

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

July 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 July 2, 2026.

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

STAFF PRESENT:

Jeffrey Murray, 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; Leslie Carnie, Planner II; Sara Camarillo, Administrative Specialist, Sr.

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 June 18, 2026, Planning and Zoning Commission Meeting Minutes.

Commissioner Bash made a motion to approve the June 18, 2026, Planning and Zoning Commission Regular Meeting Minutes. Commissioner Perry seconded the motion. Motion passed with 4 votes in favor. Chair Chapman abstained. Commissioner Jay Leonard and Commissioner Jared Holland had an excused absence.

REGULAR AGENDA ITEM – PUBLIC HEARING:

Item 2 - Consideration and action pertaining to a rezone of approximately 3.11 acres from Rural Residential (RR) to Community Commercial (C-2) for property generally located at the southeast corner of 163rd Avenue and Happy Valley Road. Case FS25-0001.

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:

- Assessment of gas station locations
- Planning considerations for horse trailers
- Community Support/need for service station

Matt Stevenson, property owner, explained that service station was not dedicated for long trailers and that they offer a different product than traditional gas stations.

Commissioner Perry moved to recommend approval of the rezone of approximately 3.11 acres generally located at 163rd Avenue and Happy Valley Road, Case FS25-0001, subject to stipulations 'a' and 'b' as outlined in the Staff Report. Commissioner Bash seconded the motion. Motion passed with 5 votes in favor. Commissioner Jay Leonard and Commissioner Jared Holland had an excused absence.

CALL TO THE PUBLIC:

- None

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- None

ADJOURNMENT:

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

Meeting adjourned at 6:12 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, Secretary

DATE: _____