

**CITY OF SURPRISE  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**April 2, 2026 / 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 April 2, 2026.

**A. ROLL CALL**

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

**STAFF PRESENT:**

Bianca Cortez, Assistant City Attorney; Jacinda Stephens, Assistant City Attorney; Lloyd Abrams, Assistant City Manager and Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Trever Fleetham, Interim Assistant Director of Community Development; Chris Sexton, Senior Planner; Sara Camarillo, Administrative Specialist, Sr. and Renee Puig-Hink, Management Analyst, Sr.

**COUNCIL MEMBERS PRESENT:**

- None

**B. PLEDGE OF ALLEGIANCE**

**C. CURRENT EVENTS REPORT**

- None

**D. STAFF REPORT**

- None

**CONSENT AGENDA:**

**Item 1 – Consideration and action to approve or disapprove the February 19, 2026, Planning and Zoning Commission Meeting Minutes.**

Commissioner Bash made a motion to approve the February 19, 2026, Planning and Zoning Commission Regular Meeting Minutes. Commissioner Holland seconded the motion. Chair Chapman abstained. Motion passed with 4 votes in favor. Due to a technical error, the voting results that were displayed for Chair Chapman and Vice Chair Spata were switched. The minutes reflect the correct voting.

**REGULAR AGENDA ITEM – PUBLIC HEARING:**

**Item 2 – Consideration and action pertaining to the Conditional Use Permit (CUP) with Site Plan for a minor automobile service center, generally located west of Bullard Avenue and south of Cactus Road within the Rancho Gabriela Planned Area Development (PAD). Case FS25-0825.**

Chris Sexton, Senior Planner, presented item 2 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:

- Projected opening date
- Hours of operation and days open
- Number of employees
- Sound/noise

Commissioner Perry moved to approve the Conditional Use Permit with Site Plan for Grease Monkey – Surprise, Case FS25-0825, subject to stipulations 'a' through 'e' as outlined in the staff report. Commissioner Everett seconded the motion. Motion passed with 6 votes in favor. Due to a technical error, the voting results that were displayed for Chair Chapman and Vice Chair Spata were switched. The minutes reflect the correct voting.

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

- None

**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.

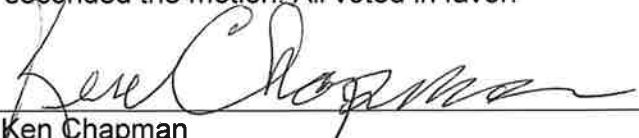
**OTHER BUSINESS AND FUTURE AGENDA ITEMS:**

- None

**ADJOURNMENT:**

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

Meeting adjourned at 6:10 pm.

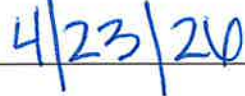
  
\_\_\_\_\_  
Ken Chapman  
Planning and Zoning Commission Vice Chair

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:

  
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