

**CITY OF SURPRISE  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**February 19, 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 19, 2026.

**A. ROLL CALL**

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

**STAFF PRESENT:**

Jeff Murray, City Attorney; Lloyd Abrams, Assistant City Manager and Director of Community Development; Seth Dyson, Director Human Services and Community Vitality; Trever Fleetham, Interim Assistant Director of Community Development; Chris Sexton, Senior Planner; Renee Puig-Hink, Management Analyst, Sr.

**COUNCIL MEMBERS PRESENT:**

- None

**B. PLEDGE OF ALLEGIANCE**

**C. CURRENT EVENTS REPORT**

- Moment of silence for the passing of Commissioner Keating.

**D. STAFF REPORT**

- Zoning Text Amendment for the Battery Energy Storage Systems will be presented at the March 5, 2026 Planning and Zoning Meeting.

**CONSENT AGENDA:**

**Item 1 – Consideration and action to approve or disapprove the February 5, 2026, Planning and Zoning Commission Meeting Minutes.**

Commissioner Bash made a motion to approve the February 5, 2026, Planning and Zoning Commission Regular Meeting Minutes. Commissioner Holland seconded the motion. Motion passed with 5 votes in favor.

**REGULAR AGENDA ITEM – PUBLIC HEARING:**

**Item 2 – Consideration and action pertaining to a Rezone of approximately 120 acres from Rural Residential (RR) to Residential Low Density (R-1) and Community Commercial (C-2) for property generally located at the northeast corner of Deer Valley Road and 227th Avenue. Case FS24-1433**

Chris Sexton, Senior Planner, presented item 2 to the Commission.

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

Vice Chair Spata opened the public hearing.

- Eddy Edens, Surprise, AZ – expressed support of the buffer along the east side of the development. He shared that there has been an increase in traffic which many are not aware of the laws when passing horses on the road putting the horse and the rider at risk. He asked if there will be a thruway on Pinnacle Peak to 219<sup>th</sup> or will it be closed off.

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

The Commission discussed the following:

- Purpose of the commercial land
- 150-foot open space buffer that includes an equestrian trail
- Projected timeline for breaking ground
- Public education campaign on laws for passing horses on the road

Commissioner Holland moved to recommend approval of the Rezone for Surprise 120, Case FS24-1433, subject to stipulations 'a' through 'c' as outlined in the staff report. Commissioner Perry seconded the motion. Motion passed with 5 votes in favor.

**Item 3 - Consideration and action pertaining to the CIP Project 51010 Multi-Generational Community Resource Center Comprehensive Sign Program for the Surprise Community and Resource Center generally located at W. Santa Fe Dr. and N. Hollyhock St. Case FS25-0835.**

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

Vice Chair Spata opened the public hearing.

- None

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

The Commission discussed the following:

- Design compatibility with Old Town Surprise monument sign
- Location of signs in comparison to Old Town Surprise monument sign
- Digital signs' impact on housing
- Visibility of sign on Grand Ave

Commissioner Perry moved to recommend approval of the Comprehensive Sign Program for the Surprise Community and Resource Center, Case FS25-0835, subject to stipulations 'a' and 'b' as memorialized in the Staff Report. Commissioner Bash seconded the motion. Motion passed with 5 votes in favor.

**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.

- None

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 Holland made a motion to adjourn. Commissioner Bash seconded the motion. All voted in favor.

Meeting adjourned at 6:31 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: 4/2/26