

**From:** [Adrian G Zambrano](#)  
**To:** [Adrian G Zambrano](#)  
**Subject:** Support for Zoning Change to Add Billiards Hall at Cactus Racks, 30845 N Cave Creek Rd, Suite 107, District 2  
**Date:** Wednesday, October 29, 2025 9:04:58 AM

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**From:** Grisha Shapiyev <[gshapiyev@gmail.com](mailto:gshapiyev@gmail.com)>  
**Sent:** Thursday, October 23, 2025 12:09 PM  
**To:** Council District 2 PCC <[council.district.2@phoenix.gov](mailto:council.district.2@phoenix.gov)>; PDD Zoning Adjustment <[zoning.adjustment@phoenix.gov](mailto:zoning.adjustment@phoenix.gov)>  
**Subject:** Support for Zoning Change to Add Billiards Hall at Cactus Racks, 30845 N Cave Creek Rd, Suite 107, District 2

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Dear Councilmember Jim Waring and Phoenix Planning & Development Team,  
As a resident of a Maricopa County island in the immediate neighborhood of Cactus Racks at 30845 N Cave Creek Rd, Suite 107, in Phoenix's District 2, I strongly support the zoning change to allow this family-run, locally owned restaurant to incorporate a billiards hall. With part of the property already zoned C-2 (Intermediate Commercial), which permits the existing restaurant, this rezoning to include a billiards hall is a natural extension, and I urge the City Council and Planning Commission to approve it at the upcoming hearing. Cactus Racks is a beloved community hub, offering high-quality casual American cuisine in a clean, safe, and family-friendly environment. Adding a billiards hall will enhance its appeal without turning it into a bar scene, providing a recreational space for league play, tournaments, and families. As a rare positive venue for pool in North Phoenix, it fills a critical gap, offering a local destination for residents like me without the need to travel downtown. Key benefits include:

- **Economic Boost:** Expanding this family-run business will create additional jobs and attract more visitors to Cave Creek Road, benefiting nearby businesses and county island communities.
- **Community Engagement:** Adding a billiards hall to the restaurant will create an inclusive space for families, young professionals, and retirees, fostering social connections through dining and recreation.
- **Low-Impact Addition:** The project's sustainable features, like energy-efficient lighting and noise mitigation, align with C-2 zoning standards for setbacks and screening, ensuring minimal disruption to the neighborhood.

The existing restaurant's success and the partial C-2 zoning demonstrate the site's compatibility with commercial uses. Billiards halls are permitted in C-2 districts, and concerns about traffic or noise can be addressed through measures like ample parking, staggered hours, and community input. This rezoning will strengthen Cactus

Racks' role as a vibrant North Phoenix destination. Thank you for supporting this opportunity to enhance our shared community. I am eager to see Cactus Racks thrive with its new billiards hall and am available to discuss further at (617) 306-6322 or [gshapiiev@yahoo.com](mailto:gshapiiev@yahoo.com)

Sincerely,

Grigoriy Shapiyev

5802 E Wildcat Dr, Cave Creek, AZ 85331

(617) 306-6322

[gshapiiev@yahoo.com](mailto:gshapiiev@yahoo.com)

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#)  
**Cc:** [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks  
**Date:** Tuesday, November 4, 2025 2:58:04 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Good afternoon,

Please find a support letter in the email below for the PCD Amendment Case Z-237-M-85-2. Please include in the case file.

Thank you,

Hannah Bleam, AICP  
Land Use Planner  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Cir, Ste A-212  
Phoenix, AZ 85016  
Phone: 602-230-0600



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---

**From:** Ahmad Taha <atcool07@gmail.com>  
**Sent:** Thursday, October 23, 2025 1:02 PM  
**To:** Hannah Bleam <hannah@wmbattorneys.com>  
**Subject:** Cactus Racks

I am writing to express my strong support for Cactus Racks, the restaurant and pool hall in Carefree, Arizona.

Cactus Racks is more than just a place to eat or shoot pool; it is a vital community hub. It offers a relaxed, welcoming atmosphere that provides a much-needed venue for local residents and visitors to socialize and unwind. The establishment contributes positively to the local economy and offers a unique recreational spot that diversifies the area entertainment options.

Its dedicated staff and management consistently maintain a high standard of service and a family-friendly environment during the day, transitioning into a great adult spot in the evening. I urge the community and local governing bodies to recognize the value Cactus Racks brings to the area.

Sincerely,  
Ahmad Taha

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#)  
**Cc:** [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks support PCD Amendment Case Z-237-M-85-2  
**Date:** Tuesday, November 4, 2025 3:05:38 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Land Use Planner  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Cir, Ste A-212  
Phoenix, AZ 85016  
Phone: 602-230-0600



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**From:** breanna Barnhart <bbarnhart24@yahoo.com>

**Sent:** Thursday, October 23, 2025 4:33 PM

**To:** Hannah Bleam <hannah@wmbattorneys.com>

**Subject:** Cactus Racks

Dear Hannah,

I'm writing as a local of Cave Creek and someone who truly believes it's an important for our town to have a place like Cactus Racks. It's more than just a restaurant or pool hall, it's a family owned and operated business that brings people together in a positive, welcoming way.

Cactus Racks stands out because of its clean & safe environment. It's not a bar scene; it's a place where families can enjoy dinner, friends can play pool, and local leagues can gather for friendly competition. Spaces like this are hard to find in our area, and Cactus Racks fills that need perfectly.

It's also one of the few places in North Phoenix where people can enjoy the game of pool in a fun & respectful environment. The restaurant side makes it even more special. The food is great, the service is friendly, and the owners clearly care about creating a place that reflects strong local values.

Cactus Racks brings people together and adds real value to our community. I hope the City and zoning board recognize what a positive difference it makes and allow it to continue to thrive.

Sincerely, Breanna Barnhart

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#)  
**Cc:** [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks support PCD Amendment Case Z-237-M-85-2Good afternoon,  
**Date:** Tuesday, November 4, 2025 3:06:50 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Thank you,

Hannah Bleam, AICP  
Land Use Planner  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Cir, Ste A-212  
Phoenix, AZ 85016  
Phone: 602-230-0600



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**From:** Brookelyn <6brookelyn@gmail.com>  
**Sent:** Thursday, October 23, 2025 4:41 PM  
**To:** Hannah Bleam <hannah@wmbattorneys.com>  
**Subject:** Cactus Racks

Cactus Racks is a cute restaurant in a nice strip center near me that I really like visiting. It is family-owned, and the people are really nice. They have high-quality billiard tables set up to support the local leagues, which is an enjoyable experience, allowing me to meet all the talented families. My daughter and I appreciate the opportunity to be a part of something so unique and special. It is not one of those scary bar scenes with alcohol and freaks. It's a great place for families and fun. Great place to host a birthday party too; it gives the kids something fun to do.

Thank you for letting us continue to enjoy this safe space.

Brooke

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#)  
**Cc:** [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks Rezoning support PCD Amendment Case Z-237-M-85-2  
**Date:** Tuesday, November 4, 2025 2:46:35 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
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Thank you,

Hannah Bleam, AICP  
Land Use Planner  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Cir, Ste A-212  
Phoenix, AZ 85016  
Phone: 602-230-0600



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**From:** Catherine Pettitt <catherinepettitt@gmail.com>

**Sent:** Thursday, October 23, 2025 12:31 PM

**To:** Hannah Bleam <hannah@wmbattorneys.com>

**Subject:** Cactus Racks Rezoning

Dear Legal Team:

I am writing in support of the rezoning request for Cactus Racks, a local pool league hall that has proven itself to be a clean, safe, and community-centered establishment.

Cactus Racks is not just a pool hall—it is a community gathering space that brings together people from all walks of life in a positive and welcoming environment. The management consistently upholds high standards of cleanliness, safety, and professionalism. The facility is well-maintained, smoke-free, and family-friendly during league hours, which makes it an accessible and comfortable environment for both casual players and serious competitors. It makes for a great pastime for our retired and senior community, which is a large represented population in the area.

The staff and league organizers have also demonstrated a strong commitment to the community. They host charity tournaments, partner with local businesses, and provide a space for social connection that helps strengthen the fabric of our neighborhood. Many of us who participate in league nights have found friendships, mentorship, and a sense of belonging through this space.

The restaurant is akin to the days of Pizza Huts of ole, with the great food, venue for gathering, and fun extension. Rezoning Cactus Racks would allow the business to continue growing responsibly while maintaining the same standards that make it an asset to our area. It provides positive recreation, supports small business, and contributes to local economic vitality without creating noise, traffic, or safety concerns.

In an era where safe, inclusive, and community-minded venues are increasingly rare, Cactus Racks stands out as an example of how a local business can bring people together around healthy competition and mutual respect. I fully support their rezoning request and encourage its approval.

Thank you for your consideration.

Respectfully,

Dr. Catherine Pettitt, Ed.D.

480-498-1075

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#)  
**Cc:** [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks support PCD Amendment Case Z-237-M-85-2.  
**Date:** Tuesday, November 4, 2025 3:08:10 PM

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Thank you,

Hannah Bleam, AICP  
Land Use Planner  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Cir, Ste A-212  
Phoenix, AZ 85016  
Phone: 602-230-0600

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-----Original Message-----

From: David Hamel, Boxer Software <[david@boxersoftware.com](mailto:david@boxersoftware.com)>  
Sent: Thursday, October 23, 2025 5:04 PM

To: Hannah Bleam <hannah@wmbattorneys.com>  
Subject: Cactus Racks

To Whom It May Concern,

I am writing to relate my experiences at the Cactus Racks restaurant and pool facility. I've been coming to Cactus Racks for a long time, even before it reopened under that name. So my experience spans the full length of this firm's existence.

I play in two different pool leagues and I've been visiting twice a week: Tuesdays and Thursdays. In all that time I've yet to have an unpleasant experience of any kind. Everything has been clean and well maintained. The food is great and the wait staff is friendly. The new management is responsive to suggestions and clearly aims to please.

Most of all, there is a family atmosphere that's rare to find in other places. Most of the customers know one another and a true community has grown up around our shared interest. I'm retired, and don't have regular contact with people at a job like younger people do. For me, my nights at Cactus Racks provide a big boost to my social support system. I suspect this true for other older customers as well.

As pool facilities go, Cactus Racks is a real gem. Very few others offer the number of tables and the high quality equipment found at Cactus Racks. Cactus Racks offers local residents a chance for community engagement and recreation without the need to visit a pool hall deeper in the city, with the associated risks that sometimes brings.

I'm looking forward to enjoying Cactus Racks with the great friends I've made there for many years to come.

David Hamel  
Scottsdale, AZ

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#)  
**Cc:** [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks zoning PCD Amendment Case Z-237-M-85-2 support  
**Date:** Tuesday, November 4, 2025 3:07:21 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
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Thank you,

Hannah Bleam, AICP  
Land Use Planner  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Cir, Ste A-212  
Phoenix, AZ 85016  
Phone: 602-230-0600



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**From:** Derek Vance <derek.vance@hotmail.com>  
**Sent:** Thursday, October 23, 2025 4:42 PM  
**To:** Hannah Bleam <hannah@wmbattorneys.com>  
**Subject:** Cactus Racks zoning

To whom it may concern,

I am a regular customer of Cactus Racks. I am in support of their efforts to improve their zoning as they have requested. I find their operations to provide a clean, safe, and pleasant experience. The owners have made a great effort to improve the premises, train their staff, and provide a place where the community can hold events that are honorable and friendly. I have not experienced traffic problems, violence, or public drunkenness during any of my visits. Losing their facility would require traveling many miles to find any place comparable. You can reach me via email. If you wish a live personal expression of my thoughts on this matter.

Thank you,  
Derek Vance

5428 W. Chisum Trl  
Phoenix, AZ 85083  
623 760 7682

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#)  
**Cc:** [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks Support - PCD Amendment Case Z-237-M-85-2  
**Date:** Tuesday, November 4, 2025 2:37:15 PM

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Good afternoon,

Please find a support letter for the PCD Amendment Case Z-237-M-85-2. This is going to be one of many. Just wanted to give you a heads up!  
Please include in the case file.

Thank you,

Hannah Bleam, AICP  
Land Use Planner  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Cir, Ste A-212  
Phoenix, AZ 85016  
Phone: 602-230-0600

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-----Original Message-----

From: Diana Berry <[dianaberry58@gmail.com](mailto:dianaberry58@gmail.com)>

Sent: Thursday, October 23, 2025 10:35 AM  
To: Hannah Bleam <hannah@wmbattorneys.com>  
Subject: Cactus Racks

Hannah,

Since the opening of Cactus Racks we have loved going there. The atmosphere is wonderful and we love that it is family owned. Please keep this establishment up and running. Our neighborhood will be very disappointed if they are not given the licenses they need to stay open.

Thank you,  
Diana Berry  
Sent from my iPhone

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#)  
**Cc:** [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks support PCD Amendment Case Z-237-M-85-2  
**Date:** Tuesday, November 4, 2025 2:58:58 PM  
**Attachments:** [image001.png](#)  
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Land Use Planner  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Cir, Ste A-212  
Phoenix, AZ 85016  
Phone: 602-230-0600



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**From:** Jeri Lynn Thompson <jlthompson74@yahoo.com>

**Sent:** Thursday, October 23, 2025 2:38 PM

**To:** Hannah Bleam <hannah@wmbattorneys.com>

**Subject:** Cactus Racks

Love, love, love Cactus Racks! Great food, really wonderful service. The owners are lovely people and we are behind them 100%. This restaurant/bar is a great addition to the area and what makes it unique and even more special is the billiards room. We need Cactus Racks as it is a nice change of pace for the area.

Doug and Jeri Thompson

[Sent from Yahoo Mail for iPhone \[mail.onelink.me\]](#)

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#)  
**Cc:** [Council District 2 PCC](#)  
**Subject:** FW: Support of Cactus Rack PCD Amendment Case Z-237-M-85-2  
**Date:** Tuesday, November 4, 2025 3:06:06 PM  
**Attachments:** [image001.png](#)  
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Phoenix, AZ 85016  
Phone: 602-230-0600



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**From:** Eney Garcia <eney.b.garcia@gmail.com>  
**Sent:** Thursday, October 23, 2025 4:38 PM  
**To:** Hannah Bleam <hannah@wmbattorneys.com>  
**Subject:** Support of Cactus Rack

Subject: Letter of Support for Cactus Racks – Local Family-Owned Pool Hall and Restaurant

Dear Hannah,

I am writing to express my strong support for Cactus Racks, a family-owned and locally operated pool hall and restaurant in North Phoenix. The new owners, who are local residents, have done an excellent job revitalizing this establishment and maintaining it as a clean, safe, and well-managed venue for our community.

Cactus Racks is not a bar, but rather a community-centered business that provides pool entertainment, league play, and tournaments enjoyed by residents from all over the area. It has become a positive and popular gathering spot where people come together for friendly recreation in a respectful, family-friendly atmosphere.

There are no comparable venues in North Phoenix with enough pool tables to host organized leagues and tournaments, making Cactus Racks an important part of the local recreation and social scene. The owners take great pride in maintaining the property and ensuring it operates responsibly. Their attention to kitchen cleanliness is meticulous, the food is consistently high quality and affordable, and they are highly responsive to customer input.

As a Cave Creek resident, I have been thrilled to see how the new owners have elevated this business compared to the prior operation. They have demonstrated a clear commitment to maintaining a safe, enjoyable, and community-oriented environment that benefits the neighborhood and surrounding area.

I respectfully ask the Commission to support and approve any zoning or operational considerations necessary to allow Cactus Racks to continue serving the community. It is a well-run local business that provides positive recreational opportunities and contributes to the vitality of North Phoenix.

Thank you for your time and thoughtful consideration.

Sincerely,

Eney Garcia

Cave Creek



**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#)  
**Cc:** [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks Support PCD Amendment Case Z-237-M-85-2.  
**Date:** Tuesday, November 4, 2025 2:45:47 PM  
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Land Use Planner  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Cir, Ste A-212  
Phoenix, AZ 85016  
Phone: 602-230-0600



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**From:** gpliler@rocketmail.com <gpliler@rocketmail.com>

**Sent:** Thursday, October 23, 2025 12:18 PM

**To:** Hannah Bleam <hannah@wmbattorneys.com>

**Subject:** Cactus Racks

Hello,

I'm writing to express my support for Cactus Racks. I'm an elderly widow, and I like to play pool. Unfortunately there are places in Phoenix where I will not go to play pool as they do not feel as safe as it does to go to Cactus Racks. I began on their pool league when the restaurant was under the prior owner. I like the crowd that shows up at this location. Everyone is friendly and fun. Even the folks that aren't on the league but just come for a game of pool or food.

I know the family that owns Cactus Racks, and there isn't anyone that I can point at with higher morals and community spirit. I even donated time to come in and help them clean the mess that the prior owner left because I wanted to see them succeed in a business that has a high failure rate (restaurants).

The food they offer is outstanding, the kind you only get at a family restaurant.

Cactus Racks will only add value to the business square and the whole community. We need good restaurants in this area that offer fun for the whole family. It would be a shame to not see their vision through to completion.

Sincerely,  
Gloria Pliler

P.s. I can be reached at 623-236-4476 if there are questions or need for further info.

[Yahoo Mail: Search, Organize, Conquer \[mail.onelink.me\]](https://mail.onelink.me)

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#)  
**Cc:** [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks PCD Amendment Case Z-237-M-85-2 support  
**Date:** Tuesday, November 4, 2025 3:09:03 PM  
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[image003.png](#)

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Good afternoon,

Please find a support letter in the email below for the PCD Amendment Case Z-237-M-85-2. Please include in the case file.

Thank you,

Hannah Bleam, AICP  
Land Use Planner  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Cir, Ste A-212  
Phoenix, AZ 85016  
Phone: 602-230-0600



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---

**From:** Greg Carfagna <gcc33@aol.com>  
**Sent:** Thursday, October 23, 2025 6:45 PM  
**To:** Hannah Bleam <hannah@wmbattorneys.com>  
**Subject:** Cactus Racks

Hannah,

I am writing to express my strong support for the approval of the Cactus Racks Pool Hall. This establishment represents a valuable addition to our community—one that promotes social connection, responsible recreation, and local economic growth.

The Cactus Racks Pool Hall is more than just a venue for billiards; it is a gathering place that brings people together in a safe, inclusive, and enjoyable environment. It provides residents of all ages with an opportunity to unwind, engage with others, and build a sense of community. In a time when positive social outlets are increasingly important, spaces like this offer a healthy alternative to isolation or less constructive activities.

In addition to its community benefits, the Cactus Racks Pool Hall will contribute to our local economy by creating jobs and supporting nearby businesses. Its commitment to operating responsibly, maintaining a clean and well-managed environment, and promoting good conduct among its patrons further underscores its value as a trusted local establishment.

The owners have demonstrated a clear vision for maintaining a welcoming and family-friendly atmosphere, and they have shown respect for both the community's standards and its future growth. Approving the Cactus Racks Pool Hall would not only enhance local recreation options but also reinforce our shared commitment to building a vibrant, connected community.

For these reasons, I strongly urge approval of the Cactus Racks Pool Hall project. It is a positive step forward that will serve our residents well and add lasting value to our community.

Sincerely

Greg Carfagna

602 628 0399

Sent from my iPhone

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#)  
**Cc:** [Council District 2 PCC](#)  
**Subject:** FW: In support for Cactus Racks PCD Amendment Case Z-237-M-85-2  
**Date:** Tuesday, November 4, 2025 2:42:07 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Thank you,

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Land Use Planner  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Cir, Ste A-212  
Phoenix, AZ 85016  
Phone: 602-230-0600



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**From:** Grisha Shapiyev <gshapiyev@gmail.com>  
**Sent:** Thursday, October 23, 2025 11:51 AM  
**To:** Hannah Bleam <hannah@wmbattorneys.com>  
**Subject:** In support for Cactus Racks

I can send it to the Councilmember directly if it's ok with youThank you!

**Subject:** Support for Zoning Change to Add Billiards Hall at Cactus Racks, 30845 N Cave Creek Rd, Suite 107, District 2

Dear Councilmember Jim Waring and Phoenix Planning & Development Team, As a resident of a Maricopa County island in the immediate neighborhood of Cactus Racks at 30845 N Cave Creek Rd, Suite 107, in Phoenix's District 2, I strongly support the zoning change to allow this family-run, locally owned restaurant to incorporate a billiards hall. With part of the property already zoned C-2 (Intermediate Commercial), which permits the existing restaurant, this rezoning to include a billiards hall is a natural extension, and I urge the City Council and Planning Commission to approve it at the upcoming hearing. Cactus Racks is a beloved community hub, offering high-quality casual American cuisine in a clean, safe, and family-friendly environment. Adding a billiards hall will enhance its appeal without turning it into a bar scene, providing a recreational space for league play, tournaments, and families. As a rare positive venue for pool in North Phoenix, it fills a critical gap, offering a local destination for residents like me without the need to travel downtown. Key benefits include:

- **Economic Boost:** Expanding this family-run business will create additional jobs and attract more visitors to Cave Creek Road, benefiting nearby businesses and county island communities.
- **Community Engagement:** Adding a billiards hall to the restaurant will create an inclusive space for families, young professionals, and retirees, fostering social connections through dining and recreation.
- **Low-Impact Addition:** The project's sustainable features, like energy-efficient lighting and noise mitigation, align with C-2 zoning standards for setbacks and screening, ensuring minimal disruption to the neighborhood.

The existing restaurant's success and the partial C-2 zoning demonstrate the site's compatibility with commercial uses. Billiards halls are permitted in C-2 districts, and concerns about traffic or noise can be addressed through measures like ample parking, staggered hours, and community input. This rezoning will strengthen Cactus Racks' role as a vibrant North Phoenix destination. Thank you for supporting this opportunity to enhance our shared community. I am eager to see Cactus Racks thrive with its new billiards hall and am available to discuss further at (617) 306-6322 or [gshapiyev@yahoo.com](mailto:gshapiyev@yahoo.com)

Sincerely,

Grigoriy Shapiyev  
5802 E Wildcat Dr, Cave Creek, AZ 85331  
(617) 306-6322  
[gshapiev@yahoo.com](mailto:gshapiev@yahoo.com)

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#)  
**Cc:** [Council District 2 PCC](#)  
**Subject:** FW: Letter of Support PCD Amendment Case Z-237-M-85-2  
**Date:** Tuesday, November 4, 2025 2:51:29 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Thank you,

Hannah Bleam, AICP  
Land Use Planner  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Cir, Ste A-212  
Phoenix, AZ 85016  
Phone: 602-230-0600



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**From:** jana easley <gotcourage@yahoo.com>  
**Sent:** Thursday, October 23, 2025 12:36 PM  
**To:** Hannah Bleam <hannah@wmbattorneys.com>  
**Cc:** Hannah Bleam <hannah@wmbattorneys.com>  
**Subject:** Letter of Support

To Whom it may concern, I am currently a part of the pool league at Cactus Racks. I play there weekly and have for the past year. I also have a daughter who plays there 2x weekly and is on league as well. Cactus Racks is family run, has a clean, safe environment, community-focused and family-oriented atmosphere, I have greatly enjoyed playing pool there with my daughter. Cactus Racks has also incorporated a restaurant serving great food, which we eat there weekly. Being older it is a place I have felt safe, been able to go out to and engage with like-minded people and have some fun. Thank you for listening, Jana Easley

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#)  
**Cc:** [Council District 2 PCC](#)  
**Subject:** FW: Cactus racks support PCD Amendment Case Z-237-M-85-2  
**Date:** Tuesday, November 4, 2025 2:47:17 PM

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Thank you,

Hannah Bleam, AICP  
Land Use Planner  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Cir, Ste A-212  
Phoenix, AZ 85016  
Phone: 602-230-0600

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-----Original Message-----

From: [jefftnegrete@icloud.com](mailto:jefftnegrete@icloud.com) <[jefftnegrete@icloud.com](mailto:jefftnegrete@icloud.com)>  
Sent: Thursday, October 23, 2025 12:33 PM

To: Hannah Bleam <hannah@wmbattorneys.com>  
Subject: Cactus racks

Cactus Racks is what has been missing from this neighborhood. A place where friends and neighbors can enjoy good food, good company, and good fun!

And it's family friendly!

Cave Creek resident,

Jeff Negrete

Sent from my iPhone

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#)  
**Cc:** [Council District 2 PCC](#)  
**Subject:** support PCD Amendment Case Z-237-M-85-2  
**Date:** Tuesday, November 4, 2025 2:59:24 PM  
**Attachments:** [image001.png](#)  
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Thank you,

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Land Use Planner  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Cir, Ste A-212  
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**From:** JoAnn Breul <joann3boys@hotmail.com>  
**Sent:** Thursday, October 23, 2025 3:33 PM  
**To:** Hannah Bleam <hannah@wmbattorneys.com>  
**Subject:** Save the day!

Dear Ms Bleam,

I am writing to you today to support a new family-owned restaurant, Cactus Racks. As restaurants close around us each day, the risk new places take is a sign of their incredible determination. Cactus Racks dares to defy the doom that looms ahead. I am sure you would rather see successful, locally family-owned businesses than empty strip malls. We support this business and look forward to the positive experiences it can give our community.

Thank you for your attention,  
JoAnn Hazeldene

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#)  
**Cc:** [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks support PCD Amendment Case Z-237-M-85-2  
**Date:** Tuesday, November 4, 2025 3:00:20 PM

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Thank you,

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Land Use Planner  
Withey Morris Baugh, PLC  
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Phoenix, AZ 85016  
Phone: 602-230-0600

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-----Original Message-----

From: JOHN GALETTI <[jgaletti2@yahoo.com](mailto:jgaletti2@yahoo.com)>  
Sent: Thursday, October 23, 2025 4:29 PM

To: Hannah Bleam <hannah@wmbattorneys.com>  
Subject: Cactus Racks support

Hi, my name is John Galetti. I totally support Lynn Tom and Shawn in their effort to open a pool hall gathering for the many of us that love to play pool. It is hard to find a place that has quality tables and a staff that cares about keeping the balls and tables clean. It is a safe place with most of us past middle aged. We all love to have a venue near where we live. Most of us do not want to drive 20-40 miles away to enjoy a pool venue of this caliber. The patrons are clean well behaved salt of the earth people.

While playing pool in league or tournament you are there for about 4 hours on average. Being able to eat great food and have a drink makes the whole venue totally complete. If there are people who opposes this pool venue I wish they would go to league nights and see how well considerate and mature the patrons are. Pool used to have a stigma of being seedy but if you go there you will see it is not like that. We are just a big family of pool players who love playing pool.

I sure hope this letter helps because I love playing pool and I don't want to drive far and there are many players like me that really want to play pool 3-4 times a week.

Thank you. John Galetti  
Sent from my iPhone

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#)  
**Cc:** [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks Support PCD Amendment Case Z-237-M-85-2.  
**Date:** Tuesday, November 4, 2025 3:07:45 PM

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Thank you,

Hannah Bleam, AICP  
Land Use Planner  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Cir, Ste A-212  
Phoenix, AZ 85016  
Phone: 602-230-0600

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-----Original Message-----

From: John Stock <jvstock@hotmail.com>  
Sent: Thursday, October 23, 2025 4:52 PM

To: Hannah Bleam <hannah@wmbattorneys.com>  
Subject: Cactus Jacks Support

To Whom It My Concern,

I'm writing this in my full support of Cactus Jacks and their restaurant and pool hall.

It's unusual to have a venue that caters to so many demographics. Cactus Jacks has an excellent restaurant with a menu that appeals to families, young adults, as well as seniors.

The billiards hall is also family friendly where I've seen kids enjoy knocking balls around with friends and family.

I enjoy the billiards league night and play with my son, daughter, and son-in-law. We enjoy playing in a hall where one can feel comfortable and welcome. Without our league night out I'd only occasionally see my young adult kids.

The new owners are friendly and committed to making Cactus Jacks an enjoyable outing where you feel welcome and not at a trendy snobby bar.

I fully support the licensing needed and requested to keep this local business strong and viable.

Regards,  
John Stock

I  
Sent from my iPhone

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#)  
**Cc:** [Council District 2 PCC](#)  
**Subject:** FW: Letter of Support for Cactus Racks (30845 N Cave Creek Rd, Suite 107) PCD Amendment Case Z-237-M-85-2  
**Date:** Tuesday, November 4, 2025 3:09:39 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
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Thank you,

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Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Cir, Ste A-212  
Phoenix, AZ 85016  
Phone: 602-230-0600



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**From:** Kevin Merrill <kevin@themerrills.net>  
**Sent:** Thursday, October 23, 2025 11:42 PM  
**To:** Hannah Bleam <hannah@wmbattorneys.com>  
**Cc:** Cactus Racks <cactusracksllc@gmail.com>  
**Subject:** Letter of Support for Cactus Racks (30845 N Cave Creek Rd, Suite 107)

Ms. Bleam,

I'm writing to offer my heartfelt support for the allowance on Cactus Racks to continue, and mature operations at 30845 N Cave Creek Rd.

I joined the Monday night APA pool league at the current location, when it was Phat Turtle, about a year and a half ago. My daughters had both headed off to college, and I saw a "Beginner's Wanted" sign on a pool league poster that looked like a good new hobby and way meet to people in the community. The first night I was hooked. The community of people that are in these leagues are amazing. Everyone is there to help their neighbor and build community. There are several teams of multi-generational families, others grouped by chance, and many other arrangements, all there to meet new friends and help build everyone's pool skills.

Lynn Prehm was one of the first people I played in a match, and we became instant friends. As she does with everyone she meets. By extension, I met Tom, who is also a very genuine and friendly guy, and later met their children. I met Shawn Manning a little later into the season, and also had immediate respect for him. He's a very good pool player, and likes to help others build their game in his own friendly and engaging way. He's since joined my Monday night team. I've seen this evolve from the early hours of the first day that Phat Turtle shut down and through when Shawn, Lynn and Tom made the decision to step in.

We semi-joked in the first days that they needed shirts saying "**We Saved Pool**".

There's a lot more to that statement than a funny slogan, and at the heart of it is that **Cactus Racks is saving, and building a community.**

The previous owner of the previous restaurant (Phat Turtle) at this location built out the property to feature BBQ and support pool leagues most nights of the week. On a daily basis, this allowed for several dozens of people to regularly engage with others in the community to build their pool skills and meet their neighbors. The previous owner left a lot to be desired in the areas of how to run a business and how to otherwise be a respected part of the community, but he does leave a legacy of many, many dozens of friends who have found a

place to meet and spend time together.

When the previous owner abruptly stepped out of the business, Shawn Manning, and Lynn & Tom Prehm stepped up and truly did save pool, and saved our community. They've said from the beginning how the only thing they wanted to keep from the previous way of business was the location. Everything else was going to change, and the concept of becoming a family-friendly neighborhood restaurant was central to their shared, new vision.

One of first ideas I heard from Lynn was her being very passionate about was how she wanted to use this new concept to help as a fundraiser for the Cactus Shadows High School Special needs program. As native Chicagoans, Lynn and Tom, have been adamant about the quality of the food and the authenticity they want to build with their new brand. Their daughter now works as a server and is adored by everyone.

I've stopped in several times during the remodel and since they've opened, and Shawn has always been there: cleaning, demo'ing, rebuilding, cleaning some more, working, checking on customers and making sure that everything is in order. He's managed a pretty remarkable overhaul of the property. I've seen the before and after. I saw what it looked like behind the stove when they took over, and I know what it looks like now. I know the work and sweat equity he has put in to breathe new life into the property. As a recent empty nester, it's really heartwarming for me to see his pregnant wife play with their toddler son on the pool tables in their new restaurant. They typically play on the pool tables that are now reserved for restaurant customers only, and off limits to the leagues- another change under their ownership to focus on the restaurant experience.

This season, I also joined a Wednesday night team. The rest of the team consists of Tim (the dad), Sami (daughter), Reece (son-in-law), Ryan (son), and Kristin (mom, who doesn't play, but is just there to support everyone). There are three others of us outside of the family on the team, but welcomed as part of the family. That family plays multiple nights of the week- as do many other families that make up other teams, across multiple nights. (Side note: Kristin makes the desserts for Cactus Racks- and they're pretty excellent!)

My hope is that this context will allow me to say with a certain degree of authority that I am certain that Cactus Racks, under the watchful eyes of Shawn, Lynn and Tom will be a dramatically different experience than this tucked-away property has been in the past. They have the vision, the drive and the foundation to continue building this restaurant in new ways, and building new relationships between families in the community.

I personally know, trust and respect Shawn Manning, and Lynn & Tom Prehm and provide my complete endorsement to them be approved for any zoning, permits or licenses they need to move Cactus Racks forward. At considerable personal risk, they stepped into a vacuum to save a community. There are scores of others like me who admire what they've done and hope they're allowed to fulfill their vision of expanding this to family-focused

restaurant experience, that supports our community of pool playing families and friends, who cherish this place for our regular times of respite during the week. They've made considerable overhauls to all parts of the business, have brought in support staff and subject matter experts to ensure top quality food and preparation and have made several family-forward changes.

**There is truly nothing similar in the Valley and losing it would not only be a loss for the potential it has, but a dagger to the large community it currently supports.**

Please don't hesitate to reach out if you have any questions.

Thank you,  
Kevin Merrill  
602-910-1017

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#)  
**Cc:** [Council District 2 PCC](#)  
**Subject:** FW: Community Support for Cactus Racks Zoning Approval PCD Amendment Case Z-237-M-85-2  
**Date:** Tuesday, November 4, 2025 2:59:49 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
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Thank you,

Hannah Bleam, AICP  
Land Use Planner  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Cir, Ste A-212  
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Phone: 602-230-0600



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**From:** Larry HESS <larry.hess764@gmail.com>  
**Sent:** Thursday, October 23, 2025 3:04 PM  
**To:** Hannah Bleam <hannah@wmbattorneys.com>  
**Subject:** Community Support for Cactus Racks Zoning Approval

Hi Hannah,

I'm writing on behalf of a tight-knit community of friends and family who gather regularly at **Cactus Racks**. We strongly support their zoning request.

Cactus Racks is more than a local spot—it's a safe, family-owned community hub where we play together, host meetups, and support local food and beverage partners.

Approving the zoning change will help:

- Preserve a positive, family-friendly space that keeps people engaged and off the streets,
- Sustain local jobs and small-business investment,
- Provide a welcoming venue for community events without adding undue impact to the neighborhood.

We've consistently experienced responsible management, clean operations, and respectful patrons. In short, Cactus Racks adds real value to our area and deserves the opportunity to continue doing what they do best.

Thank you for considering our support.

Regards,

Larry

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#)  
**Cc:** [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks Restaurant and Billiards Support PCD Amendment Case Z-237-M-85-2  
**Date:** Tuesday, November 4, 2025 2:45:22 PM

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Thank you,

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Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Cir, Ste A-212  
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Phone: 602-230-0600

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-----Original Message-----

From: Marshall bryan <[marshall124@hotmail.com](mailto:marshall124@hotmail.com)>  
Sent: Thursday, October 23, 2025 12:03 PM

To: Hannah Bleam <hannah@wmbattorneys.com>  
Subject: Cactus Racks Restaurant and Billiards

This letter is to support the Business that is family owned and a good place for good food, drink and people to play Billiards (pool) . It is kept clean and maintained and the staff is welcoming . This north Phoenix location is great for everyone and needed since there is not many places up that way with this many pool tables for everyone to play or even leagues for all ages to compete and learn if new to the sport. What better way for people from retired age to kids to meet and visit from the communities as well as for something positive for people to do and not break the bank while doing so . Thank You Cactus Racks for keeping it going . Your friend , B Marshall Sent from remote location

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#)  
**Cc:** [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks Support - PCD Amendment Case Z-237-M-85-2  
**Date:** Tuesday, November 4, 2025 2:38:23 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Good afternoon,

Please find a support letter in the email below for the PCD Amendment Case Z-237-M-85-2. Please include in the case file.

Thank you!

Hannah Bleam, AICP  
Land Use Planner  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Cir, Ste A-212  
Phoenix, AZ 85016  
Phone: 602-230-0600



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---

**From:** Phil Hamilton <10425phil@gmail.com>  
**Sent:** Thursday, October 23, 2025 10:49 AM  
**To:** Hannah Bleam <hannah@wmbattorneys.com>  
**Subject:** Cactus Racks

Hannah Bleam:

I am a regular customer of Cactus Racks. I am in support of their efforts to improve their zoning as they have requested. I find their operations to provide a clean, safe, and pleasant experience. The owners have made a great effort to improve the premises, train their staff, and provide a place where the community can hold events that are honorable and friendly. I have not experienced traffic problems, violence, or public drunkenness during any of my many visits. Losing their facility would require traveling many miles to find any place comparable.

You can reach me via email if you wish a live personal expression of my thoughts on this matter.

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#)  
**Cc:** [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks Support - PCD Amendment Case Z-237-M-85-2  
**Date:** Tuesday, November 4, 2025 2:40:06 PM  
**Attachments:** [image001.png](#)  
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Thank you,

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Land Use Planner  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Cir, Ste A-212  
Phoenix, AZ 85016  
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**From:** Robb Knechtel <robt.knechtel@gmail.com>

**Sent:** Thursday, October 23, 2025 10:51 AM

**To:** Hannah Bleam <hannah@wmbattorneys.com>

**Subject:** Cactus Racks

This email is written in support of Cactus Racks.

I am a year round local resident. I have been to Cactus Racks several times since its opening. I find it refreshing to have a family owned place to go to. The service and food are good, and to have the option to play pool and other games is a nice departure from most other places in the area where your only real choice is to sit at a bar and drink.

Cactus Racks is a positive addition to a growing community. I fully support a zoning change to keep Cactus Rack fully operating for the betterment of the community. I encourage the various zoning authorities to approve required changes.

Sincerely,  
Robb Knechtel

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#)  
**Cc:** [Council District 2 PCC](#)  
**Subject:** FW: Support for Cactus Racks - PCD Amendment Case Z-237-M-85-2  
**Date:** Tuesday, November 4, 2025 2:41:23 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Land Use Planner  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Cir, Ste A-212  
Phoenix, AZ 85016  
Phone: 602-230-0600



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**From:** Roger Lubert <healthyhounds2550@yahoo.com>

**Sent:** Thursday, October 23, 2025 11:01 AM

**To:** Hannah Bleam <hannah@wmbattorneys.com>

**Subject:** Cactus Racks

Miss Hannah,

With all due respect.

It has come to my attention that Cactus Racks has come under some scrutiny. That is very unfortunate and very disappointing. **we love the spirit and ambition that provides a better experience for all. great food and attention. I support their business that brings a smile and feeling of belonging to a neighborhood family owned business. please give them the support they need.**

Enjoy the Day,

Roger

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#)  
**Cc:** [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks PCD Amendment Case Z-237-M-85-2 support  
**Date:** Tuesday, November 4, 2025 3:08:45 PM  
**Attachments:** [image001.png](#)  
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**From:** Roy Palermo <rapalermo@att.net>  
**Sent:** Thursday, October 23, 2025 6:17 PM  
**To:** Hannah Bleam <hannah@wmbattorneys.com>  
**Subject:** Cactus Racks

To whom it may concern:

Cactus Racks is more than a restaurant and a place to play pool. I'm 72 years old and been playing pool most of my life. I live in Cave Creek and use to drive 40 minutes to play. It was in Phoenix off of the 17 and in a neighborhood that there were shootings, car thefts and assaults. Now I only have a 5-minute drive and it's in a safe neighborhood and I don't have to fear for my life each week. That's much safer for me.

When I say more than a place to play pool, I mean that on my Tuesday night league I've made friends with most of the people in the league. This is a safe and fun place to meet up with friends and have a good time. There are leagues playing multiple nights there. You would be putting hundreds of fun-loving pool players out in the cold.

As far as the restaurant side goes, they actually have above average food. I've eaten there about 5 or 6 times and had something different each time. Every one of the meals were delicious and way better than a lot of restaurants I've been to. You should really try it if you're in the neighborhood. The management team is very friendly and accommodating to the customers. In the 50 years I've been playing pool, this is by far the best place I've ever been to.

Roy Palermo

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#)  
**Cc:** [Council District 2 PCC](#)  
**Subject:** FW: Support for Cactus Racks - PCD Amendment Case Z-237-M-85-2  
**Date:** Tuesday, November 4, 2025 2:39:02 PM  
**Attachments:** [image001.png](#)  
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Thank you,

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Withey Morris Baugh, PLC  
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Phoenix, AZ 85016  
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**From:** Yaron Hochdorf <yaronhochdorf@gmail.com>

**Sent:** Thursday, October 23, 2025 10:51 AM

**To:** Hannah Bleam <hannah@wmbattorneys.com>

**Subject:** Support for Cactus Racks

Hi Hannah,

I'm writing to show my support for Cactus Racks in Cave Creek. It's truly one of the best pool spots and atmospheres in all of Arizona — a place where everyone feels welcome, the food is great, and the people are even better.

Family-owned businesses like this are what make Cave Creek special. Cactus Racks brings the community together and offers something unique you can't find anywhere else. It would be a real loss to see it go.

Please allow them to continue doing what they love and keep this great local spot alive.

Thank you for your time and consideration,

Yaron Hochdorf

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#); [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks support PCD Amendment Case Z-237-M-85-2  
**Date:** Thursday, November 6, 2025 3:42:55 PM

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Withey Morris Baugh, PLC  
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Phoenix, AZ 85016  
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-----Original Message-----

From: adele amos <[zupafilms@mac.com](mailto:zupafilms@mac.com)>  
Sent: Friday, October 24, 2025 9:43 AM  
To: Hannah Bleam <[hannah@wmbattorneys.com](mailto:hannah@wmbattorneys.com)>

Subject: Cactus Racks support

Good morning Hannah,

Though I won't be in town for the meeting on Monday please accept this email as full support for keeping Cactus Racks open.

I've only had a chance to go there once and enjoyed it very much. The staff are great and the environment is fun and friendly.

Reach out anytime if needed.

Adele Amos

503.860.0921

Producer / Production Services Arizona

zupafilms@mac.com

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**CITY OF PHOENIX**

**NOV 06 2025**

**Planning & Development  
Department**

To whom it may concern,

I am writing this letter to express my thoughts and feelings on the matter of Cactus Racks restaurant and billiards. As a citizen of Cave Creek, Cactus Racks has become extended family. It's a safe place I feel comfortable bringing my kids to while being able to enjoy good food with good people. Shawn, Lynn, and Tom along with their families are so delightful and the food is amazing. This is the only place in North Phoenix/Cave Creek area that offers this type of atmosphere and experience. It would be a shame to deny the community of such a great family friendly place to and enjoy a night or afternoon of food, billiards and football.

Sincerely,

AJ Stephens

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#); [Council District 2 PCC](#)  
**Subject:** FW: Support for Cactus Racks – A Positive, Family-Run Community Venue in North Phoenix  
**Date:** Thursday, November 6, 2025 3:54:38 PM  
**Attachments:** [image001.png](#)  
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Hannah Bleam, AICP  
Land Use Planner  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Cir, Ste A-212  
Phoenix, AZ 85016  
Phone: 602-230-0600



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**From:** Sash Yurchenko <alexandr\_001ukr@yahoo.com>

**Sent:** Sunday, October 26, 2025 7:07 PM

**To:** Hannah Bleam <hannah@wmbattorneys.com>

**Subject:** Support for Cactus Racks – A Positive, Family-Run Community Venue in North Phoenix

Dear official,

My name is **Oleksandr Yurchenko**, and I live in Cave Creek. I came to the United States from Ukraine and have been proud to call this community my home. I'm writing to express my strong support for **Cactus Racks**, a locally owned and family-run restaurant and billiards hall in Cave Creek.

Since opening, Cactus Racks has become an important part of our community. It provides a **clean, safe, and family-friendly space** where people of all ages can gather, share meals, and enjoy the game of pool in a positive environment. This is not a bar scene — it's a **community-focused venue** that encourages healthy recreation and social connection.

Cactus Racks also offers a rare and much-needed opportunity for **league play and tournaments** in North Phoenix. The owners take great pride in maintaining the space, serving quality food at fair prices, and treating every customer with kindness and respect.

As someone who came to this country seeking safety, opportunity, and belonging, I deeply appreciate places like Cactus Racks that bring people together and build community. This family-run business represents the best of what makes Cave Creek special — a welcoming spirit, local pride, and a commitment to creating a safe and enjoyable environment for everyone.

I respectfully ask for your support in allowing **Cactus Racks** to continue operating and serving our area. Small, family-run businesses like this one are vital to our local economy and community life.

Thank you for your time and for your continued support of local establishments that make Cave Creek such a wonderful place to live.

Sincerely,  
**Alex Yurchenko**  
Cave Creek, AZ



Virus-free [www.avast.com](http://www.avast.com) [avast.com]  
[avast.com]

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#); [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks  
**Date:** Thursday, November 6, 2025 3:52:07 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Thank you,

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Withey Morris Baugh, PLC  
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Phoenix, AZ 85016  
Phone: 602-230-0600



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**From:** Amy Schor <ads121566@aol.com>  
**Sent:** Friday, October 24, 2025 6:18 PM  
**To:** Hannah Bleam <hannah@wmbattorneys.com>  
**Subject:** Cactus Racks

I was asked to write a short letter to you about Cactus Racks.

This is the most awesome place I have ever played pool at. They're all Legal sized pool tables. They're in very good shape which to me is very important when I play. I play three nights a week here. It is very close to my home and easy to be able to get on a table whether it's for League night or day that I want to practice.

The food is really great here. It is similar to Chicago food. It is easy to get food here in the sense that your orders are taken quickly from the waitresses, in the kitchen they are able to get the food out quickly for your order to be delivered. They learn your names very quickly so that way they can find you in the pool area. You're easily able to check out when you're ready because they have special remotes that take your orders and then are able to pay with those remotes. They accept credit cards, debit cards, and cash. So however, you wanna pay is acceptable to them.

I believe the fact of their location is in a perfect spot. Like I said, it's very close to my home. I love the fact that it is family owned. They take extremely good care of you! Weather it is for you want the pool table or here to eat in the restaurant.

I hope this letter and my information helps to keep this Cactus Racks open and available to the community!

Sincerely,  
Amy D Schor

[Sent from the all new AOL app for ios \[aolapp.onelink.me\]](http://aolapp.onelink.me)

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#); [Council District 2 PCC](#)  
**Subject:** FW: Community Support for Cactus Racks — Please Keep This Neighborhood Asset Open  
**Date:** Thursday, November 6, 2025 3:44:08 PM  
**Attachments:** [image001.png](#)  
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**From:** Ashley Johns <ashley@johnsfamilyrealty.com>  
**Sent:** Friday, October 24, 2025 11:37 AM  
**To:** Hannah Bleam <hannah@wmbattorneys.com>  
**Subject:** Community Support for Cactus Racks — Please Keep This Neighborhood Asset Open

Dear Ms. Bleam,

I'm writing as a **Cave Creek resident and patron** to express my strong support for **Cactus Racks** (located in the former Phat Turtle space) and to ask that it be allowed to remain open.

I live less than a mile down the road, so I'm very familiar with what people in this area value and want in their community. Since opening, Cactus Racks has become a clean, safe, and family-friendly gathering place with great food, 16 well-maintained pool tables, and a welcoming atmosphere. I regularly see families, kids, and league players enjoying themselves responsibly. The ownership and staff have built a positive environment that adds real value to the neighborhood.

It's important to note that the previous establishment, **Phat Turtle**, operated in this same location as a restaurant and pool hall since **July 2020**, without any known complaints or enforcement actions from the City. Given that the current business operates in a similar manner and serves the same community, it's difficult to understand why concerns are arising now. The timing feels unexpected, especially considering how positively the neighborhood has responded to Cactus Racks and its new ownership.

In addition, several new restaurants have opened in this same complex over the past year, and the neighborhood has been nothing but supportive of these small businesses. We're genuinely **happy with the new ownership at Cactus Racks**, which has shown a real commitment to maintaining a safe, family-friendly, and community-focused environment.

The claim that "the neighborhood doesn't want a pool hall here" simply doesn't reflect reality. Cactus Racks has quickly become a local favorite and a place that brings neighbors together in a positive way.

I respectfully urge you and the City to recognize the overwhelming community support for this establishment and to allow Cactus Racks to continue operating. Shutting it down would harm not only the owners and employees, but also the many residents who rely on it as a clean, enjoyable neighborhood gathering spot.

Thank you for your time and consideration, and for supporting small businesses that strengthen our community.

Sincerely,

Ashley Johns  
eXp Realtor ®

602-402-6026

[ashley@johnsfamilyrealty.com](mailto:ashley@johnsfamilyrealty.com)



**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#); [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks support!  
**Date:** Thursday, November 6, 2025 3:55:34 PM  
**Attachments:** [image001.png](#)  
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**From:** Aynn Appleton <abaseattle@msn.com>  
**Sent:** Monday, October 27, 2025 12:03 AM  
**To:** Hannah Bleam <hannah@wmbattorneys.com>  
**Cc:** Aynn Appleton <abaseattle@msn.com>; Hannah Bleam <hannah@wmbattorneys.com>  
**Subject:** Cactus Racks support!

**Aynn Batchler**  
**425-985-5483**

**October 26, 2025**

**To whom it may concern,**

**I am writing in support of the Cactus Racks restaurant and pool hall. The new owners are a hands on family at the restaurant and are part of the pool playing community.**

**The restaurant is clean and serves good food at fair prices. The pool hall is a place where you can compete as an established player or join a team as a beginner, make new friends and have an affordable fun night out!**

**I consider the Cactus Racks to be one of the top 2 or 3 restaurant/pool halls in all of the greater Phoenix area. My team has been together for 3 years and play pool out of this location once a week. The pool community is mostly made up of APA members who have been on teams for years as well as new players who want to join a team, learn the game and have a safe- top notch place to play pool!**

**I wish to support the family and the hard work it took to them to make the Cactus Racks a nice place to eat and play pool at.**

**Sincerely,**

**Aynn Batchler**

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#); [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks  
**Date:** Thursday, November 6, 2025 3:56:12 PM  
**Attachments:** [image001.png](#)  
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---

**From:** Benjamin Woods <benjmnwoods@gmail.com>

**Sent:** Monday, October 27, 2025 11:13 AM

**To:** Hannah Bleam <hannah@wmbattorneys.com>

**Subject:** Fwd: Cactus Racks

To Whom It May Concern,

I am writing to express my strong support for Cactus Racks, a locally owned and family-operated restaurant and billiards hall that has quickly become a positive addition to our North Phoenix community.

Billiards has always held a special place in my heart. Some of my fondest childhood memories are of spending evenings at the pool hall with my dad and brothers — learning the game, laughing together, and building bonds that still mean the world to me today. It wasn't just about pool; it was about family, patience, and connection. Seeing Cactus Racks open its doors and create that same type of welcoming, family-friendly atmosphere has been incredibly meaningful to me and many others in the area.

What sets Cactus Racks apart is the pride and care the ownership team brings to everything they do. From day one, they have been deeply engaged with the community — asking patrons for feedback, listening to suggestions, and truly shaping the space around what people want. Their dedication shows not only in the quality of the food and the cleanliness of the venue, but in the genuine sense of belonging that they've cultivated.

Unlike many pool halls that focus primarily on nightlife or bar crowds, Cactus Racks is a clean, safe, and community-focused environment where people of all ages can gather. It's a place where families can enjoy a great meal together, where friends can compete in leagues and tournaments, and where players — both casual and serious — can celebrate the love of the game. Venues like this are rare, and it's refreshing to see one that strikes such a positive balance between restaurant dining and recreational play.

Cactus Racks represents everything that makes local business so important: community connection, pride of ownership, and a commitment to creating spaces that bring people together. I wholeheartedly support their efforts and hope the city continues to do the same.

Sincerely,

**Benjamin Woods**

P: (216) 956-0120

E: [benjmnwoods@gmail.com](mailto:benjmnwoods@gmail.com)

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#); [Council District 2 PCC](#)  
**Subject:** FW: Support Cactus Racks  
**Date:** Thursday, November 6, 2025 3:57:10 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Please include in the case file.

Thank you,

Hannah Bleam, AICP  
Land Use Planner  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Cir, Ste A-212  
Phoenix, AZ 85016  
Phone: 602-230-0600



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**From:** Alex Hayes <hayes@wmbattorneys.com>  
**Sent:** Tuesday, October 28, 2025 2:33 PM  
**To:** Hannah Bleam <hannah@wmbattorneys.com>  
**Subject:** FW: Support Cactus Racks

FYI

Alex Hayes  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Circle, Ste A-212  
Phoenix, AZ 85016  
602-230-0600 Main  
602-346-4636 Direct

---

**From:** William Kuniej <[bill@myinsurance-az.com](mailto:bill@myinsurance-az.com)>  
**Sent:** Tuesday, October 28, 2025 10:12 AM  
**To:** Alex Hayes <[hayes@wmbattorneys.com](mailto:hayes@wmbattorneys.com)>  
**Cc:** Cameron Kuniej <[cam@myinsurance-az.com](mailto:cam@myinsurance-az.com)>  
**Subject:** Support Cactus Racks

To Whom It May Concern,

I am writing in strong support of Cactus Racks, a local establishment that has become a true gathering place in our community. I live less than a mile from the business and have been a regular patron, playing in their pool leagues twice a week.

The owners are hardworking, law-abiding people who care deeply about both their customers and the community. They provide a safe, welcoming, and family-friendly environment where people can enjoy good food, camaraderie, and the game of pool. The leagues they host bring together players of all ages and backgrounds, fostering community spirit and positive social connections.

Beyond being a place of recreation, Cactus Racks contributes to the local economy and provides opportunities for people to meet, engage, and support one another. It is evident that the owners are committed to running their business responsibly and respectfully, and they have earned the trust and appreciation of those who live nearby, myself

included.

I wholeheartedly support Cactus Racks and encourage continued recognition of the positive role they play in our community.

***Respectfully,***

***Bill Kuniej***  
***5129 E Sierra Sunset trail***  
***Cave Creek, AZ. 85331***  
***630-779-8313***



*11 E. Sundial Circle, Carefree, AZ 85377*

*2nd floor Suite 8*

*P: 480.680.2024 | F: 480.680.2024\ Cell: 630-779-8313*

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**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#); [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks  
**Date:** Thursday, November 6, 2025 3:56:45 PM  
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Thank you,

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Land Use Planner  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Cir, Ste A-212  
Phoenix, AZ 85016  
Phone: 602-230-0600



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**From:** BILL RINEER <bill.rineer@hotmail.com>  
**Sent:** Monday, October 27, 2025 12:47 PM  
**To:** Hannah Bleam <hannah@wmbattorneys.com>  
**Subject:** Cactus Racks

To whom it may concern:

I am writing this e-mail in full support of Cactus Racks and what they are trying to create. I frequented the location when it was under old ownership,, while it was a place to eat and shoot some pool it was lacking. Once that place shut down and Shawn, Lynn and Tom acquired the space and opened Cactus Racks the entire feel of the place shifted. It is warmer, more inviting, friendlier and an all around better place to come. I am there four nights a week playing pool and have made a lot of new friends here that I normally would not have met. My son now plays pool there two nights a week, so this is also a bonding time for us, he is 19 and lives on his own. The food they are serving is excellent. We have yet to have anything that was not delicious. Cactus Racks is a family style place and should be experienced by all. It is a much needed place in this area of town. There is not another place like it in the area. These two families are trying to create something worthwhile.

Sincerely,

Bill Rineer

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#); [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks -- Community Letter -- Thank You!  
**Date:** Thursday, November 6, 2025 3:57:18 PM  
**Attachments:** [Outlook-cqmnw3ms.png](#)  
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Thank you,

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Land Use Planner  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Cir, Ste A-212  
Phoenix, AZ 85016  
Phone: 602-230-0600



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**From:** Alex Hayes <hayes@wmbattorneys.com>  
**Sent:** Wednesday, October 29, 2025 12:41 PM  
**To:** Hannah Bleam <hannah@wmbattorneys.com>  
**Subject:** FW: Cactus Racks -- Community Letter -- Thank You!

Alex Hayes  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Circle, Ste A-212  
Phoenix, AZ 85016  
602-230-0600 Main  
602-346-4636 Direct

---

**From:** Cameron Kuniej <[cam@myinsurance-az.com](mailto:cam@myinsurance-az.com)>  
**Sent:** Wednesday, October 29, 2025 11:12 AM  
**To:** Alex Hayes <[hayes@wmbattorneys.com](mailto:hayes@wmbattorneys.com)>  
**Subject:** Cactus Racks -- Community Letter -- Thank You!

To Whom It May Concern:

I am writing in support of Cactus Racks Billiard Hall in connection with their request for rezoning. Over the past few months, the new ownership has made tremendous strides in creating a vibrant, safe, and community-focused establishment that enhances the character of our neighborhood.

Cactus Racks occupies a centralized location that is perfectly suited for community engagement. Its accessibility makes it a natural gathering spot for families, neighbors, and friends. The hall offers not only exceptional recreational opportunities but also fantastic food and attentive service, creating a welcoming environment for all patrons.

Since taking ownership, the new team has demonstrated an unwavering commitment to operating the business the “right way”, emphasizing quality, integrity, and a family-friendly atmosphere. Their dedication contrasts with the prior ownership and has already resulted in notable growth and positive community impact in a remarkably short period.

Patrons and neighbors alike have recognized their efforts, and the business has quickly become a valued hub for social and recreational activity.

Looking ahead, the potential for continued growth under the current ownership is significant. Their focus on family, quality service, and high-quality offerings ensures that Cactus Racks will remain an asset to the neighborhood for years to come. Approving the requested rezoning will allow this promising establishment to fully realize its potential and continue contributing positively to the community fabric.

For these reasons, I strongly support Cactus Racks Billiard Hall and encourage the decision-makers to view the application favorably.

*Best,*

*Cam Kuniej*



**11 E. Sundial Circle #8, Carefree, AZ 85377**

**P: 480.680.2024 | F: 480.680.2024**

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**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#)  
**Cc:** [Council District 2 PCC](#)  
**Subject:** FW: Cactus racks  
**Date:** Thursday, November 6, 2025 3:56:25 PM

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Hannah Bleam, AICP  
Land Use Planner  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Cir, Ste A-212  
Phoenix, AZ 85016  
Phone: 602-230-0600

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-----Original Message-----

From: Charles Hart <[charleshart1234@icloud.com](mailto:charleshart1234@icloud.com)>  
Sent: Monday, October 27, 2025 12:05 PM

To: Hannah Bleam <hannah@wmbattorneys.com>  
Subject: Cactus racks

To the Cave Creek community cactus racks at one time was known as the Phat Turtle Kansas City barbecue. I have been coming to this establishment for five years now we are like one big family. We all know each other. There's never any problems. The one thing that we all have in common is our love of billiards and that's what this establishment gives us I am at this establishment 3 to 4 nights a week if I didn't have this place to go to I'm not sure what I would do. It's full of fun laughter people bring their children. If you take this away from us we have no idea what we will do. We would have no place to go no place to go on a regular basis to hang out with our friends and play a game that we love. This is more than a billiards place this is more than a restaurant. This is our home away from home. Please don't take this away from us.

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#); [Council District 2 PCC](#)  
**Subject:** FW: Community Support Letter PCD Amendment Case Z-237-M-85-2  
**Date:** Thursday, November 6, 2025 3:41:10 PM  
**Attachments:** [image001.png](#)  
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Land Use Planner  
Withey Morris Baugh, PLC  
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Phoenix, AZ 85016  
Phone: 602-230-0600



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**From:** Charles Noble <infiniteways1968@hotmail.com>

**Sent:** Friday, October 24, 2025 8:17 AM

**To:** Hannah Bleam <hannah@wmbattorneys.com>

**Subject:** Community Support Letter

To Whom It May Concern,

I'm writing as a proud resident and longtime supporter of local businesses in Northeast Phoenix to share why Cactus Racks deserves your attention and support.

Cactus Racks is a family-run, locally owned restaurant and billiards hall that's become a cornerstone of our community. It's not a bar scene—it's a clean, safe, and welcoming space where families gather, league players compete, and neighbors connect over great food and friendly games.

What makes it special isn't just the quality of the food or the professionalism of the billiards setup—it's the atmosphere. You walk in and feel the care that's gone into creating a space where people of all ages feel comfortable. Parents bring their kids. Seniors come for lunch and a few racks. League nights are respectful and well-organized. It's one of the few places in the area where the game of pool is treated with dignity, and where the restaurant side is just as strong as the recreational side.

In a city that's growing, venues like Cactus Racks help preserve the kind of community spirit we all want to see more of. They offer a safe alternative to bar-heavy nightlife, and they give families and players a place to belong.

I hope you'll consider how places like this contribute to the social fabric of our city. Cactus Racks isn't just a business—it's a local institution worth protecting and celebrating.

Sincerely,  
Charles Noble

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#); [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks Testimonial  
**Date:** Thursday, November 6, 2025 3:56:51 PM  
**Attachments:** [image001.png](#)  
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Thank you,

Hannah Bleam, AICP  
Land Use Planner  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Cir, Ste A-212  
Phoenix, AZ 85016  
Phone: 602-230-0600



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**From:** Christine Fedon <caf513@icloud.com>  
**Sent:** Monday, October 27, 2025 1:13 PM  
**To:** Hannah Bleam <hannah@wmbattorneys.com>  
**Subject:** Cactus Racks Testimonial

Hi Hannah, my name is Christine O'Dey, I'm wanting to send a little testimonial advocating for Cactus Racks to allow for a zoning change such that they can continue to have pool played in the adjacent space to the restaurant.

For context, I live right around the corner from Cactus Racks in Tatum Ranch with my husband and 2 kids. I've lived in this area since 2013.

My experience with Cactus Racks actually started before it became Cactus Racks. My now husband, Joe Flynn, used to play pool growing up and many years ago as an adult he played in a couple different pool leagues. When I met him he was not actively involved with any pool leagues and was a very fit handyman. He would take jobs in the Tatum Ranch area and he ended up helping the previous tenants with installing some ceiling fans and he found out that there was pool leagues playing at this location. He was thrilled to learn that a place so close to us had pool and he joined the league.

During this time, he has acquired many friendships and has had some health struggles. He was diagnosed with congestive heart failure and had to take a break from pool a couple years ago. This diagnosis also changed his life completely as he could no longer run his handyman business. Moving from a very physically active adult to struggling to do daily activities caused him to become depressed. It took us some time to get him on the right medications, but he started to feel better, while not being able to go back to work, he had recovered enough to go back to his pool league.

Playing pool has helped Joe with keeping active and social, which is very important for someone who has had a major life limiting change. He has become good friends with many of the patrons here at Cactus Racks. He has Bill, who has heart issues as well. They will discuss each other's ailments and provide each other support going through this tough life challenge. Joe has become close with Tyler, they have helped each other out with some home projects and his wife gave my family passes to the resort pool she works for in which my 8 and 10 year old really enjoyed. We have become close with Tom and Lynn and their kids. Kevin has been a huge help to use, giving rides as needed,

teaching my kids about dinosaurs and geology, they have even developed a nickname for him, Kevin-11. Tom and Lynn have also provided us with a huge gift, they allowed us to use their beautiful house right around the corner to hold our wedding, saving us thousands of dollars in event fees.

We all have seen the value in having the pool leagues be supported in this location and when the previous tenants left it was a community effort to make any renovations needed to be able to continue to operate. Joe, being a handyman was able to join Shawn and Jiro to provide any help he could. There were days where the whole pool league was here helping clean up the place. I even ran out to get different paint swatches to test out the potential new colors for Cactus Racks.

I'm sharing all of this to show how important this place is to me and my family. There are so many other people who come to play pool here, that have become important in our lives, Cam is now my insurance broker, we are able to give our hand-me-downs to Kyle's little girls and even last year the pool operator, Rich partnered with me to collect toys for kids in foster homes.

With all that said, Cactus Racks doesn't just mean pool and beer to us, it's our version of a community center, where we get to see our neighborhood family.

Please let me know if you need anything else! :-)

Best, Christine O'Dey

480.822.8725

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#); [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks Zoning / Amusement License  
**Date:** Thursday, November 6, 2025 3:54:01 PM  
**Attachments:** [image001.png](#)  
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Thank you,

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Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Cir, Ste A-212  
Phoenix, AZ 85016  
Phone: 602-230-0600



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**From:** David Bastacky <dbastacky@icloud.com>  
**Sent:** Saturday, October 25, 2025 4:19 PM  
**To:** Hannah Bleam <hannah@wmbattorneys.com>  
**Subject:** Cactus Racks Zoning / Amusement License

Dear Ms. Bleam,

I would like to express my support for Cactus Racks in their pursuit to operate their restaurant, bar and pool hall and, for the rezoning of the property to allow for the issuance of an Amusement License.

The owners, Tom & Lynn Prehm, have been working very hard to open and run their small, family-owned neighborhood business and comply with all applicable laws and regulations.

I would like to ask that the Amusement Board drop their opposition to rezoning so that the appropriate authority can allow Cactus Racks to be rezoned to allow them to operate their pool hall. This pool hall is a good neighborhood place where nice people gather to have fun.

I believe the authorities should do their best to foster small, neighborhood businesses like Cactus Racks. Please support Cactus Racks' effort to obtain an Amusement License.

Thank you for your time.

Sincerely,  
David H Bastacky

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#); [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks Support Letter  
**Date:** Thursday, November 6, 2025 3:52:57 PM  
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2525 E. Arizona Biltmore Cir, Ste A-212  
Phoenix, AZ 85016  
Phone: 602-230-0600



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**From:** Diana Melendrez <ddesignsu247@gmail.com>

**Sent:** Friday, October 24, 2025 9:35 PM

**To:** Hannah Bleam <hannah@wmbattorneys.com>

**Subject:** Cactus Racks Support Letter

To Whom It May Concern,

Cactus Racks has made a significant and positive impact not only on my life but on the entire Cave Creek community. Having lived in Cave Creek for over 30 years, I can confidently say that there has never been an establishment quite like it.

Cactus Racks is a family-run, locally owned restaurant and billiards hall that welcomes guests of all ages. It provides a clean, safe, and community-focused environment — offering a wholesome alternative to the typical bar scene.

This establishment stands out as a rare venue that combines quality dining with a positive and family-friendly atmosphere for pool enthusiasts. It has become an exceptional place for league play, tournaments, and social gatherings, contributing greatly to the sense of community in North Phoenix.

My husband and I met over 10 years ago, and when we began dating, he introduced me to pool — a skill and pastime I have grown to love. It is rare to find a restaurant that combines great food, a welcoming atmosphere, and an opportunity to enjoy billiards in a truly family-friendly setting. I look forward to the day we can bring our children here to share the same experience.

The owners of Cactus Racks are genuine, community-oriented individuals who have created a space that brings people together in a safe and enjoyable way. In these uncertain times, it is places like this that help strengthen the bonds within our community. Closing Cactus Racks would be a tremendous loss for Cave Creek, depriving our town of one of its most cherished local gems.

Thank you for your time and consideration.

Warmest Regards,

Diana Melendrez

October 27, 2025

Withey Morris Baugh  
Attn: Hannah Bleam  
2525 E Arizona Biltmore Circle A-212  
Phoenix, AZ 85016

Dear Ms. Bleam,

I wanted to take a moment to express my support for Cactus Racks and its owners. This is not your typical seedy pool hall. It is a locally owned, family-friendly establishment where I feel completely comfortable bringing my teenage daughter and her friends. The owners are kind, hard working people who make everyone feel welcome from the moment they walk in. The restaurant is clean, the food is excellent, and the best of all, it is close to home in a safe neighborhood. As a single mother, that means a great deal to me.

In a time when kids are constantly on their phones or computers, Cactus Racks offers a refreshing alternative. It is a place where singles and families alike can enjoy dinner while watching a game, then spend quality time playing pool together. It's one of the few places I see my daughter and her friends truly engaging with each other - laughing, interacting and having fun, with their phones put away!

I live and work in the area, my daughter's school is here, our church is here, so we are deeply involved in the community. In the short time that Cactus Racks has been open down the street from our home, it has become a go-to spot for many of us. It is important to us that they remain part of the neighborhood. I have seen serious pool players, families with strollers, grandparents bonding with their grandchildren, young couples on dates, people of all ages and skill levels coming together in one welcoming space.

I grew up playing pool at home because there wasn't a safe, local place like Cactus Racks. My daughter learned how to play pool while on vacation, but until now, we have not had a safe, nearby venue to enjoy the game regularly. Cactus Rack fills that gap. It is not only a welcome addition to our neighborhood, it's a welcome change from the stereotypical pool halls found elsewhere.

Sincerely,  
Evelyn Simpson

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#)  
**Cc:** [Council District 2 PCC](#)  
**Subject:** FW: Support for Cactus Racks  
**Date:** Thursday, November 6, 2025 3:56:35 PM  
**Attachments:** [image001.png](#)  
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Please include in the case file.

Thank you,

Hannah Bleam, AICP  
Land Use Planner  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Cir, Ste A-212  
Phoenix, AZ 85016  
Phone: 602-230-0600



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**From:** Florence Bruemmer <Florence@bruemmerlaw.com>

**Sent:** Monday, October 27, 2025 12:18 PM

**To:** Hannah Bleam <hannah@wmbattorneys.com>

**Subject:** Support for Cactus Racks

I would like to offer my enthusiastic support for Cactus Racks. My husband likes to attend pool functions, and we believe the family that runs the restaurant and billiards hall offers a welcome place for families and friends to gather. As a longstanding resident and business owner in Phoenix, I have witnessed firsthand the positive impact this establishment has had, providing a safe and welcoming environment for families, friends, and individuals to enjoy the restaurant. Cactus Racks has demonstrated its commitment to the community by fostering a sense of camaraderie among patrons. Its owners took a business that failed and found a way to revitalize the community. In my view, the owners have shown a strong dedication to responsible business practices. Their staff is well-trained, and the management has implemented clear policies for safety and cleanliness. Allowing this restaurant to thrive would contribute to the economy by attracting more visitors and creating employment opportunities. It would allow the pool hall to host a wider variety of events, further solidifying its role as a cornerstone of the community. I wholeheartedly endorse the local family-owned restaurant and billiard hall. I am confident that the owners will continue to uphold the highest standards of responsibility and hospitality.

Sincerely,

Florence M. Bruemmer

Law Office of Florence M. Bruemmer, P.C.

42104 N. Venture Drive, Suite A122

Anthem, AZ 85086

Phone: 623.551.0380

Fax: 480.619.5004

E-Mail: [florence@bruemmerlaw.com](mailto:florence@bruemmerlaw.com)

[www.bruemmerlaw.com](http://www.bruemmerlaw.com) [bruemmerlaw.com]

Podcast: Bona Fide Legal Podcast available on soundcloud.com

Member - AZBAR, District Court of Arizona, 9th Circuit Court of Appeals, U.S. Supreme Court

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**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#); [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks  
**Date:** Thursday, November 6, 2025 3:54:24 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Land Use Planner  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Cir, Ste A-212  
Phoenix, AZ 85016  
Phone: 602-230-0600



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**From:** FRANK RESSA <fressa@cox.net>  
**Sent:** Sunday, October 26, 2025 12:34 PM  
**To:** Hannah Bleam <hannah@wmbattorneys.com>  
**Cc:** FRANK RESSA <fressa@cox.net>  
**Subject:** Cactus Racks

Hannah,

I would like to starts off by saying it has been a breath of fresh air to have such a wonderful establishment like Cactus Racks opened for business. It has been enlightening to meet up with friends and neighbors at the restaurant. Being from Chicago, the menu is reminiscent of the “beef” stands back home and is made with great quality products. The atmosphere also has a neighborhood feel and brings back memories of the fun we would have when going out and grabbing some dinner at the local “joint”. Cactus Racks has also provided us in meeting new people in which we have made it a regular place for us to meet. In closing, Cactus Racks, has been a great addition to the neighborhood and is enjoyed equally by family, friends, and neighbors alike.

Sincerely,

Frank & Suzy Ressa

[Sent from Yahoo Mail for iPhone \[mail.onelink.me\]](mailto:mail.onelink.me)

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#); [Council District 2 PCC](#)  
**Subject:** FW: Please Approve Cactus Racks, A Positive Community Space PCD Amendment Case Z-237-M-85-2  
**Date:** Thursday, November 6, 2025 3:41:34 PM  
**Attachments:** [image001.png](#)  
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**From:** Haley McElnea <haleymac3@outlook.com>  
**Sent:** Friday, October 24, 2025 8:26 AM  
**To:** Hannah Bleam <hannah@wmbattorneys.com>  
**Subject:** Please Approve Cactus Racks, A Positive Community Space

Dear Members of the City and Zoning Board,

I'm writing to share why Cactus Racks means so much to me and to our community. I've been coming to this location for nearly three years, even before it became Cactus Racks, and it's always been a place where I feel welcome, safe, and part of something positive.

This isn't a dive bar or a noisy hangout. It's a clean, family-run, community-focused restaurant and billiards hall where people come for the food, billiards, and the friendships. In fact, I met my husband here, and we've made many close friends through the leagues and tournaments. It's rare to find a place like this, somewhere you can relax, have a meal, and enjoy pool in a safe and respectful environment.

Since the new owners took over and turned it into Cactus Racks, they've made it even better. The space is cleaner, more welcoming, and more community-oriented than ever. I've never seen any issues there, no fights, no police calls, no out-of-control drinking. People come here because they love pool and good food, not trouble.

Cactus Racks truly adds value to North Phoenix. It gives people a positive place to gather, something that's becoming harder to find. I sincerely hope you'll approve their application and allow them to keep making a difference in our community.

Thank you for your time and consideration.

Warm regards,

Haley McElnea  
TNT Pilot Service, LLC  
Lead & Chase  
\$1M Insurance

602-354-0257

North Phoenix Resident / Regular Customer of Cactus Racks

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#); [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks PCD Amendment Case Z-237-M-85-2  
**Date:** Thursday, November 6, 2025 3:42:32 PM  
**Attachments:** [image001.png](#)  
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**From:** Jamie Chyr <chyrjamier@gmail.com>  
**Sent:** Friday, October 24, 2025 8:53 AM  
**To:** Hannah Bleam <hannah@wmbattorneys.com>  
**Subject:** Cactus Racks

Just writing a brief message about the new Cactus Racks established. The atmosphere is great, it's a clean well ran billiard/restaurant with great food and drinks. Very friendly staff and great group of patrons.

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#); [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks Restaurant  
**Date:** Thursday, November 6, 2025 3:51:27 PM  
**Attachments:** [image001.png](#)  
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Land Use Planner  
Withey Morris Baugh, PLC  
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**From:** Jennifer Diaz <jend283@gmail.com>  
**Sent:** Friday, October 24, 2025 3:27 PM  
**To:** Hannah Bleam <hannah@wmbattorneys.com>  
**Subject:** Cactus Racks Restaurant

To whom it may concern,

I am writing in support of Cactus Racks Restaurant. This is a restaurant that has opened in place of a previous that was unsuccessful in following compliance and mistreating their staff.

The new ownership and rebranding of Cactus Rack is completely the opposite. The new owners have put all their blood, sweat and tears into making the restaurant into a family friendly neighborhood place where community is above all else. The food is authentic to Chicago culture. The restaurant itself is clean, organized and well run. The management team is present and always has all hands on deck. The employees that's I've come into contact with are friendly and caring. They have raved about working in a place where they are respected. They support local schools and our little Tatum ranch community.

In regards to the pool leagues, it has become a place where a community has been built. All the players follow the guidelines and manager requests to keep alcohol in permitted areas. They rely on the restaurant for meals as they spend so much time between matches in the building. It's because of the pool league community that the restaurant has had such a great start. The food is good and safe to eat which is a huge improvement from the previous owner.

Lastly I'd like to say that we've needed a new place up in the tatum ranch community where families can come together in a safe space. Other pool places in the city are in sketchy neighborhoods. This area is a safe place and the community we've built has looked out for each other.

I will continue to support Cactus Racks and bring my family and friends here.

Thank you for you time.

Jennifer Diaz



**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#); [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks Support  
**Date:** Thursday, November 6, 2025 3:50:55 PM  
**Attachments:** [image001.png](#)  
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Withey Morris Baugh, PLC  
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Phoenix, AZ 85016  
Phone: 602-230-0600



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**From:** Jim Aanenson <jimaanenson@cox.net>  
**Sent:** Friday, October 24, 2025 12:05 PM  
**To:** Hannah Bleam <hannah@wmbattorneys.com>  
**Subject:** Cactus Racks Support

To Whom It May Concern,

I understand that there may be some opposition to the zoning approval of Cactus Racks in the city of Phoenix. I want to provide my support and input to Cactus Racks.

Since the new ownership took over, I frequent the restaurant and billiards hall at least once a week. The new ownership is local and family run. The changes and upgrades that have been made are excellent.

I play in an APA (American Pool Association - The Valley APA) sanctioned league there on Wednesdays. It is a fun place for league play and tournaments. The restaurant/food is also very good. I have seen a lot of local families dining at the restaurant when I come in for pool at 6:00 pm.

Again, I give my total support for Cactus Racks and hope that the zoning is approved by the city of Phoenix to continue this fine establishment. The new ownership is top notch.

Sincerely,  
Jim Aanenson

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#); [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks  
**Date:** Thursday, November 6, 2025 3:53:13 PM  
**Attachments:** [image001.png](#)  
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Withey Morris Baugh, PLC  
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Phoenix, AZ 85016  
Phone: 602-230-0600



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**From:** John Boss <john@pacpropsre.com>  
**Sent:** Saturday, October 25, 2025 10:47 AM  
**To:** Hannah Bleam <hannah@wmbattorneys.com>  
**Cc:** John Boss <john@pacpropsre.com>; Katie Boss <bosslady811@gmail.com>  
**Subject:** Cactus Racks

To whom it may concern,

I'm writing this letter on behalf of cactus racks in Cave Creek, Arizona. Tom, Lynn, and Sean have become friends and neighbors to the local community including myself. I live within 1 mile of the restaurant and go there multiple times every week.

It has become a valuable addition to the neighborhood giving a wonderful place to meet friends and family and also a spot that has become cherished to me and my children as we go there to shoot pool and spend valuable time together. I grew up in a fairly rough city and the local "pool hall" was not a place for children nor families. However, the cactus racks is the furthest from what I experienced growing up that you could imagine. If you've gained some sort of negative association with that term as I have, please visit and see that the Cactus Racks is the furthest you can be from anything negative or concerning, and is actually a place you and I would gladly send our kids and their friends to gather, have some great food, and learn a challenging, but rewarding game that will teach them valuable lessons and keep them out of trouble.

Cactus Racks is a clean, safe, family-oriented restaurant where you can proudly take your kids to watch a ball game, have a great meal, and shoot a game of pool or two. It is a great addition to the community and a professionally Managed restaurant. It would be a disservice to all the residents of Cave Creek and surrounding areas to not allow it to prosper as intended. I personally know many folks that come from up to 60 miles away to come and enjoy the food and competitive Pool Leagues that the cactus racks facilitates on a daily basis. Anyone that visits the establishment will leave with a smile and plans for their next visit.

I ask you on behalf of my family, my friends, the community, and myself to please move forward and approved the appropriate zoning so this restaurant will be able to succeed and serve the community for many years to come.

Thank you for your consideration and I look forward to seeing you at Cactus Racks.

**John Boss**

**4776 E Eden Dr  
Cave Creek, AZ 85331**  
Cell: 209.518.1463  
[john@pacpropsre.com](mailto:john@pacpropsre.com)

**CITY OF PHOENIX**

**NOV 06 2025**

**Planning & Development  
Department**

To whom it may concern,

Hello, my name is Jordyn, and I am 12 years old, I love shooting pool competitively.

I have been shooting pool since I was 7 years old. Cactus Racks is a good safe place for kids like me to enjoy practicing and playing in pool tournaments. I feel like the owners are always there and it makes me feel safe and protected. The food they offer for kids is great (chicken tenders and French fries), the desserts are homemade and good as well. They always make it feel like home, and they know you by name which makes it feel like family. I really would be sad if I was not able to come play pool and spend time hanging out with my dad, because it is the thing we do together. Please help keep Cactus Racks open.

Thank you,

Jordyn

**CITY OF PHOENIX****NOV 06 2025****Planning & Development  
Department**

October 24, 2025

To the Cave Creek Zoning Commission,

I am writing to express my full support for the proposed change in zoning for Cactus Racks to an entertainment venue. As a supporter of local businesses and a member of this community, I believe this change will not only benefit Cactus Racks, but will also enhance the cultural and social fabric of Cave Creek.

Cactus Racks is a family-owned restaurant and pool hall that has become a welcoming, family-friendly gathering place for local residents. Under its new ownership and management, the establishment has undergone a complete transformation. The food is outstanding, the atmosphere is warm and welcoming, and the staff consistently go above and beyond to provide an enjoyable experience for all ages.

It's important to emphasize that the current iteration of Cactus Racks bears no resemblance to its previous ownership. The improvements in food quality, customer service, and overall management are significant and deeply appreciated by the growing community of loyal patrons. The new team has demonstrated a clear commitment to excellence and community engagement.

Reclassifying Cactus Racks as an entertainment venue would allow it to continue serving not only as a quality local restaurant, but also as a vibrant hub for local connection and activity, via its 20+ high quality pool tables, and its hosting of local pool leagues several nights a week. This change would support continued local economic growth, provide more recreational options for residents, and reinforce Cave Creek's reputation as a town that values small businesses and community spirit.

I respectfully urge the commission to approve the proposed zoning change. Cactus Racks has already proven itself to be a responsible, community-oriented establishment, and I believe it will thrive even further with this opportunity.

Best Regards,

Kyle Dunlap  
602-663-8099

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#); [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks  
**Date:** Thursday, November 6, 2025 3:52:02 PM  
**Attachments:** [image001.png](#)  
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Land Use Planner  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Cir, Ste A-212  
Phoenix, AZ 85016  
Phone: 602-230-0600



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**From:** Lisa Horan <lehoran2015@gmail.com>  
**Sent:** Friday, October 24, 2025 5:12 PM  
**To:** Hannah Bleam <hannah@wmbattorneys.com>  
**Subject:** Cactus Racks

Hi,

My name is Lisa Horan,

I am a patron and also a very close neighbor, I live a couple of streets away. I consider Cactus Racks a huge benefit to our community on multiple levels. It increases tax revenue, welcomes neighbors to a fun and family oriented atmosphere, and greatly enhances Tuscany Village. It's been kind of a dud and vacancies are an eyesore. Good food, good times, good people, that's what these folks represent. I've lived in the area for 28

+ years, this is the best thing that has happened to the area.

Please consider, these are good and honest people with a great business model.

Safe, Fun, Friendly, a real asset to Tatum Ranch and Cave Creek!

Sincerely,

Lisa Horan & Holly Petersen

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#); [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks  
**Date:** Thursday, November 6, 2025 3:51:53 PM  
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**From:** Lisa Smith <5lpsmith61@gmail.com>  
**Sent:** Friday, October 24, 2025 4:08 PM  
**To:** Hannah Bleam <hannah@wmbattorneys.com>  
**Subject:** Cactus Racks

I would like to add my support for the pool hall at Cactus Racks. It is a family environment with great food.

Lisa Smith

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#); [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks  
**Date:** Thursday, November 6, 2025 3:54:33 PM  
**Attachments:** [image001.png](#)  
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**From:** livermorelucy@gmail.com <livermorelucy@gmail.com>

**Sent:** Friday, October 24, 2025 8:00 PM

**To:** Hannah Bleam <hannah@wmbattorneys.com>

**Subject:** Cactus Racks

I just learned the City of Phoenix is saying the following about Cactus Rack: "The neighborhood doesn't want a pool hall here." I will try to attend the public meeting on Monday, but in case I don't make it I want to let you know my husband & I, my daughter, son-in-law and granddaughter find Cactus Jacks to be a welcome addition to the neighborhood. Our neighborhood needs more family friendly restaurants. This is not a backroom, sleazy pool hall where thugs hang out! It's a family environment. Playing pool with our granddaughter was a nice diversion while waiting for our food and after eating. So much better than having her bored and on her phone!

There are very few restaurants and even fewer places for fun activities within several miles of their location. The food is fresh and tasty. And I'd rather kids, especially teenagers, have a place like this to eat and hang out with their family rather than places where they are more likely to get into trouble.

We do not know the owners personally – we only met some of them at dinner last week. They seem genuinely interested in creating a family friendly environment where all types of people will feel welcome. They are community minded and raffle off different items and donate the proceeds to the local high school special education department. I don't know who is telling the City "The neighborhood doesn't want a pool hall here." But this is exactly the kind of small, community minded business we want in our community!

Lucy Livermore  
6318 E. Desert Forest Trail  
602-619-5807

**CITY OF PHOENIX**

**NOV 06 2025**

**Planning & Development  
Department**

October 24, 2025

To Whom It May Concern,

This letter is regarding Cactus Racks. We eat there often and bring our grandchildren. It is a clean place, the food is always delicious, and the staff is warm and very family oriented. The people who own this place are all family. It is warm and comfortable and our grandchildren are comfortable and safe.

We think nothing of bringing other family members here.

Thank you for your time and attention.

Sincerely,

Marcia and Mitch Nicolaisen

602-321-5798

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#); [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks  
**Date:** Thursday, November 6, 2025 3:54:26 PM

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Good afternoon,

Please find a support letter in the email below for the PCD Amendment Case Z-237-M-85-2. Please include in the case file.

Thank you,

Hannah Bleam, AICP  
Land Use Planner  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Cir, Ste A-212  
Phoenix, AZ 85016  
Phone: 602-230-0600

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-----Original Message-----

From: michael bellet <[mbellet1011@gmail.com](mailto:mbellet1011@gmail.com)>  
Sent: Sunday, October 26, 2025 12:55 PM  
To: Hannah Bleam <[hannah@wmbattorneys.com](mailto:hannah@wmbattorneys.com)>

Subject: Cactus Racks

Attention: Hannah Bleam  
From: Michael Bellet  
Date: 10/26/25  
Re: Cactus Racks

I am the captain of a 9 Ball team that plays at Cactus Racks on Thursday nights. I also play here on an 8 Ball team on Tuesday nights.

I have been playing at this location for the last 3 years while it was known as Phat Turtle BBQ. Since Lynn, Tom and Shawn have taken over they have made dramatic improvements to what the previous owner had done.

The restaurant is much cleaner and a much more friendly environment to bring friends and family. Cactus Racks is now as much a restaurant as it is a place to shoot pool.

I know that some people might think a pool hall has a negative image, but not here. The food is now much better than before and I am sure many people will come here just to eat and not even shoot pool.

If the city approves the zoning variance requested, I am sure this establishment will become even more desirable.

Thanks in advance for reading my letter and I hope the new owners will be given the opportunity to show the community what can be done with this restaurant.

Sincerely,

Michael Bellet  
Captain of 9 Ball team "Bring It On"

Sent from my iPad  
Michael Bellet

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#); [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks  
**Date:** Thursday, November 6, 2025 3:55:51 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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---

**From:** TamminMike Ridder <tamminmike@gmail.com>

**Sent:** Monday, October 27, 2025 9:04 AM

**To:** Hannah Bleam <hannah@wmbattorneys.com>

**Subject:** Cactus Racks

To Whom it may concern,

Tom, Lynn, and Shawn are amazing people who have more than stepped up to help us continue having a place for our community to gather and play pool with our family and friends. Where we feel safe, we can have a nice meal together, in a clean and friendly place.

It is nice to have a family owned business that offers a restaurant and pool hall that we can bring our family too, it is nice to be able to have a drink if we choose, unlike a bar scene that is all about the alcohol, Cactus Racks is focused on bringing the community together to enjoy a good meal and play pool in a league, tournament, or family day out setting.

Cactus Racks is a good thing for Cave Creek family owned, family driven, family atmosphere please help us to keep this business in our community.

Sincerely,

Mike & Tammi Ridder

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#); [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks  
**Date:** Thursday, November 6, 2025 3:51:44 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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**From:** NORMAN REYNOLDS <normanreynolds@cox.net>

**Sent:** Friday, October 24, 2025 3:32 PM

**To:** Hannah Bleam <hannah@wmbattorneys.com>

**Subject:** Cactus Racks

To whom it may concern,

I am writing to express my support for this important establishment in our community.

I have lived in this area for over twenty years and have seen this business space occupied by pizza, breakfast and bbq outfits.

I casually took up playing pool about two years ago at the urging of some neighbors, playing at a friend's house maybe once a week.

I was introduced to league pool soon after and before I knew it, I was visiting this location several times a week. Although I felt the previous owner severely mis-managed his business, I found his patrons to be a wonderful mixture of cultural diversity and truly enjoyable company. The comraderies built over that short period of time have truly enriched my life and I anticipate lasting friendships for the foreseeable future.

The new owners are a blessing, not only to this establishment, but also to their patrons and the community. Under the previous ownership I would avoid eating there because I felt the place just wasn't clean. When I witnessed what the new owners were tasked with cleaning up, I was truly amazed. But their commitment to putting in the time, effort and money to "do it right" was incredibly encouraging. This is now a family-owned business that is committed to quality, service and the community. I find myself now eating there at least twice a week and the food is amazing. The Chicago themed menu brings a cuisine lacking in the area and has obvious synergies with our transient population and tourism industries.

As stated earlier, I have lived in this area for over twenty years and regularly visit many establishments in the vicinity. None brings the number of benefits that this particular establishment does to the community. These are not folks I might recognize in passing or start up casual talk while waiting for service, these are 25+ people I know by name, know personal details about and would help out at the drop of a hat. Where else could someone build that many and those types of relationships in such a short time?

It would be a tragedy to our community to lose this establishment and the benefits it brings.

Sincerely,

Norman Reynolds

5016 East Barwick Drive  
Cave Creek AZ 85331  
480-473-7428

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#); [Council District 2 PCC](#)  
**Subject:** FW: Support zoning approval for Cactus Racks  
**Date:** Thursday, November 6, 2025 3:53:01 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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**From:** Vidhyalakshmi Kannan <srk4u1982@gmail.com>

**Sent:** Friday, October 24, 2025 10:44 PM

**To:** Hannah Bleam <hannah@wmbattorneys.com>

**Subject:** Support zoning approval for Cactus Racks

Hi Hannah,

Below is my email supporting zoning approval request for cactus racks. Please let me know if any additional details are needed. Happy to help.

**As a local resident and active member of our community, I wanted to take a moment to express my strong support for the zoning approval of Cactus Racks, the proposed pool bar and restaurant.**

**Cactus Racks is designed to be a clean, family-friendly, and well-managed space where people can relax, have a good meal, and enjoy time together. It is a restaurant and pool hall that offers something for everyone, from casual diners to families looking for a fun night out.**

**Our community could really benefit from a place like this. It would give residents a local spot to meet friends, support local jobs, and host gatherings in a safe and welcoming environment. It's refreshing to see a business focused on combining entertainment with a sense of community rather than just nightlife.**

**I'm confident that with the owners' emphasis on cleanliness, responsible service, and family inclusion, Cactus Racks will reflect positively on our neighborhood and become a place we can all be proud of.**

**Thank you for your time and consideration.**

**Sincerely,**  
**Rameshkumar Sivaprakasam**

Dear Hannah Bleam,

I am writing to you on behalf of Cactus Racks.

I have been shooting pool for over 20 years, and I have always looked for places to shoot out of that have a warm friendly family vibe. I have shot in some shady places, and I do not feel comfortable in those environments. With that said Cactus Racks is a place where the family can come and enjoy playing pool, watching a football game on tv and have a great lunch or dinner. Both my wife and my daughter, who is 12, love shooting pool. My daughter finished 2<sup>nd</sup> in the Arizona Juniors Open and comes to Cactus Racks to practice and play against other players that are much older than her. Everyone that she practices with is friendly, warm and welcoming, and as a father that makes me happy that I do not have to worry about something happening to her. She feels safe and knows that everyone in the pool hall would protect her and look out for her.

There is not a lot to do in the Northeast Cave Creek area except golfing or visiting other bars for food and drinks. There are no movie theaters, bowling alleys, or entertaining things to do if you do not want to travel far. That is why the pool hall is so important to kids and families. The owners make sure to keep the place clean, safe, and always do things with the community in focus. Most pool halls are not successful, but with an attached restaurant that serves good food, it makes this a rare venue in Arizona for the whole family to come out to.

As a business owner myself, Northeast Phoenix APA, is a pool league that uses these types of venues to operate weekly league nights, and we use it to run our tournaments. APA is the world's largest amateur pool league, and we partner with venues to help them make money and to give our players a fun, safe, place to play and eat. Our players love coming to a warm, clean place to play in pool leagues, where the owners are willing to listen to the people's suggestions and make it feel like it truly is a partnership. We have watched and seen this league grow more every session, with whole families joining for something to do, and it is a way to meet other people. We have seen people become best friends who have just met a few months ago, we have seen others meet someone new and become dating partners, and we have seen people meet and get married. All this happens from being able to get out and enjoy an evening of good food, good people, and have some competition in shooting pool that is not that far to drive to in the community.

Thank you for listening and please help keep something open for my daughter and other kids, parents, grandparents, aunts, uncles, league players and friends to have a fun safe place to go and do something that they enjoy doing.

Northeast Phoenix APA

Richard and Kristen Randell

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#); [Council District 2 PCC](#)  
**Subject:** FW: Cactus racks  
**Date:** Thursday, November 6, 2025 3:54:10 PM

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Thank you,

Hannah Bleam, AICP  
Land Use Planner  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Cir, Ste A-212  
Phoenix, AZ 85016  
Phone: 602-230-0600

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-----Original Message-----

From: ROBERT MELILLO <[aces1968@verizon.net](mailto:aces1968@verizon.net)>  
Sent: Sunday, October 26, 2025 8:35 AM  
To: Hannah Bleam <[hannah@wmbattorneys.com](mailto:hannah@wmbattorneys.com)>

Subject: Cactus racks

Good afternoon,

I would like to express my opinion regarding the restaurant and billiards hall at Cactus Racks. This facility is in close proximity to my residence and I frequently dine and play billiards there with my friends and family. We love the atmosphere that the new owners have instilled and always feel welcome when visiting the establishment. The owners are always friendly and appreciate our patronage. The restaurant is clean and well kept compared to the previous owners and I enjoy eating off the new menu.

The people that we've met there over the last couple of years have become family. It's always nice walking into the billiards hall and seeing so many friendly faces. This establishment has also become a cornerstone for my billiards play. I've been playing league there on Tuesday evenings for roughly two years and also play once a month on Sundays.

We fully support cactus racks and hope that it can continue to be a bright spot in the community.

Thank you,

Robert Melillo

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#); [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks  
**Date:** Thursday, November 6, 2025 3:51:19 PM  
**Attachments:** [image001.png](#)  
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**From:** Ron Sirard <ronsirard@gmail.com>  
**Sent:** Friday, October 24, 2025 1:51 PM  
**To:** Hannah Bleam <hannah@wmbattorneys.com>  
**Subject:** Cactus Racks

Dear Hannah,

I am writing to express my strong support for Cactus Racks, a truly special, family-run restaurant and billiards hall that has become an important part of our North Phoenix community.

Cactus Racks offers something rare — a clean, safe, and welcoming environment where people of all ages can gather to enjoy good food, friendly competition, and a positive social atmosphere. It's not a bar scene; it's a community space where families, friends, and league players come together with respect and camaraderie.

Beyond the pool tables, the restaurant itself is outstanding. The food is fresh and thoughtfully made, and the staff always treats customers like family. It's clear that the owners take great pride in creating a space that reflects care, inclusivity, and a true neighborhood spirit.

In a time when so many local venues struggle, Cactus Racks stands out as a shining example of what a locally owned, community-minded business can be. It brings people together, provides healthy recreational opportunities, and adds lasting value to the North Phoenix area.

I sincerely hope the City and zoning board recognize the importance of supporting this local gem and approve its continued operation. Cactus

Racks truly matters — to me, and to our whole community.

Sincerely,

Ronald Sirard  
VP Chase Bank

Sent from my iPhone

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#); [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks  
**Date:** Thursday, November 6, 2025 3:53:18 PM

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-----Original Message-----

From: Sandra Gillian <[sandrawgilligan@gmail.com](mailto:sandrawgilligan@gmail.com)>  
Sent: Saturday, October 25, 2025 11:46 AM  
To: Hannah Bleam <[hannah@wmbattorneys.com](mailto:hannah@wmbattorneys.com)>

Subject: Cactus Racks

To Whom it may Concern

I am sending this as my support for the billiards establishment at Desert Willow and Cave Creek, Cactus Racks. My daughter and I have fined 3 times since their opening and find the pool tables and players to be an exciting add to our neighborhood. This is a family friendly location. Our area needs entertainment that is safe, fun, and affordable. Please provide zoning approval for the pool playing customers. This is a great add to our community. And when parents are playing pool, this creates youth employment via babysitting.i can not attend the City zoning meeting due to prior commitment, but wanted my views to be shared. Please allow pool to be played in this location Sandra Gilligan Rancho Tierra Dr Sent from my iPhone

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#); [Council District 2 PCC](#)  
**Subject:** FW: Local Realtor in Support of Cactus Racks  
**Date:** Thursday, November 6, 2025 3:43:52 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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**From:** Shannon Nicole <shansellsaz@gmail.com>  
**Sent:** Friday, October 24, 2025 11:01 AM  
**To:** Hannah Bleam <hannah@wmbattorneys.com>  
**Subject:** Local Realtor in Support of Cactus Racks

Dear Ms. Bleam,

I am writing to express my full support for Cactus Racks and the owners' right to continue operating their business at its current location.

Cactus Racks has quickly become a positive and family-friendly gathering place for the community. The establishment offers great food, a safe environment, and a welcoming atmosphere enjoyed by a wide range of patrons—including families, seniors, and local pool-league participants. It has provided a much-needed social space for people of all ages to come together and enjoy good company in a respectful setting.

The recent effort by the City of Phoenix to shut down Cactus Racks under the claim that “the neighborhood doesn’t want a pool hall” does not reflect the sentiments of many of us who live nearby and frequent the business. On the contrary, the owners have demonstrated genuine care for their patrons and the neighborhood, creating a clean, enjoyable, and community-oriented venue.

I strongly urge the city to allow Cactus Racks to continue operating and serving the community as it has done so responsibly and respectfully.

Thank you for your time and for advocating on behalf of this local business and its patrons.

Sincerely,

Shannon Nicole

[ShanSellsAZ@gmail.com](mailto:ShanSellsAZ@gmail.com)

602.696.4821

Sent from my iPhone

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#); [Council District 2 PCC](#)  
**Subject:** FW: Support for Cactus Racks  
**Date:** Thursday, November 6, 2025 3:53:05 PM

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-----Original Message-----

From: Stacy Holland <[stacyervin@sbcglobal.net](mailto:stacyervin@sbcglobal.net)>  
Sent: Saturday, October 25, 2025 7:26 AM  
To: Hannah Bleam <[hannah@wmbattorneys.com](mailto:hannah@wmbattorneys.com)>

Subject: Support for Cactus Racks

Good morning,

I have just learned of the petitions against cactus racks, but I am here to show my support for this business. I believe Cave Creek definitely needs this sort of business at that area for the thousands of homes that surrounded. It is a wonderful meeting place for friends and fulfills a purpose that meets many needs.

Thank you for your defense of this business.

Sincerely,  
Stacy Holland  
Cave Creek Resident  
Sent from my iPhone  
Please excuse the typos!

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#); [Council District 2 PCC](#)  
**Subject:** FW: Support for Cactus Racks  
**Date:** Thursday, November 6, 2025 3:56:07 PM  
**Attachments:** [109\\_sm\\_fb\\_b5693847-6202-468e-8611-1904692021dd.png](#)  
[109\\_sm\\_twitter\\_62e5d818-6e75-4b9c-a229-a13e01e8f77d.png](#)  
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**From:** Terry Camp <cca2@gruber.com>  
**Sent:** Monday, October 27, 2025 9:04 AM  
**To:** Hannah Bleam <hannah@wmbattorneys.com>  
**Subject:** Support for Cactus Racks

To Whom it may concern,

I am writing to express my strong support for Cactus Racks and its positive impact on the local community.

Under the leadership of Shawn, Lynn, and Tom, Cactus Racks has made significant strides in transforming the venue into a welcoming, family-friendly environment. Their efforts to rebrand and distance the establishment from its previous identity as Phat Turtle are commendable and clearly focused on fostering a safe and enjoyable space for all visitors.

Their vision for the venue includes creating one of the premier locations in the Valley for pool enthusiasts, and they consistently demonstrate openness to feedback and a genuine commitment to community engagement. They are transparent about their plans and actively seek input to ensure the space meets the needs of their patrons.

Denying their applications for zoning and amusement licensing would be a missed opportunity to support a business that is working diligently to enhance the neighborhood. I believe that allowing them to proceed will result in a vibrant, inclusive venue that benefits the entire community.

Thank you for your time and consideration.

Warm regards,  
Terry Camp II



## Terry Camp

Account Executive | Gruber Communications

**t:** 602-863-2655x230

**f:** 602-257-4313

**e:** [ca2@gruber.com](mailto:ca2@gruber.com)

21439 N 2nd Ave,  
Phoenix, AZ, 85027, USA

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October 27<sup>th</sup>, 2025

To the City of Phoenix Zoning Board:

We are writing this letter in support of Cactus Racks located at 30845 N Cave Creek Rd, Suite 107 and the owners Shaw Manning, Lynn Prehm, and Tom Prehem.

My wife Deborah and I grew up in Chicago and Arizona has been our home for the past 20 years. We are thrilled to learn that Cactus Racks is combining our Chicago food favorites with a lifelong passion of billiards. We are family of billiard enthusiasts with 4-children (3-college graduates and a 4th student ready to get started).

Shawn, Lynn, and Tom also have their own families. Their vision is focused on togetherness in the community. They have invested a lot of time and money to clean up the old Phat Turtle and not only do they deserve approval, but they also deserve everyone's praise.

We all have become family there while they have been pursuing a community approved environment that meets and exceeds Cave Creek's expectations. They have collectively made impressive changes, and we are all grateful for their tenacity to bring this to life. We have met dozens of business owners and families that are ready to enjoy the Chicago themed restaurant and play billiards while eating and drinking freely without limitations.

Thank you in advance for allowing Cactus Racks to become a reality in our beautiful Cave Creek community!

Very sincerely,

Todd Rowitz, Deborah Rowitz, Dana Rowitz, Tya Rowitz, Emmy Rowitz, Bill & Billy



**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano; Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks - Tatum Ranch  
**Date:** Thursday, November 6, 2025 3:56:58 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Good afternoon,

Please find a support letter in the email below for the PCD Amendment Case Z-237-M-85-2.  
Please include in the case file.

Thank you,

Hannah Bleam, AICP  
Land Use Planner  
Withey Morris Baugh, PLC  
2525 E. Arizona Biltmore Cir, Ste A-212  
Phoenix, AZ 85016  
Phone: 602-230-0600



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**From:** NORMAN REYNOLDS <normanreynolds@cox.net>

**Sent:** Monday, October 27, 2025 3:57 PM

**To:** Hannah Bleam <hannah@wmbattorneys.com>

**Subject:** Cactus Racks - Tatum Ranch

I endorse Cactus Racks restaurant and billiards hall. As a long-time resident of the neighborhood, I appreciate the friendly staff and welcoming atmosphere, whether dining alone or with a group. The billiards hall is a great alternative to golf, offering a space for recreation and community. I'm happy to vouch for the owners and answer any questions. Please allow us to continue to support a local business and keep this valuable local business open.

Sincerely,

Tricia Reynolds

5016 E. Barwick Drive

Cave Creek, AZ 85331

**From:** [Hannah Bleam](#)  
**To:** [Adrian G Zambrano](#); [Council District 2 PCC](#)  
**Subject:** FW: Cactus Racks Support Letter  
**Date:** Thursday, November 6, 2025 3:54:34 PM  
**Attachments:** [image001.png](#)  
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Phoenix, AZ 85016  
Phone: 602-230-0600



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**From:** Tyler Tyrluk <tylertyrluk@gmail.com>  
**Sent:** Friday, October 24, 2025 7:47 PM  
**To:** Hannah Bleam <hannah@wmbattorneys.com>  
**Subject:** Cactus Racks Support Letter

Dear Members of the Planning and Zoning Board,

I am writing to express my full support for the proposed zoning approval for Cactus Racks, a family friendly restaurant and billiards venue planned for 30845 N Cave Creek Rd, Suite 107.

As a 20 plus year Resident of Cave Creek, I believe this establishment will be a valuable addition to our community. The concept of a clean, well-managed, family-friendly restaurant and billiards venue offers a safe recreational option for people of all ages. It promotes positive social interaction, provides wholesome entertainment, and creates an alternative to nightlife settings that primarily serve alcohol.

The owners of Cactus Racks have demonstrated a commitment to maintaining a family-friendly atmosphere by implementing measures such as:

- Providing food and non-alcoholic beverages
- Ensuring a well-lit, safe, and secure environment
- Hosting youth leagues, family nights, and community events

In addition to offering a fun, inclusive environment, this business will bring local jobs, support other nearby businesses, and contribute to our city's economic vitality.

I respectfully urge the Board to approve the requested zoning change or permit for Cactus Racks, as it aligns with our community's goals for safe, family-friendly entertainment and responsible economic growth.

Thank you for your time and consideration.

Sincerely,

Tyler Tyrluk