

Mayor Shelley Berkley (At-Large)  
Mayor Pro Tem Brian Knudsen (Ward 1)  
Councilwoman Victoria Seaman (Ward 2)  
Councilwoman Olivia Diaz (Ward 3)  
Councilwoman Francis Allen-Palenske (Ward 4)  
Councilwoman Shondra Summers-Armstrong (Ward 5)  
Councilwoman Nancy E. Brune (Ward 6)



Commissioner Jennifer Taylor, Chair  
Commissioner Serena Kasama, Vice Chair  
Commissioner Trinity Haven Schlottman  
Commissioner Jeff Rogan  
Commissioner Donald Walsh  
Commissioner Louis De Salvio  
Commissioner Stephen Munford

## Planning Commission Agenda

Council Chambers - 495 South Main Street - Phone 702-229-6011  
City of Las Vegas Internet Address: [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

**March 11, 2025**  
**6:00 PM**

44. 25-0024-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend the Town Center Development Standards Manual to add Open Air Vending/Transient Sales Lot use as a Special Use Permit to the SX-TC (Suburban Mixed-Use) Special Land Use District, and to provide for other related matters. Staff recommends NO RECOMMENDATION.

Minutes:

NICOLE EDDOWES, Community Development Coordinator, stated this amendment would allow the Open Air Vending/Transient Sales Lot use in the Suburban Mixed Use Special Land Use District, also known as SX-TC, within Town Center, with an approved Special Use Permit. The Suburban Mixed Use district is characterized by a mixture of compatible land uses, either having a horizontal or vertical design element that maximizes employment and housing opportunities. As such, the use would be compatible with other uses within the Suburban Mixed Use Special Land Use District, subject to minimum Special Use Permit requirements, and staff had no recommendation.

Motion made by Jennifer Taylor to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Jeff Rogan, Trinity Haven Schlottman, Donald Walsh, Louis De Salvio, Stephen Munford, Jennifer Taylor;  
Excused-Serena Kasama;



**AGENDA SUMMARY PAGE**  
**Planning Commission**  
**Meeting of: March 11, 2025**

Agenda Item No.:  
**44**

**DEPARTMENT: Community Development**  
**DIRECTOR: Seth Floyd**

**DISCUSSION**

**SUBJECT:**

25-0024-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend the Town Center Development Standards Manual to add Open Air Vending/Transient Sales Lot use as a Special Use Permit to the SX-TC (Suburban Mixed-Use) Special Land Use District, and to provide for other related matters. Staff recommends NO RECOMMENDATION.

**C.C.: Ordinance Form**

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

1. Proposed Amendments and Staff Report



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: MARCH 11, 2025  
DEPARTMENT: COMMUNITY DEVELOPMENT  
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

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**\*\* STAFF RECOMMENDATION(S) \*\***

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
25-0024-TXT1	Staff has NO RECOMMENDATION.	

**\*\* NOTIFICATION \*\***

NEIGHBORHOOD ASSOCIATIONS NOTIFIED      N/A

NOTICES MAILED      RJ Only

APPROVALS      0

PROTESTS      0

NE

**Proposed Amendment Page One**  
**March 11, 2025 - Planning Commission Meeting**

**\*\* PROPOSED AMENDMENTS \*\***

1. The Town Center Development Standards Manual, Section B: Development Uses is hereby amended by amending the following:
  - a. The Permitted Uses Table 1 shall be amended to add Open Air Vending/Transient Sales Lot as a use that can be approved via a Special Use Permit in the Suburban Mixed Use Special Land Use District.

	GC	SC	UC	SX	MS	L	ML	MLA	M	PF	EC	MC
Open Air Vending/Transient Sales Lot	S	S	S	<u>S</u>	S					S	S	S

**Staff Report Page One**  
**March 11, 2025 - Planning Commission Meeting**

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request to amend the Town Center Development Standards Manual to add Open Air Vending/Transient Sales Lot as a use that can be approved via a Special Use Permit in the Suburban Mixed Use - Town Center (SX-TC) Special Land Use District.

**ANALYSIS**

The minimum Special Use Permit requirements for the Open Air Vending/Transient Sales Lot use would remain unchanged. This amendment would allow for the use to occur within mixed-use developments with the approval of a Special Use Permit within the Special Area Plan of Town Center. Suburban Mixed Use (SX-TC) is characterized by a mixture of compatible land uses either having a horizontal or vertical design element that maximizes employment and housing opportunities. As such, the use would be compatible with other uses within the SX-TC district, subject to the minimum requirements. Staff has no recommendation.

**FINDINGS**

This amendment will accomplish the following:

1. Add Open Air Vending/Transient Sales Lot as a use that can be approved via a Special Use Permit in the Suburban Mixed Use (SX-TC) Special Land Use District.