

**CITY OF SURPRISE  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**February 5, 2026 / 6:00 PM**

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

**CALL TO ORDER.**

Vice Chair Spata 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 February 5, 2026.

**A. ROLL CALL**

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

**STAFF PRESENT:**

Jeff Murray, City Attorney; Lloyd Abrams, Assistant City Manager and Director of Community Development; Tiffany Copp, Assistant Director; Chris Sexton, Senior Planner; Tanner Wessel, Planner II; Michelle Espie, Administrative Specialist; Renee Puig-Hink, Management Analyst, Sr.

**COUNCIL MEMBERS PRESENT:**

- None

**B. PLEDGE OF ALLEGIANCE**

**C. CURRENT EVENTS REPORT**

- Vice Chair welcomed Lisa Everette as the new Planning and Zoning Commissioner.

**D. STAFF REPORT**

- None

**CONSENT AGENDA:**

**Item 1 – Consideration and action to approve or disapprove the December 18, 2025, Planning and Zoning Commission Meeting Minutes.**

Commissioner Bash made a motion to approve the December 18, 2025, Planning and Zoning Commission Regular Meeting Minutes. Commissioner Holland seconded the motion. Motion passed with 5 votes in favor. Commissioner Everett abstained. Chair Chapman had an excused absence.

**REGULAR AGENDA ITEM – PUBLIC HEARING:**

**Item 2 – Consideration and action pertaining to the rezone of approximately 264.9 gross acres from Mesquite Mountain Ranch PAD to Residential Low Density (R-1), Residential Medium Density (R-2), and Open Space Conservation (OS-1). The area of the proposed rezone is located south of Deer Valley Road between 223rd Avenue and 231st Avenue. Case FS24-0765.**

Tanner Wessel, Planner II, presented item 2 to the Commission.

Vice Chair Spata opened the public hearing.

- Ashley Westerbeck, Surprise, AZ – expressed concern with increased density of houses, noise, traffic, and strained on infrastructure. She opposed the rezone.
- Kimberly Virostek, Surprise, AZ – expressed concern with Deer Valley Road alignment and infrastructure and requested to have responsible development.
- David Lee, Surprise, AZ – expressed concern with road access to his property and Right of Way.

Hearing no further requests, Vice Chair Spata closed the public hearing.

The Commission discussed the following:

- Density of houses
- Development Agreement in terms of infrastructure
- Change in amount of R-1 based on original PAD to R-2
- Proximity of mixed density to existing rural residential
- Conceptual number of housing units in original PAD
- School locations and capacity

Jeff Blilie of Gilbert Blilie, representative for the applicant, presented additional information to the Commission.

Commissioner Bash moved to recommend approval of Mesquite Mountain Ranch V Rezone, Case #FS24-0765, subject to stipulations 'a' through 'c' with dwelling units not to exceed 975 units. Commissioner Leonard seconded the motion. Motion passed with 5 votes in favor. Commissioner Perry voted against.

**REGULAR AGENDA ITEM – NON-PUBLIC HEARING:**

- None

**CALL TO THE PUBLIC:**

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

- Alex Christ, Surprise, AZ – addressed concern with water agreement between states.
- Kimberly Virostek, Surprise, AZ – readdressed the Commissioners regarding agenda item #2.

Vice Chair Spata closed the call to the public.

**OTHER BUSINESS AND FUTURE AGENDA ITEMS:**

- None

**ADJOURNMENT:**

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

Meeting adjourned at 6:35 pm.

  
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Anthony Spata  
Planning and Zoning Commission Vice 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: 2/19/20