

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

May 15, 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 May 15, 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, Interim City Attorney; Lloyd Abrams, Director of Community Development; Trever Fleetham, Planning Manager; Christina Sexton, Planner, Sr.; Leslie Carnie, Planner II; Renee Puig-Hink, Administrative Specialist, Sr.

COUNCIL MEMBERS PRESENT:

- Councilmember Chris Judd

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

- None

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 April 17, 2025, Planning and Zoning Commission Regular Meeting Minutes.

Vice Chair Chapman made a motion to approve the April 17, 2025, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Spata seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEM – PUBLIC HEARING:

Item 2 – 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, Planner, Sr., presented item 2 to the Commission.

Jeff Blilie of Gilbert Blilie, PLLC, 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:

- Remote location
- Development Agreement
- Cost associated with constructing roads
- Transportation of students to Wickenburg or Dysart schools
- Amenity package
- R-3 location in the overall development
- Clarification as to why R-3 is included in the development
- Timing of the R-3 development in comparison to the R-1 development

Chair Holland made a motion to add a stipulation that the R-3 development, if approved, be developed either concurrently or after any development on the R-1 portion. Vice Chair Chapman seconded the motion. Motion passed with 6 votes in favor.

Chair Holland made a motion recommend approval of the Surprise 295 Rezone, case FS23-0350, to the City Council. Vice Chair Chapman seconded the motion. Motion passed with 6 votes in favor.

Item 3 – 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, Planner II, presented item 3 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:

- Good location

Commissioner Bash made a motion to approve the Conditional Use Permit with Site Plan for a Minor Vehicle Service Facility, Case# FS24-1457, subject to stipulations 'a' through 'e' as outlined in the staff report. Chair Holland seconded the motion. Motion passed with 6 votes in favor.

Item 4 – 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, Planner II, presented item 4 to the Commission.

Thomas Galvin of Rose Law Group, 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:

- Establishment will enhance the community as a whole
- Health risks associated with smoking
- Smoke will be contained and scrubbed out of the air due to the filtration systems

Commissioner Perry made a motion to approve the Conditional Use Permit with Site Plan for a Smoking Lounge with Liquor License, Case# FS24-0622, subject to stipulations 'a' through 'e' as outlined in the staff report. Commissioner Bash seconded the motion. Motion passed with 6 votes in favor.

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- None

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 6:42 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:

6-5-25