

AGENDA
PLANNING & ZONING COMMISSION
CITY OF SUNSET HILLS, MISSOURI
MARCH 4th, 2026, at 6:00 P.M.

A meeting of the Planning & Zoning Commission will be held on Wednesday, March 4th, 2026, at 6:00 p.m. in the Robert C. Jones Chambers of City Hall, 3939 South Lindbergh Boulevard. If you are unable to attend in person, the meeting will also be held via Zoom.

You can join the meeting via Zoom.US or by utilizing the following link:

<https://us02web.zoom.us/j/86993732094?pwd=JshsJYsYLRapGUcyR25cVvztFhBlqQ.1>

Join Zoom Webinar by phone:
1-312-626-6799

Webinar ID: 869 9373 2094

Passcode: 156088

1. Call To Order
2. Pledge Of Allegiance
3. Roll Call
4. Approval Of Minutes
 - 4.I. February Minutes

Documents:

[FEBRUARY 4, 2026 MINUTES.PDF](#)

5. Public Hearings
 - 5.I. P-09-25

Chick-fil-A (Micah Dowdy) Planned Development Permit - A request for a Planned Development Permit to expand the drive-thru at an existing restaurant on a 1.2-acre tract of land located at 10706 Sunset Hills Plaza.

Documents:

1. STAFF REPORT.PDF
2. APPLICATION.PDF
3. SITE PLAN.PDF
4. LANDSCAPE PLAN.PDF
5. LIGHTING PLAN.PDF
6. RESOLUTION 782 TIS WAIVER.PDF
7. SUPPLEMENTARY EXHIBITS.PDF

6. New Business

6.I. P-02-26

Chick-fil-A (Micah Dowdy) Zoning Map Amendment - A request to rezone a 1.2-acre tract of land from "PD-BC" Planned Development Business Commercial to "LC" Local Commercial District located at 10706 Sunset Hills Plaza.

Documents:

1. STAFF REPORT.PDF
2. APPLICATION.PDF
3. OWNERSHIP AND AUTHORIZATION.PDF
4. SURVEY AND LEGAL DESCRIPTION.PDF

6.II. P-01-26

Chick-fil-A (Micah Dowdy) Conditional Use Permit - A request for a Conditional Use Permit to expand the drive-thru at an existing restaurant on a 1.2-acre tract of land located at 10706 Sunset Hills Plaza.

Documents:

1. STAFF REPORT.PDF
2. OWNERSHIP AND AUTHORIZATION.PDF
3. SITE PLAN.PDF
4. RESOLUTION 782 TIS WAIVER.PDF
5. ESTIMATED IMPACT.PDF

6.III. P-09-25

Chick-fil-A (Micah Dowdy) Planned Development Permit - A request for a Planned Development Permit to expand the drive-thru at an existing restaurant on a 1.2-acre tract of land located at 10706 Sunset Hills Plaza.

Documents:

1. STAFF REPORT.PDF
2. APPLICATION.PDF
3. SITE PLAN.PDF
4. LANDSCAPE PLAN.PDF
5. LIGHTING PLAN.PDF
6. RESOLUTION 782 TIS WAIVER.PDF
7. SUPPLEMENTARY EXHIBITS.PDF

7. Other Matters Deemed Appropriate

8. Adjournment

