



CITY OF SURPRISE
Planning and Zoning Commission
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, August 20, 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 Planning and Zoning 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.

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| 1. | Internal | Consideration and action to approve or disapprove the July 16, 2026, Planning and Zoning Commission Meeting Minutes. | Community Development |
| 2. | Internal | Consideration and action to approve or disapprove the August 6, 2026, Planning and Zoning Commission Meeting Minutes. | Community Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

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| 3. | District 3 | Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for a Clean Freak carwash on a site generally located at the southeast corner of Cactus Road and Sarival Avenue, zoned Greer Ranch Planned Area Development (PAD), case FS24-1579. | Jani Wertin
Community Development |
| 4. | District 3 | Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for a Circle K vehicle fueling station located at the southeast corner of Cactus Road and Sarival Avenue, zoned Greer Ranch Planned Area Development (PAD), case # FS24-1580. | Jani Wertin
Community Development |
| 5. | District 1 | Consideration and action regarding a Comprehensive Sign Program (CSP) Amendment for the Asante Trails development on a site generally located on the southwest corner of 163rd Avenue and Pat Tillman Boulevard, case #FS25-1042. | Leslie Carnie
Community Development |
| 6. | District 1 | Consideration and action pertaining to a Minor General Plan Amendment for Happy Valley Biz-Tech Park of approximately 7.52 acres from Neighborhood Character Area to Commerce and Office Character Area for property generally located near the southwest corner of Happy Valley Road and 157th Avenue, case FS25-1081. | Chris Sexton
Community Development |
| 7. | District 1 | Consideration and action pertaining to a Rezone of Happy Valley Biz-Tech Park of approximately 7.52 acres from Rural Residential (RR) to Regional Commercial (C-3) with a Planned Unit Development (PUD) overlay for property generally located near the southeast corner of Happy Valley Road and 157th Avenue, case FS25-1081. | Chris Sexton
Community Development |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

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.

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

KRISTI PASSARELLI, CITY CLERK

POSTED: Friday, August 14th, 2026 @ 10:00 AM

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

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.