



Agenda
Housing, Urban Development & Zoning Committee Meeting
Regular Meeting
St. Louis Board of Aldermen
Tuesday, June 3, 2025 - 11:00 AM
Kennedy Room

President Megan Green
Alderwoman Shameem Clark-Hubbard, Chair
Alderwoman Alisha Sonnier, Vice Chair
Committee Members:
Alderwoman Anne Schweitzer
Alderman Shane Cohn
Alderwoman Laura Keys
Alderman Michael Browning
Alderman Rasheen Aldridge

Order of Business

I. Call to Order

II. Roll Call

III. Approval of Minutes

Minutes of the Tuesday, May 27, 2025, committee meeting.

IV. Board Bills for Review

(The committee will discuss and take public comment on the following)

Discussion Item Number 1

Board Bill Number 2

Introduced by Alderman Shane Cohn

Discussion Item Number 1 Board Bill Number 2 Introduced by Alderman Shane Cohn An Ordinance recommended by the Planning Commission on March 12, 2025, to change the zoning of property as indicated on the District Map, from the "F" Neighborhood Commercial District to the "A" Single-Family Dwelling District, in City Block 2731 (4535 S. Grand Blvd.), so as to include the described parcel of land in City Block 2731; and containing an emergency clause.

V. Resolutions for Review

None

VI. Committee Discussions

None

VII. Acknowledgment of Any Written Testimony

VIII. Announcements

IX. Excused Members

X. Adjournment



**Minutes
Housing, Urban Development & Zoning Committee
Special Board Meeting
Tuesday, May 27, 2025
1:00 PM
Kennedy Room**

I. Call to Order

The Chair called the meeting to order at 1:00 p.m.

II. Roll Call

The Chair directed the Associate Clerk to call the roll, and the following members answered to their names: Mr. Cohn, Ms. Schweitzer, Ms. Keys, Ms. Sonnier, Michael Browning, and Mr. Aldridge. **7 members were present. A quorum was established.**

III. Approval of Minutes

None

IV. Board Bills for Review

The committee will discuss and take public comments on the following.

Discussion Item Number 1

Board Bill Number 23

Introduced by Alderman Rasheen Aldridge

Cosponsors: President Megan Green

An ordinance revising Ordinance Number 71840, which established the Impacted Tenants Fund; amending Section One to update tenant eligibility criteria; and authorizing the use of fund monies for administrative costs.

The chair recognized Mr. Aldridge on Board Bill Number 23.

Mr. Aldridge provided an overview of Board Bill Number 23 and explained the funding sources. He also mentioned that a representative from the Mayor's Office was present to offer additional information and answer any questions.

Casey Millburg, Policy Director of Mayor Spencer's Office, elaborated on Board Bill Number 23 and described the immediate benefits it would provide to those affected by the recent storm.

After no further discussion, the Chair opened the discussion up to members of the committee for questions and comments.

The committee asked questions and made suggestions.

Ms. Sonnier moved to have Board Bill Number 23 En Banc.

Seconded by Ms. Schweitzer.

The Chair directed the Associate Clerk to call the roll on the motion to En Banc Board Bill Number 23. The following voted Aye: Mr. Cohn, Ms. Schweitzer, Ms. Keys, Ms. Sonnier, Mr. Browning, Mr. Aldridge, and Ms. Clark-Hubbard.

The following voted No: None

The following abstained: None

The following were present but did not vote: None

A total of Yes 7, No 0, Abstained 0 were cast. The motion passed

After no further discussion, the chair opened the committee hearing to the public.

In Support

- 1. Mya Petty**
- 2. Alecia Hoyt**
- 3. Kristian Blackmon**
- 4. Marcel Hagens**

After no further comments from the public, the chair recognized Mr. Aldridge to close.

Mr. Aldridge asked for a Do Pass recommendation on Board Bill Number 23.

The Chair stated they would entertain a motion to pass Board Bill Number 23 out of committee with a Do Pass Recommendation.

Ms. Sonnier moved to pass Board Bill Number 23 out of committee with a Do Pass Recommendation.

Seconded by Ms. Keys.

Ms. Schweitzer requested previous roll

Hearing no objection to the request for previous roll, the Chair stated Board Bill Number 23 has passed out of committee with a Do Pass Recommendation.

The Associate Clerk recorded the following votes from previous roll: The following voted Aye: Mr. Cohn, Ms. Schweitzer, Ms. Keys, Ms. Sonnier, Mr. Browning, Mr. Aldridge, and Ms. Clark-Hubbard.

The following voted No: None

The following abstained: None

The following were present but did not vote: None

A total of Yes 7, No 0, Abstained 0 were cast. The motion passed

Discussion Item Number 2

Board Bill Number 24

Introduced by Alderwoman Pamela Boyd

An Ordinance adopting the provisions of Section 137.082, RSMo., providing residential property owners whose homes are severely damaged or destroyed by the natural disasters with a pro rata reduction in property tax assessment, and adopting the other assessment provisions of Section 137.082, RSMo. pertaining to newly constructed property, and containing a severability clause an emergency clause.

The chair recognized Ms. Boyd on Board Bill Number 24.

Ms. Boyd provided an overview of Board Bill Number 24. She also mentioned that a representative from the Assessor's Office will provide additional information and answer any questions.

Shawn Ordway, Deputy Assessor, provided an explanation of how this Board Bill will offer immediate benefits to those affected by the recent storm.

After no further discussion, the Chair opened the discussion to members of the committee for questions and comments.

The committee asked questions and made suggestions.

Ms. Keys moved to have Board Bill Number 24 En Banc.

Seconded by Ms. Sonnier

Ms. Schweitzer requested previous roll

Hearing no objection to the request for previous roll, the Chair stated Board Bill Number 24 has been En Banc

The Associate Clerk recorded the following votes from previous roll: The following voted Aye: Mr. Cohn, Ms. Schweitzer, Ms. Keys, Ms. Sonnier, Mr. Browning, Mr. Aldridge, and Ms. Clark-Hubbard.

The following voted No: None

The following abstained: None

The following were present but did not vote: None

A total of Yes 7, No 0, Abstained 0 were cast. The motion passed

After no further discussion, the chair opened the committee hearing to the public.

Not Determined/Undecided

1. Jina Cramer

After no further comments from the public, the chair recognized Ms. Boyd to close.

Ms. Boyd asked for a Do Pass recommendation on Board Bill Number 24.

The Chair stated they would entertain a motion to pass Board Bill Number 24 out of committee with a Do Pass Recommendation.

Ms. Sonnier moved to pass Board Bill Number 24 out of committee with a Do Pass Recommendation.

Seconded by Ms. Keys.

Ms. Schweitzer requested previous roll

Hearing no objection to the request for previous roll, the Chair stated Board Bill Number 24 has passed out of committee with a Do Pass Recommendation.

The Associate Clerk recorded the following votes from previous roll: The following voted Aye: Mr. Cohn, Ms. Schweitzer, Ms. Keys, Ms. Sonnier, Mr. Browning, Mr. Aldridge, and Ms. Clark-Hubbard.

The following voted No: None

The following abstained: None

The following were present but did not vote: None

A total of Yes 7, No 0, Abstained 0 were cast. The motion passed

V. Resolutions for Review

None

VI. Committee Discussions

None

VII. Acknowledgment of Any Written Testimony

None

VIII. Announcements

None

IX. Excused Members

None

X. Adjournment

Having no other business, the Chair adjourned the meeting by voice vote at 2:25 pm

Minutes approved: Tuesday, June 3, 2025

Minutes prepared by: Associate Clerk Rozlyn Smith

Summary
Board Bill Number 2
Introduced by Alderman Shane Cohn
April 25, 2025

An Ordinance recommended by the Planning Commission on March 12, 2025, to change the zoning of property as indicated on the District Map, from the “F” Neighborhood Commercial District to the “A” Single-Family Dwelling District, in City Block 2731 (4535 S. Grand Blvd.), so as to include the described parcel of land in City Block 2731; and containing an emergency clause.

BOARD BILL NUMBER 2 INTRODUCED BY ALDERMAN SHANE COHN

1 An Ordinance recommended by the Planning Commission on March 12, 2025, to change
2 the zoning of property as indicated on the District Map, from the “F” Neighborhood Commercial
3 District to the “A” Single-Family Dwelling District, in City Block 2731 (4535 S. Grand Blvd.),
4 so as to include the described parcel of land in City Block 2731; and containing an emergency
5 clause.

6 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

7 **SECTION ONE.** The zoning designation of certain real property located in City Block
8 2731 is hereby changed to the “A” Single-Family Dwelling District, real property being
9 particularly described and shown in **Exhibit A** as follows:

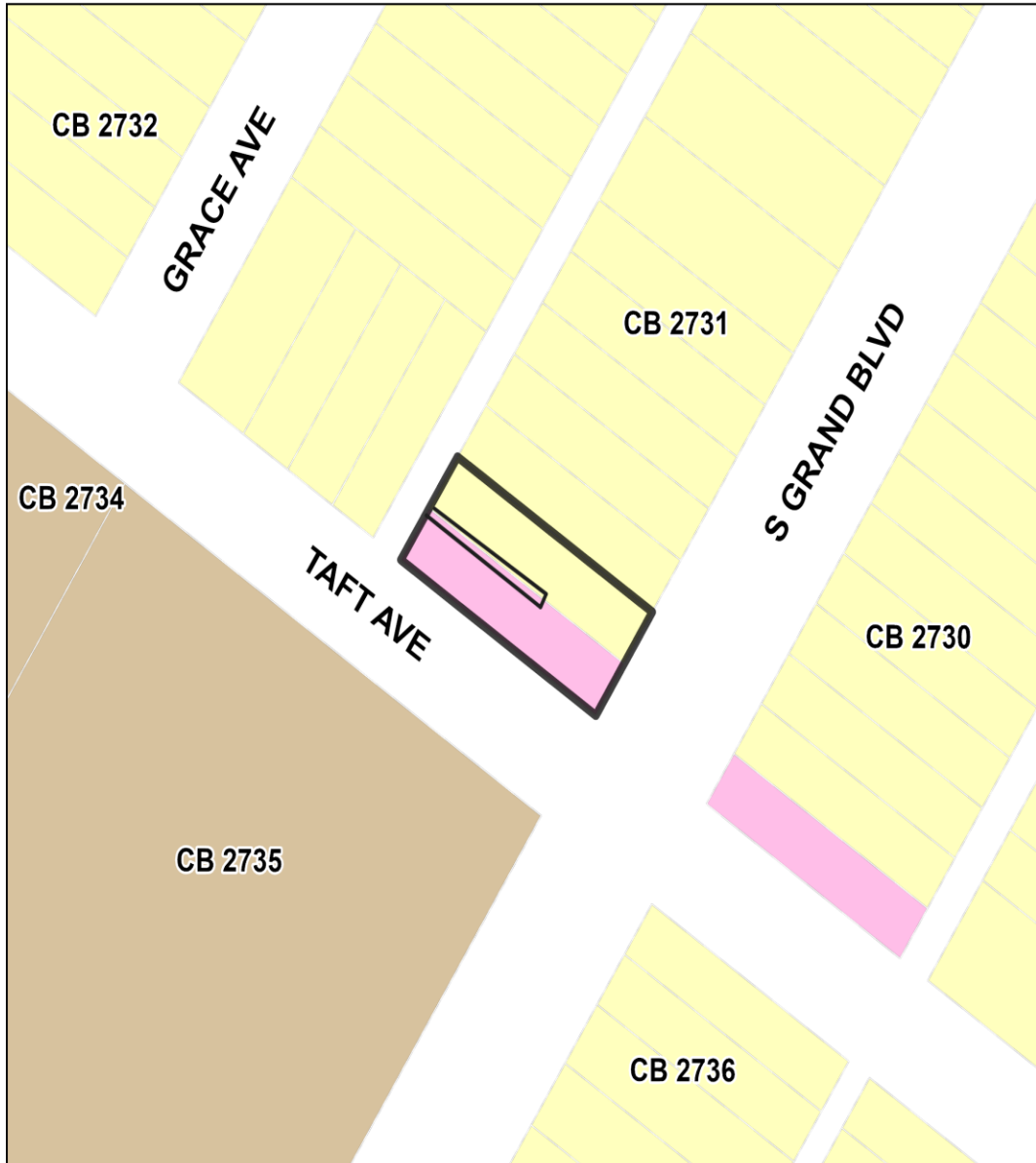
10 A tract of land being part of Lot 25 in block No. 6 of south St. Louis suburb in block
11 2731 of the City of St. Louis, described as follows:

12 Beginning at the Northwest corner of Lot 25 in block No. 6 of south St. Louis suburb in
13 block 2731 of the City of St. Louis, said point being along the eastern right-of-way line of an
14 alley running north and south and being 20 feet wide; thence along said right-of-way, south 10
15 degrees 00 minutes 00 seconds west, 5.94 feet; thence departing from said right-of-way line,
16 south 79 degrees 32 minutes 28 seconds east, 82.35 feet; thence north 10 degrees 18 minutes 15
17 seconds east, 6.16 feet to the north line of said lot 25; thence along the northern line of said lot,
18 north 79 degrees 41 minutes 45 seconds west, 82.38 feet to the point of beginning and containing
19 498.48 square feet more or less.

1 **SECTION 2.** This ordinance being necessary for the preservation of the health, safety
2 and welfare shall take effect and be in full force immediately upon approval by the Mayor of the
3 City of St. Louis.

EXHIBIT A

DISTRICT MAP



Current Zoning District

- A Single Family Dwelling District
- B Two-Family Dwelling District
- C Multiple Family Dwelling District
- D Multiple Family Dwelling District
- E Multiple Family Dwelling District

- F Neighborhood Commercial District
- G Local Commercial & Office District
- H Area Commercial District
- I Central Business District
- J Industrial District
- K Unrestricted District
- L Jefferson Memorial District

Rezoning Area

Rezoning to "A" Single-Family Dwelling District
4535 S. Grand Blvd
City Block 2731

PDA-003-25-REZ

CITY OF ST. LOUIS
PLANNING
& URBAN DESIGN
AGENCY