



**CITY OF SURPRISE**  
**Planning and Zoning Commission**  
**16000 N. Civic Center Plaza**  
**Surprise, AZ 85374**  
 Thursday, May 21, 2026 @ 6:00 PM  
**COUNCIL CHAMBERS**

- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Current Events and Reports
- E. Staff Reports
- F. Planning and Zoning Commission Agenda:

**CONSENT AGENDA:**

Approval of the consent agenda may be by one motion and a passing vote by the Commission. There will be no separate discussion on these items unless a Commissioner requests such. The requested item for discussion will be removed from the consent agenda and considered in its normal sequence on the agenda.

- 1. Internal Consideration and action to approve or disapprove the May 7, 2026, Planning and Zoning Commission Meeting Minutes. Community Development

**REGULAR AGENDA ITEM - PUBLIC HEARING:**

- 2. District 1 Consideration and action regarding a Conditional Use Permit with Site Plan for 'vehicle service: minor repair' use for a Brake Masters facility on a site generally located on the southwest corner of 163<sup>rd</sup> Avenue and Pat Tillman Boulevard. Case #FS25-1012. Aslesha Basnet Community Development

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

- 3. Citywide Presentation and discussion pertaining to a proposed Zoning Text Amendment ("ZTA") to the Surprise Land Development Ordinances ("LDO") to establish a new Battery (B) overlay zone related to Battery Energy Storage Systems ("BESS"). Case FS23-1041. Chris Sexton Community Development

**G. Call To The Public**

**INSTRUCTIONS:**

In order to address the Commission, you will need to fill out a Public Comment Form available at the entrance, and turn it in to the Secretary **before** the meeting begins.

You may also fill out the [Public Comment Form online](#). If submitting the online form it must be received at least **one hour before** the meeting start time.

In accordance with A.R.S. 38-431.01(I) - During this time members of the public may address the Commission only on issues within the jurisdiction of the Commission. At the conclusion of the open call, Commissioners may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda.

Commissioners may not discuss or respond to matters raised during the call to the public that are not specifically identified on the agenda.

Each speaker shall be limited to three (3) minutes per item. If several speakers desire to speak

regarding a single topic, the Chair may limit the number of speakers or the time given to each group. A maximum time of 30 minutes will be given per topic. However, an equal amount of time will be given to each side of an issue.

**Council Chamber doors will be open at least 30 minutes prior to the start of the meeting.**

H. Other Business and Future Agenda Items

I. Executive Session

**Pursuant to A.R.S. § 38-431.03**

A. On a public majority vote of the members constituting a quorum, a public body may hold an executive session but only for the following purposes:

2. Discussion or consideration of records exempt by law from public inspection, including the receipt and discussion of information or testimony that is specifically required to be maintained as confidential by state or federal law.
3. Discussion or consultation for legal advice with the attorney or attorneys of the public body.
4. Discussion or consultation with the attorneys of the public body in order to consider its position and instruct its attorneys regarding the public body's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation.
7. Discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property.

J. Adjournment

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KRISTI PASSARELLI, CITY CLERK

POSTED: Thursday, May 14, 2026 @3:00 PM

**SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR CLERK@SURPRISEAZ.GOV, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.**