

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

January 16, 2025 / 6:00 PM

**COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Chair Holland called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on January 16, 2025.

A. ROLL CALL

In attendance were, Commissioner Kevin Perry, Commissioner Anthony Spata, Chair Jared Holland, Vice Chair Ken Chapman, Commissioner Matthew Keating, and Commissioner Dennis Bash. Commissioner Jay Leonard had an excused absence.

STAFF PRESENT:

Jeffrey Murray, Deputy City Attorney; Lloyd Abrams, Director of Community Development; Trevor Fleetham; Planning Manager, Christina Sexton, Planner, Sr.; Tanner Wessel, Planner II; Alex Ferruccio, Planner I; Renee Puig-Hink, Administrative Specialist, Sr.

COUNCIL MEMBERS PRESENT:

- None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

- Arizona Republic article regarding the housing crisis and shortage
- Acreage data was misquoted in the article
- Multifamily land use designations within our PAD
- City Council approved that Preliminary and Final Plats are to be administratively approved
- A list of pre-plats in review and approval will be provided at Planning and Zoning Commission meetings for comment and input
- Interactive map reflecting pre-plats, outreach meetings, and commercial projects is being created

D. STAFF REPORT

- None

CALL TO THE PUBLIC:

Chair Holland opened the call to the public to discuss any items not listed on the agenda.

- None

Chair Holland closed the call to the public.

CONSENT AGENDA:

Item 1 – Consideration and action to approve or disapprove the December 5, 2024, Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Bash made a motion to approve the December 5, 2024, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Keating seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEM –PUBLIC HEARING:

Item 2 – Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for a proposed 3,159 square foot restaurant with a drive-through window on a vacant 1.15 acres pad, zoned Sycamore Farms Planned Area Development (PAD), located near the southwest corner of Cactus Road and Sarival Avenue. Case# FS24-0660.

Christina Sexton, Planner, Sr. presented item 2 to the Commission.

Chair Holland opened the public hearing.

- None

Hearing no further requests, Chair Holland closed the public hearing.

The Commission discussed the following:

- Signage used at the exit of the drive-through for pedestrian crossing
- Future retail and restaurants on this parcel
- Avoid congestion in parking lot
- Superimposed map of proposed projects
- Pedestrian access and crosswalks

Commissioner Perry made a motion to approve the Conditional Use Permit with Site Plan for Someburros, Case# FS24-0660, subject to stipulations 'a' through 'e' as outlined in the staff report. Commissioner Keating seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

Item 3 – Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat Unit L – Phase 3 – Toll at Prasada”, date received October 24, 2024, a property generally located southwest of Cactus Road and Citrus Road. Case FS24-1016.

Alex Ferruccio, Planner I presented item 3 to the Commission.

The Commission discussed the following:

- Reduction in lot size to increase number of lots
- Health and safety of the community

Commissioner Keating made a motion to approve the Preliminary Plat entitled "Preliminary Plat Unit L – Phase 3 – Toll at Prasada", date received October 24, 2024, case FS24-1016, subject to stipulations 'a' through 'c' as outlined in the staff report. Commissioner Bash seconded the motion. Motion passed with 4 votes in favor. Chair Holland and Commissioner Perry voted in opposition.

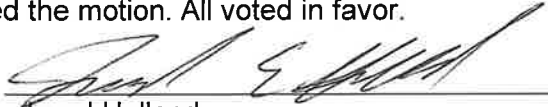
OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- Data on housing, multifamily and affordable housing
- Grant to update our housing study
- Identify constraints and project available land for future development

ADJOURNMENT:

Hearing no further business, Chair Holland called for a motion to adjourn. Commissioner Bash made a motion to adjourn. Vice Chair Chapman seconded the motion. All voted in favor.

Meeting adjourned at 6:31pm.


Jared Holland
Planning and Zoning Commission Chair

The foregoing instrument is a full, true, and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY:


Renee Puig-Hink, Secretary

DATE:

2/20/25