



MEETING OF THE CITY COUNCIL
CITY OF UNIVERSITY CITY
CITY HALL, Fifth Floor
6801 Delmar Blvd., University City, Missouri 63130
Monday, January 8, 2024
6:30 p.m.

AGENDA

A. MEETING CALLED TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. PROCLAMATIONS (Acknowledgement)

none

E. APPROVAL OF MINUTES

1. December 11, 2023 Study Session Minutes
2. December 11, 2023 Meeting Minutes
3. December 20, 2023 Special Meeting Minutes

F. APPOINTMENTS to BOARDS AND COMMISSIONS

none

G. SWEARING IN TO BOARDS AND COMMISSIONS

1. Dennis Hoppe was sworn in to the Library Board on December 19, 2023 in the Clerk's office.

H. CITIZEN PARTICIPATION (Total of 15 minutes allowed)

***Request to Address the Council Forms are located on the ledge just inside the entrance.
Please complete and place the form in the basket at the front of the room.***

*The public may also submit written comments must be received **no later than 12:00 p.m. the day of the meeting.** Comments may be sent via email to: councilcomments@ucitymo.org, or mailed to the City Hall – 6801 Delmar Blvd. – Attention City Clerk. Such comments will be provided to City Council prior to the meeting. Comments will be made a part of the official record and made accessible to the public online following the meeting. Please note, when submitting your comments, a **name and address must be provided.** Please also not if your comment is on an agenda or non-agenda item. If a name and address are not provided, the provided comment will not be recorded in the official record.*

I. COUNCIL COMMENTS

J. PUBLIC HEARINGS

1. TXT 23-04: Public Hearing for a Zoning Ordinance text amendment to amend sections 400.760, 400.780, 400.1190, and 400.2130 in the zoning code.
2. REZ 23-02: Public Hearing for a Map Amendment from Core Commercial (CC) to Planned Development - Mixed-Use (PD-M) for properties located at 6630, 6640, 6650, 6654 Delmar Boulevard.
3. Liquor License – First Watch Restaurants – 8658 Olive Blvd.

K. CONSENT AGENDA (1 voice vote required)

1. Liquor License – First Watch Restaurants – 8658 Olive Blvd.
2. Westgate -STP-5402(616), Construction Agreement
3. Annual Tree Trimming Project - PR24-04

L. CITY MANAGER'S REPORT – (voice vote on each item as needed)

1. SDG Housing Partners - Parkview Place Apartments
2. Comprehensive Plan Acceptance and Approval (with amendments)
3. University Hills Neighborhood Improvement District (NID)

M. UNFINISHED BUSINESS (2nd and 3rd readings – roll call vote required)

1. **BILL 9532** - AN ORDINANCE AMENDING ZONING CODE SECTIONS 400.760.D, 400.780.E, 400.1190.B AND 400.2130 OF THE UNIVERSITY CITY MUNICIPAL CODE, RELATING OR APPLICABLE TO PLANNED DEVELOPMENTS, BY ADDING PROVISIONS ON MINIMUM OFF-STREET PARKING AND LOADING SPACES IN ALL PLANNED DEVELOPMENT DISTRICTS ("PD"), AND PROVISIONS ON FLOOR AREA RATIOS, MINIMUM PERIMETER BUFFER AREAS AND SETBACKS AND SCREENING IN PLANNED DEVELOPMENT - MIXED USE DISTRICTS ("PD-M")
2. **BILL 9533** - AN ORDINANCE AMENDING SECTION 400.070 OF THE UNIVERSITY CITY MUNICIPAL CODE, RELATING TO THE OFFICIAL ZONING MAP, BY AMENDING SAID MAP SO AS TO CHANGE THE CLASSIFICATION OF PROPERTY AT 6630-6654 DELMAR BOULEVARD FROM CORE COMMERCIAL DISTRICT ("CC") TO PLANNED DEVELOPMENT - MIXED USE DISTRICT ("PD-M").
3. **BILL 9534** - AN ORDINANCE APPROVING A FINAL PLAT FOR A MAJOR SUBDIVISION OF A TRACT OF LAND TO BE KNOWN AS "LOCAL UNIVERSITY CITY."

N. NEW BUSINESS

Resolutions (voice vote required)

Resolutions

1. **Resolution 2024-01** – Preliminary Plan Approval – Adoption of a Resolution to approve the Preliminary Development Plan for Local University City, also known as the Subtext Development.

Bills (Introduction and 1st reading - no vote required)

2. **BILL 9535** – AN ORDINANCE AMENDING ZONING CODE SECTION 400.1260 OF THE UNIVERSITY CITY MUNICIPAL CODE, RELATING TO FENCE MATERIALS, BY ADDING PROVISIONS PROHIBITING TARP FENCES IN RESIDENTIAL AND PUBLIC ACTIVITY IN RESIDENTIAL AND PUBLIC ACTIVITY ("PA") ZONING DISTRICTS.

O. COUNCIL REPORTS/BUSINESS

1. Boards and Commission appointments needed
2. Council liaison reports on Boards and Commissions
3. Boards, Commissions and Task Force minutes
4. Other Discussions/Business

P. CITIZEN PARTICIPATION (continued if needed)

Q. COUNCIL COMMENTS

R. EXECUTIVE SESSION (roll call vote required)

Motion to go into a Closed Session according to Missouri Revised Statutes 610.021 (1) Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives or attorneys.

S. ADJOURNMENT

The public may also observe via:

Live Stream via YouTube:

https://www.youtube.com/channel/UCyN1EJ_-Q22918E9EZimWoQ

Posted January 5, 2024