had approved civil improvement plans and accepted staff's recommendations.

MOTION: *Commissioner Villeda moved to approve T-MAP-20-2024 CROWN TRANSFER CENTER subject to the conditions listed.*

ACTION: APPROVED WITH CONDITIONS

AYES: 6

NAYS: 0

ABSTAIN: 0

8. **ZN-20-2024 CENTENNIAL LOSEE (Public Hearing).** Applicant: Greystone Nevada, LLC. Request: A Property Reclassification from a PUD, Planned Unit Development District to a PUD, Planned Unit Development District, Consisting of 288 Multi-Family Dwelling Units. Location: Northwest Corner of Losee Road and Azure Avenue. (APNs 124-26-501-019 and 124-26-501-020) Ward 2. (For Possible Action) (***Continued from January 8, 2025***)

Ms. Dotson stated the Item was previously presented to the Planning Commission on January 8, 2025, where it was continued at the applicant's request to review the open space requirements for the east portion of the development. Staff was able to obtain a correctly dimensioned open space plan, and was able to confirm that the east portion of the development does meet the open space and can support the units.

Lexa Green on behalf of the applicant stated two changes were made from the original request. First was a reduction in the open space on the western portion by 980 square feet to provide for six additional parking spaces, which addressed the parking, and second was amenities provided as outlined in the staff memo dated February 12, 2025.

[5:55 P.M.] **Chairman Greer** opened the public hearing for public testimony.

Ms. Rodgers stated the City received four comment cards in opposition.

[5:55 P.M.] **Chairman Greer** closed the public hearing for public testimony.
No testimony provided.

Commissioner Menzies stated she was pleased with the agreed upon conditions and that the applicant was able to make adjustments for the project.

Commissioner Villeda asked if the units were for sale or rent and **Ms. Green** confirmed they would be for sale and the selling price would be \$370,000 to \$475,000.

Commissioner Zeiler thanked the developer for bringing the best product forward for the City.

Commissioner Vega stated he was in favor of the project.

MOTION: *Commissioner Vega moved to recommend approval for ZN-20-2024 CENTENNIAL LOSEE subject to the conditions listed; Forward to City Council for Final Consideration.*

ACTION: RECOMMENDED APPROVAL WITH CONDITIONS

AYES: 6
NAYS: 0
ABSTAIN: 0

- 9. **FDP-25-2022 TROPICAL/LOSEE COMMERCIAL.** Applicant: InterCapital Asset Management. Request: An Extension of Time for a Final Development Plan in a PUD, Planned Unit Development District, to Develop a Vehicle Washing Establishment and Two (2) Fast Food Restaurants. Location: Northeast Corner of Tropical Parkway and Losee Road. (APN 124-25-214-142) Ward 2. (For Possible Action) (**Continued from January 8, 2025**)

ACTION: WITHDRAWN BY STAFF

10. **SUP-55-2022 TROPICAL/LOSEE COMMERCIAL (Public Hearing)**. Applicant: InterCapital Asset Management. Request: An Extension of Time for a Special Use Permit in a PUD, Planned Unit Development District, to Allow a Vehicle Washing Establishment. Location: Northeast Corner of Tropical Parkway and Losee Road. (APN 124-25-214-142) Ward 2. (For Possible Action) (*Continued from January 8, 2025*)

ACTION: WITHDRAWN BY STAFF

11. **SUP-59-2024 WALMART GRAB N GO WITH FUEL PUMPS (Public Hearing)**. Applicant: Wal-Mart Real Estate Business Trust. Request: A Special Use Permit in a C-2, General Commercial District, to Allow a Convenience Food Store with Gas Pumps. Location: 3950 West Lake Mead Boulevard. (APN 139-19-510-001) Ward 2. (For Possible Action) (*Continued from January 8, 2025*)

ACTION: CONTINUED TO MARCH 12, 2025

STAFF COMMENTS

Director of Land Development & Community Services Alfredo Melesio introduced new staff member Miranda Cain and stated this was her first time presenting to the Planning Commission. He stated Mr. Eastman tendered his resignation for one year, at a minimum, and that the City is currently recruiting to fill his position. He stated the City had many events planned for Black History Month and encouraged Commission Members to attend.

COMMISSION COMMENTS

Commissioner Menzies thanked staff for sharing the events planned for Black History Month.

Commissioner Villeda stated she was excited that the City was bringing affordable housing to the area.

PUBLIC FORUM

Chairman Greer opened the meeting to receive public comment. No comments were received.

ADJOURNMENT

Chairman Greer adjourned the meeting. Meeting was adjourned at 6:01 PM.

CERTIFICATION

I certify that the foregoing are true and correct minutes of the City of North Las Vegas Planning Commission Regular Meeting held on February 12, 2025. I further certify that a quorum was present.

Jackie Rodgers, City Clerk

DRAFT