

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

May 7, 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 May 7, 2026.

- A. ROLL CALL
- B. In attendance were, Commissioner Kevin Perry, Commissioner Jared Holland, Commissioner Jay Leonard, Chair Ken Chapman, Vice Chair Anthony Spata, Commissioner Lisa Everett, and Commissioner Dennis Bash.

STAFF PRESENT:

Jeffrey Murray, City Attorney; Bianca Cortez, Assistant City Attorney; Lloyd Abrams, Assistant City Manager and Director of Community Development; Mindy Davis, Assistant Director of Community Development; Trever Fleetham, Interim Assistant Director of Community Development; Leslie Carnie, Planner II; Jani Wertin, Planner II; Sara Camarillo, Administrative Specialist, Sr. and Michelle Espie, Administrative Specialist.

COUNCIL MEMBERS PRESENT:

- None

C. PLEDGE OF ALLEGIANCE

D. CURRENT EVENTS REPORT

- None

E. STAFF REPORT

- None

CONSENT AGENDA:

Item 1 - Consideration and action to approve or disapprove the April 23, 2026, Planning and Zoning Commission Meeting Minutes.

Commissioner Leonard made a motion to approve the April 23, 2026, Planning and Zoning Commission Regular Meeting Minutes. Commissioner Bash seconded the motion. Motion passed with 7 votes in favor.

REGULAR AGENDA ITEM – PUBLIC HEARING:

Item 2 - Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for a Chipotle restaurant with drive-through facility on a site generally located on the southwest corner of 163rd Avenue and Pat Tillman Boulevard. Case #FS25-0682.

Leslie Carnie, Planner II, 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:

- None

Commissioner Holland moved to approve the Conditional Use Permit with Site Plan for a Chipotle restaurant with drive-through facility, Case# FS25-0682, subject to stipulations 'a' through 'e' as outlined in the Staff Report. Commissioner Leonard seconded the motion. Motion passed with 7 votes in favor.

Item 3 - Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for a Farmer Boys restaurant with drive-through facility on a site generally located on the southwest corner of 163rd Avenue and Pat Tillman Boulevard. Case #FS25-0457.

Leslie Carnie, Planner II, presented item 3 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:

- None

Commissioner Perry moved to approve the Conditional Use Permit with Site Plan for a Farmer Boys restaurant with drive-through facility, Case# FS25-0457, subject to stipulations 'a' through 'e' as outlined in the Staff Report. Commissioner Bash seconded the motion. Motion passed with 7 votes in favor. Due to a technical error, votes were recast. Minutes reflect correct vote.

Item 4 - Consideration and action pertaining to a Rezone of approximately 10.7 acres from Rural Residential (RR) to Community Commercial (C-2) for property generally located at the southeast corner of 163rd Avenue and Dynamite Boulevard. Case FS24-1442.

Leslie Carnie, Planner II, presented item 4 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:

- Concerns of future uses of C-2 zone
- Timeframe of development of church and commercial
- Capping height of buildings
- Sustaining facility while preserving character of surrounding area
- Uniformity Clause
- Portion of land unable to be developed

Adam Baugh, applicant, presented additional information to the Commission.

Mark Hendricks, executive pastor/COO of Pure Heart, presented additional information to the Commission.

Commissioner Bash moved to recommend approval of the Rezone for Pure Heart Church, Case FS24-1442, subject to stipulations 'a' and 'b' as outlined in the Staff Report. Commissioner Everett seconded the motion. Motion passed with 6 votes in favor. Commissioner Perry voted against the item.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

Item 5 – Presentation and discussion pertaining to a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) to establish a new residential zoning district, Desert Rural (DR). Case FS25-0039.

Jani Wertin, Planner II and Trever Fleetham, Interim Assistant Director of Community Development, presented item 4 to the Commission.

The Commission discussed the following:

- Capping individual square footage
- Comparing ratio of lot size versus structure size
- Concerns of CUP requests in future
- Clarification of livestock classifications
- Request for visuals and representatives to share more information
- Concerns of future residents living near livestock

Chair Chapman called upon a member of the public to speak.

Kimberly Virostiks, resident of Surprise, presented additional information to the Commission.

CALL TO THE PUBLIC:

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

- Alex Christ, Surprise, AZ – Expressed concerns of behaviors at prior city council meetings as well as stating appreciation for commission. He also shared news articles focusing on growth of Surprise.

Chair Chapman closed the call to the public.

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- Commissioner Bash requested a summary of the process and legal standings of data centers within the city.

ADJOURNMENT:

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

Meeting adjourned at 7:45 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: Sara Camarillo
Sara Camarillo, Secretary

DATE: 05/21/2026