



CITY OF SURPRISE
Planning & Zoning Commission
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, May 15, 2025 @ 6:00 PM
COUNCIL CHAMBERS

- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Current Events and Reports
- E. Staff Reports
- F. Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

INSTRUCTIONS: In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission only on issues within the jurisdiction of the Board\Commission which are not an item on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

CONSENT AGENDA:

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| 1. | Internal | Consideration and action to approve or disapprove the April 17, 2025 Planning and Zoning Commission Meeting Minutes. | Renee PuigHink
Community
Development |
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REGULAR AGENDA ITEM - PUBLIC HEARING:

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| 2. | District 1 | Consideration and action pertaining to a rezone of approximately 295 gross acres from Rural Residential (RR) to Residential Low Density (R-1) and Residential High Density (R-3), on four (4) parcels generally bounded by Central Arizona Project (CAP) Canal to the north, future 251st Avenue alignment to the east, Beardsley Road to the south, and the City of Buckeye to the west. FS23-0350. | Christina Sexton
Community
Development |
| 3. | District 4 | Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for a Big O Tires Minor Vehicle Service Facility, generally located on the northwest corner of Grand Avenue and Mountain View Boulevard. Surprise Planning Case # FS24-1457. | Leslie Carnie
Community
Development |
| 4. | District 6 | Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for a Smoking Lounge with Liquor License known as Fox Cigar Bar. The site is an existing building generally located on the southeast corner of Litchfield Road and Waddell Road. Surprise Planning Case FS24-0622. | Leslie Carnie
Community
Development |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- G. Other Business and Future Agenda Items
- H. Executive Session

For information purposes: Upon a public majority vote of a quorum ("Commission"), the Commission may hold an executive session, which will not be open to the public, but for only the following purposes: discussion or consideration of records exempt by law from public inspection (A.R.S. §38-431.03(A)(2));

or discussion or consultation for legal advice with the attorney or attorneys of the public body (A.R.S. §38-431.03(A)(3)).

Confidentiality Requirements: Pursuant to A.R.S. §38-431.03(C)(D), any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney or by agreement of the Commission, or as otherwise ordered by a court of competent jurisdiction.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

I. Adjournment

KRISTI PASSARELLI, CITY CLERK

POSTED: Thursday, May 8th, 2025 @ 3:00 PM

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR CLERK@SURPRISEAZ.GOV, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.