

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

December 4, 2025 / 6:00 PM

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

CALL TO ORDER.

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 December 4, 2025.

A. ROLL CALL

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

STAFF PRESENT:

Jeff Murray, City Attorney; Lloyd Abrams, Director of Community Development; Trever Fleetham, Planning Manager; Chris Sexton, Planner - Sr.; and Renee Puig-Hink, Administrative Specialist, Sr.

COUNCIL MEMBERS PRESENT:

- None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

- None

D. STAFF REPORT

-

CALL TO THE PUBLIC:

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

- None

Chair Chapman closed the call to the public.

CONSENT AGENDA:

Item 1 – Consideration and action to approve or disapprove the 2026 Planning and Zoning Commission Meeting Calendar.

Director Abrams highlighted that the dates in January have been moved to the second and fourth Thursday of the month due to the holiday. He also highlighted that the second meeting in April has been moved to the fourth Thursday of the month.

Commissioner Holland made a motion to approve the 2026 Planning and Zoning Commission Meeting Calendar. Commissioner Perry seconded the motion. Motion passed with 4 votes in favor.

Item 2 – Consideration and action to approve or disapprove the November 6, 2025, Planning and Zoning Commission Meeting Minutes.

This item was continued to a date certain of December 18, 2025, due to lack of a quorum.

REGULAR AGENDA ITEM – PUBLIC HEARING:

Item 3 – Consideration and action pertaining to a Rezone from Residential High (RH-15) with a Planned Unit Development (PUD) to Residential Medium Density (R-2) with a PUD overlay for property generally located at the southeast corner of 147th Avenue and Beardsley Canal. Case FS25-0420.

Chris Sexton, Planner – Sr. presented item 3 to the Commission.

Andrew Yancey of Bergin, Frakes, Smalley & Oberholtzer, representative for the applicant, presented additional information to the Commission.

Chair Chapman opened the public hearing.

- None

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

The Commission discussed the following:

- Primary ingress and egress
- Configuration of lanes on 147th Ave feeding onto Happy Valley and McMicken Way
- Build to sell
- Water feature amenity
- Projected start date and home sale date

Commissioner Bash moved to recommend approval of the Rezone for Mandou Ranch, Case FS25-0420, subject to stipulations 'a' and 'b' as outlined in the staff report. Commissioner Holland seconded the motion. Motion passed with 4 votes in favor.

REGULAR AGENDA ITEM – PUBLIC HEARING:

- None

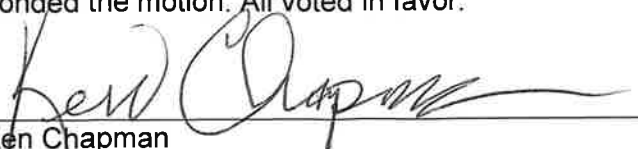
OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- None

ADJOURNMENT:

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

Meeting adjourned at 6.22 pm.



Ken Chapman
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: 12/18/25