

**CITY OF SURPRISE  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**April 17, 2025 / 6:00 PM**

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

**CALL TO ORDER.**

Vice Chair Chapman 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 April 17, 2025.

**A. ROLL CALL**

In attendance were, Commissioner Kevin Perry, Commissioner Anthony Spata, Commissioner Jay Leonard, Vice Chair Ken Chapman, Commissioner Matthew Keating, and Commissioner Dennis Bash. Chair Jared Holland arrived at the meeting at 6:03 p.m.

**STAFF PRESENT:**

Jeffrey Murray, Interim City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director; Christina Sexton, Planner, Sr.; Tanner Wessel, Planner II; Renee Puig-Hink, Administrative Specialist, Sr.

**COUNCIL MEMBERS PRESENT:**

- None

**B. PLEDGE OF ALLEGIANCE**

**C. CURRENT EVENTS REPORT**

- None

**D. STAFF REPORT**

- Director Abrams gave a presentation on Preliminary Plats under review.

**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 March 20, 2025, Planning and Zoning Commission Regular Meeting Minutes.**

Commissioner Keating made a motion to approve the March 20, 2025, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Bash seconded the motion. Motion passed with 7 votes in favor.

## **REGULAR AGENDA ITEM – PUBLIC HEARING:**

### **Item 2 – Consideration and action pertaining to a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinance (LDO) to amend the Planned Unit Development (PUD) Overlay code to facilitate infill development. Case FS24-1431.**

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:

- None

Commissioner Keating made a motion to recommend approval of Zoning Text Amendment, Greenway Road and 140<sup>th</sup> Drive, Case FS24-1431. Commissioner Bash seconded the motion. Motion passed with 7 votes in favor.

### **Item 3 – Consideration and action pertaining to a Rezone from Sierra Verde Planned Area Development (PAD) with an underlying of commercial to Residential Medium Density (R-2) with a Planned Unit Development (PUD) overlay, located at the southwest corner of Greenway Road and 140th Drive. Case FS24-0503.**

Christina Sexton, Senior Planner, presented item 3 to the Commission.

Brennan Ray of Ray Law Firm, representative for the applicant, presented additional information 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:

- Guest Parking
- Location not best suited for commercial use
- Efforts made to seek out commercial interest
- Traffic Study
- U-Turns on Greenway Road

- Units for rent or for sale
- Signed agreement by residents to park in garage only

Commissioner Leonard made a motion to recommend approval of the Rezone for Greenway Road and 140<sup>th</sup> Drive, Case FS24-0503, subject to stipulations 'a' and 'b' as outlined in the staff report. Commissioner Perry seconded the motion. Motion passed with 7 votes in favor.

**OTHER BUSINESS AND FUTURE AGENDA ITEMS:**

- None

**ADJOURNMENT:**

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

Meeting adjourned at 6:36 pm.

  
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:

5/15/25