



PLANNING AND ZONING COMMISSION MEETING

1 GOVERNMENT CTR, BALLWIN, MO 63011
MONDAY, APRIL 06, 2026 at 7:00 PM

AGENDA

1. **Call to Order**
2. **Approval of Minutes**
 - a. Minutes of the January 5, 2026 Planning & Zoning Commission Meeting
3. **Agenda Items**
 - a. SUE-26-05 Special Use Exception, submitted by Panayiotis Stavrianos, for a restaurant at 910 Kehrs Mill Road, Suite 102.
 - b. SUE-26-06 Special Use Exception, submitted by Jorge Gutierrez Taxis, for a restaurant at 15467 Clayton Road.
4. **Adjourn**

NOTE: Due to ongoing City business, all meeting agendas should be considered tentative. Additional issues may be introduced during the course of the meeting.

ADA NOTICE: Residents of Ballwin are afforded an equal opportunity to participate in the programs and services of the City of Ballwin regardless of race, color, religion, sex, age, disability, familial status, national origin or political affiliation. If one requires an accommodation, please call (636) 227-8580 V or (636) 527-9200 TDD or 1-800-735-2466 (Relay Missouri) no later than 5:00 p.m. on the third business day preceding the hearing. Offices are open between 8:00 a.m. and 5:00 p.m. Monday through Friday.



Meeting Minutes

January 5, 2026 7:00pm

1 Government Ctr, Ballwin MO 63011

THE MINUTES ARE PREPARED IN SUMMARY TO REFLECT THE OVERALL DISCUSSIONS, NOT VERBATIM QUOTES.

The meeting was called to order by Chairman Bill Hinds at 7:00 p.m.

ROLL CALL

Present

- Mayor Stallmann
Commissioner Tim Pogue
Commissioner Janet Carr
Commissioner Jonathan Harvey
Commissioner Victoria Winfrey
Commissioner Zach Carter
Commissioner Michael Swain
Commissioner Scott Brinker
City Attorney Kyle Cronin
City Planner Lynn Sprick

Absent

- Alderman David Siegel

MINUTES

The minutes from the December 1, 2025, Planning & Zoning Commission meeting were submitted for approval. A motion to approve the minutes was made by Commissioner Harvey and seconded by Mayor Stallmann. The motion passed unanimously.

AGENDA ITEMS

SUE-26-01 Special Use Exception, submitted by Kyle Matthias, for a brewery and taproom at 14738 (LL) Manchester Road.

Lynn Sprick summarized the petition, noting that the site currently contains 69 parking spaces, while 74 spaces would be required under the City's highest parking requirement. She also noted that an adjacent paved area previously accommodated 27 parking spaces.

The Petitioner, Kyle Matthias, addressed the Commission.

Mayor Stallmann inquired about the plans for the business.

Mr. Matthias stated that the space will initially be used for production with off-site sales. In the future, the business may include a taproom and/or on-site retail sales.

Commissioner Harvey noted that liquor licenses will be required.

City Attorney Cronin provided additional explanation regarding the applicable liquor license requirements.

Chairman Hinds opened the public hearing. With no members of the public present wishing to speak, the public hearing was closed.

Mayor Stallmann made a motion to recommend approval of the petition to the Board of Aldermen. Commissioner Winfrey seconded the motion. The motion was unanimously approved.

SUE-26-02 Special Use Exception, submitted by Malik Yahya, for a restaurant at 15425 Manchester Road, Suite 38.

Chairman Hinds stated that this petition was withdrawn by the Petitioner.

SUE-26-03 Special Use Exception, submitted by Paul Kushnir, to allow a store in which the sale of used merchandise exceeds 25% of the store's gross floor area and/or 25% of its gross receipts at 15367 Manchester Road.

Lynn Sprick summarized the petition, noting that the Board of Aldermen approved a Text Amendment in December permitting stores in the C-1 District where the sale of used merchandise exceeds 25% of the store's gross floor area and/or 25% of its gross receipts regardless of whether new merchandise is also sold subject to approval of a Special Use Exception.

Ms. Sprick further stated that there are 904 existing parking spaces on site, while 916 spaces would be required under the City's highest parking requirement. Staff indicated there are no parking concerns and recommended approval of the petition with the condition that no merchandise be stored outdoors outside of regular business hours.

The Petitioner, Paul Kushnir, addressed the Commission.

Mayor Stallmann asked whether any new merchandise would be sold.

Mr. Kushnir explained that all materials sold are recycled materials.

Commissioner Harvey inquired whether any repairs would be conducted on site.

Mr. Kushnir stated that items are bought and sold as-is.

Commissioner Brinker asked how items with no resale value would be handled.

Mr. Kushnir responded that such items are accepted and recycled.

Commissioner Winfrey asked whether the business assists customers in "unlocking" devices.

Mr. Kushnir stated that if a device cannot be unlocked, it is accepted for recycling. He further explained that all customers' identifications are scanned, and the business utilizes a point-of-sale system that is linked to the local police department.

Commissioner Pogue asked whether a condition prohibiting outdoor storage could be added. Ms. Sprick confirmed that it could.

Chairman Hinds opened the public hearing. With no members of the public present wishing to speak, the public hearing was closed.

Commissioner Pogue made a motion to recommend approval of the petition to the Board of Aldermen, with the condition that no outdoor storage be permitted. Commissioner Harvey seconded the motion, and the motion was unanimously approved.

SUE-26-04 Special Use Exception, submitted by Central Plaza, to allow a store in which the sale of used merchandise exceeds 25% of the store's gross floor area and/or 25% of its gross receipts at 15325 Manchester Road.

Lynn Sprick summarized the petition, noting again that the Board of Aldermen approved a Text Amendment in December permitting stores in the C-1 District where the sale of used merchandise exceeds 25% of the store's gross floor area and/or 25% of its gross receipts—regardless of whether new merchandise is also sold—subject to approval of a Special Use Exception. Ms. Sprick further stated that the petition is located within the Central Plaza development, which contains 904 existing parking spaces, while 916 spaces would be required under the City's highest parking requirement. Staff expressed concerns regarding traffic flow throughout the site and recommended approval with the following conditions:

1. No outdoor storage of merchandise or donations outside of business hours;
2. Donations must be dropped off at the rear of the building in a clearly marked donation area; and
3. No stacking of vehicles in the drive aisles in front of the building.

Jesse Links spoke on behalf of the Petitioner and stated that all proposed conditions were acceptable.

Commissioner Pogue asked about the donation procedure.

Mr. Links explained that a motion-activated bell notifies an attendant when a vehicle approaches the donation area. Staff then accept the donation, bring it inside the building, and sort it for placement on the sales floor.

Commissioner Harvey stated he would be in favor of implementing one-way traffic, with vehicles entering at the front of the Plaza and exiting along the west side.

Commissioner Pogue inquired how after-hours donations would be handled.

Mr. Links stated that any items left overnight would be brought inside prior to opening the following day. He added that the site will have 24-hour surveillance.

Mayor Stallmann asked why Central Plaza was listed as the Petitioner.

Mr. Links explained that this arrangement was part of the contract negotiations.

Commissioner Brinker asked whether a Special Use Exception Transfer would be required.

Ms. Sprick explained that the petitioner's name sometimes differs from the business name and that the approval ordinance identifies the business.

City Attorney Cronin confirmed that this is the standard procedure.

Chairman Hinds opened the public hearing. With no members of the public present wishing to speak, the public hearing was closed.

Commissioner Harvey made a motion to recommend approval of the petition to the Board of Aldermen with the following conditions:

1. No outdoor storage of merchandise or donations; and
2. One-way traffic for donation drop-off.

Commissioner Pogue expressed concern that the proposed conditions could conflict with requirements in the lease agreement.

Anthony Moon spoke on behalf of the landlord and stated that the only potential conflict he anticipated would be whether the petitioner's drop-off procedure might impede other tenants' ability to receive deliveries.

Commissioner Swain stated he would be in favor of signage directing drop-off traffic.

Chairman Hinds asked whether the Commission could recommend that a traffic pattern map be submitted to staff for approval.

City Administrator Sterman stated that enforcement could be challenging and suggested that the Commission could recommend that the traffic pattern map be subject to staff review.

Commissioner Carter asked about the anticipated volume of traffic.

Mr. Links responded that during the busy season, approximately 45 to 75 vehicles per day are expected, and during the slower season, approximately 25 to 50 vehicles per day.

Commissioner Harvey amended his motion to require staff to work with the petitioner to establish a safe traffic pattern with appropriate signage and to prohibit outdoor storage of donations or materials for sale.

Ms. Sprick confirmed that the amended motion included the following conditions:



Meeting Minutes

January 5, 2026 7:00pm

1 Government Ctr, Ballwin MO 63011

1. That staff work with the petitioner to create a safe traffic pattern with signage;
2. no outdoor storage of donations or materials for sale be permitted.

Commissioner Harvey confirmed.

Commissioner Carr asked about the number of employees.

Mr. Links stated that there would be a minimum of 10 to 12 employees.

Commissioner Pogue seconded the motion.

Ms. Sprick asked whether the condition prohibiting stacking of vehicles was included in the motion.

Commissioner Harvey confirmed that it was.

The motion was approved by a vote of six ayes and three nays.

OTHER BUSINESS

Chairman Hinds asked if there are more areas of the City that are to be rezoned.

Ms Sprick said the recent large rezoning petitions covered most of the areas that retained St Louis County’s zoning designations after annexation. There are a few smaller areas that still require rezoning.

City Administrator Sterman added that the annexation of two subdivisions: Arbor Trails, including Oak Brook Elementary School and Arbor Crest will be effective on April 1, 2026. They will be rezoned sometime this year.

With no further business, Chairman Hinds motioned to adjourn the meeting. Commissioner Winfrey seconded the motion, and the meeting adjourned at 7:55 p.m.



SPECIAL USE EXCEPTION PETITION

CITY OF BALLWIN	}	FEE:	with site plan review	\$ 1,500.00
	}		without site plan review	\$ 750.00
COUNTY OF ST. LOUIS	}	PAID:	X	
STATE OF MISSOURI	}	NUMBER:	SUE-26-09	

TO THE BOARD OF ALDERMEN
CITY OF BALLWIN

Type of Special Use Exception: Coffee Shop

Code Section under which petition is being filed: _____

Now comes (print name of Petitioner) Panayiotis Starrianos
and states to the Board of Aldermen:

- I. That he, she, it, they, has (have) the following legal interest in the tract of land and/or premises located within the corporate limits of Ballwin, Missouri, described in Section II of this petition.
 - A. State Legal Interest: Lessor
 - B. Documentation of Legal Interest must accompany this petition.
- II. That the legal description of the property/premises, for which a Special Use Exception is desired, is enclosed.
- III. That a survey or drawing of the property/premises, for which a Special Use Exception is requested, is enclosed, and said drawing is to a scale of 100 feet or less to the inch.
- IV. That the street address of said property is: 910 Kehrs Mill Road STE102
- V. That the area (acres or square feet) of said property is: 1,100
- VI. That the zoning classification of said property is: C1
- VII. That the present use of said property is: Office
- VIII. That the intended use of said property is: Coffeeshop
- IX. That the proposed Special Use Exception does not violate any private deed restrictions on said property.
- X. That all information provided herein is true and a statement of fact.

I, the Petitioner, do hereby request an Ordinance of the Board of Aldermen approving and granting the herein described Special Use Exception.

PETITIONER: Panayiotis Stavrianos

AUTHORIZED SIGNATURE: [Signature]

AUTHORIZED SIGNATURE (PRINTED): PANAYIOTIS STAVRIANOS

ADDRESS: 910 Kehrs Mill Road Ste 102

CITY/STATE/ZIP: Ballwin, MO, 63011

TELEPHONE NO. 314-605-1440

I, (print name of Petitioner) Panayiotis Stavrianos, do hereby designate _____ as my agent for purposes of presenting this petition, negotiating with the City of Ballwin on all issues relative to this petition, and corresponding and communicating with representatives of the City of Ballwin relative to this petition.

AGENT'S SIGNATURE: _____

AGENT'S NAME (PRINTED): _____

ADDRESS: _____

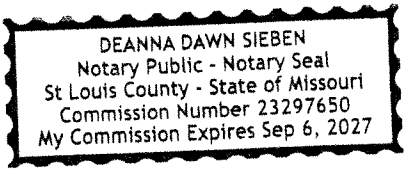
CITY/STATE/ZIP: _____

TELEPHONE NO. _____

Subscribed and sworn before me this 27th day of February, 2024.

[Signature]
Notary Public

My Commission Expires
Sept. 6th, 2027



Petition Number: SUE-26-05

Public Hearing Date: April 6, 2026

Petitioner: Panayiotis Stavrianos
910 Kehrs Mill Road, Suite 102
Ballwin, Missouri 63021

Project Name: Pana Coffee & Dessert Bar

Requested Action: Special use exception for a restaurant
[per Appendix A, Article XIV, Section 1 (20)]

Location: 910 Kehrs Mill Road, Suite 102

Existing Zoning: C-1 Commercial District

Surrounding Zoning: North - C-1 Commercial District
South - R-1 Single Family Dwelling District
East - R-2 Single Family Dwelling District
West - MXD Mixed Use Development



Figure 1 - Aerial view of the site and surrounding properties. The proposed restaurant location is indicated by a red arrow. Source: St Louis County



Figure 2 - Street view of the development. The proposed restaurant location is indicated by a red arrow.

Project description:

This Petition is for a special use exception for the establishment of a restaurant at 910 Kehrs Mill Road, Suite 102, in an existing commercial development. The property is located on the west side of Kehrs Mill Road, approximately 1000 feet south of Clayton Road. The property is currently zoned C-1 Commercial District. The property to the north is also zoned C-1. The property to the south is zoned R-1 Single Family Dwelling District. The property to the east is zoned R-2 Single Family Dwelling District, and the property to the west is zoned MXD Mixed Use Development.

Staff analysis:

This Petition is for a special use exception for a restaurant at 910 Kehrs Mill Road, Suite 102. The basis for this request is outlined in Appendix A, Article XIV, Section 1(20), which permits restaurants as a special use exception. This Petition meets the specified zoning requirements for a special use exception. The proposed restaurant would be located in an existing development that also contains The Barn at Lucerne. The space was previously used as office space. No exterior or site changes, with the exception of signage, are proposed at this time.

As we have discussed with other Special Use Exception petitions, the overall site conditions may not fully comply with current zoning requirements. When reviewing this type of petition, we consider parking capacity and safety factors. According to City records, the Barn at Lucerne Development contains 417 parking spaces and a total of 69,631 square feet of building area. Using the standard example of one (1) parking space per 200 square feet, the City's highest parking requirement, 349 spaces would be required if the entire development were restaurant or retail space. Therefore, the site provides a surplus of approximately 68 parking spaces, exceeding the current parking requirement. Additionally, staff does not have any safety concerns regarding the property.

When reviewing a special use exception, the Planning & Zoning Commission and Board of Aldermen shall determine whether such exception:

- a. Will substantially increase traffic hazards or congestion.

A new tenant in this existing development will naturally result in an increase in traffic. However, it is important to note that this space is currently vacant within an already approved development and was previously occupied.

b. Will adversely affect the character of the neighborhood.

The proposed development should not adversely affect the character of the neighborhood. It is situated within an established commercial area.

c. Will adversely affect the general welfare of the community.

The proposed development should not adversely affect the welfare of the community.

d. Will overtax public utilities.

The proposed development should not overtax public utilities.

e. Will adversely affect public safety and health.

The proposed development should not adversely affect public safety and health.

f. Is consistent with good planning practice.

The proposed development would meet all current special use exception requirements and is consistent with good planning practice.

g. Can be operated in a manner that is not detrimental to the permitted developments and uses in the district.

The proposed development should not be detrimental to the permitted developments and uses in the district.

h. Can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area.

The proposed development should be operated in a manner that is visually compatible with the permitted uses in the surrounding area.

Staff recommendation:

This Petition is for a special use exception for the establishment of a restaurant at 910 Kehrs Mill Road, Suite 102. The restaurant would occupy a space in an existing commercial development. Staff has no concerns about the approval of this Petition.

Pana Coffee & Dessert Bar Ballwin

Executive Summary

Pana Coffee & Dessert Bar is a new, family-owned and operated coffee shop and dessert destination proposed for Ballwin, Missouri. The business is owned and operated by Panayiotis Stavrianos and family and continues a longstanding tradition of hospitality in the St. Louis region. My family has more than 53 years of restaurant operating experience in St. Louis, most notably through The Majestic Restaurant & Bar in the Central West End. Pana Coffee & Dessert Bar is intended to provide the Ballwin community with a welcoming, high-quality coffee and dessert experience.

Business Background

The concept for Pana Coffee & Dessert Bar is rooted in my multigenerational family history in the restaurant industry. In 1951, my grandfather immigrated to the United States from Greece. After attending high school and serving in the United States Navy, he opened his first restaurant, The Majestic Restaurant & Bar, in St. Louis in 1961. Over the years, my family successfully operated multiple restaurants in the region, building a reputation for consistent service, quality, and community engagement. After more than five decades of operation, the family businesses were retired. Following my education, I began developing plans to continue my family's hospitality legacy in a modern format. Extensive research into coffee sourcing, preparation methods, and global coffee culture influenced my development of a unique menu and concept. The proposed menu will include espresso beverages, single-origin coffees, flavored specialty drinks, blended beverages, smoothies, coffee and cold brew tasting flights, and a selection of house-made pastries and desserts. The interior environment will feature a modern, Southern European-inspired café design intended to create a comfortable community gathering space with comfortable seating utilizing tables, booths, and couches. Guests will easily have access to the building utilizing 2 entrances from either the patio area or the parking lot.

Location Rationale

The proposed location is 910 Kehrs Mill Road, Suite 102, Ballwin, Missouri. This site provides strong roadway visibility, convenient access for surrounding residential neighborhoods, and consistent vehicle traffic throughout the day. The location also benefits from proximity to The Barn at Lucerne, a recognized historic landmark within the community. The café property will be fully equipped and designed to accommodate approximately 40 patrons at one time and allow guests to utilize the patio space during summer. The business will operate as a coffee shop and dessert café serving non-alcoholic beverages and prepared pastry/dessert items.

Hours of Operation

The proposed hours of operation are:

- Monday through Thursday: 7:00 AM to 6:00 PM
- Friday through Saturday: 7:00 AM to 11:30 PM
- Sunday 8:00 AM to 2:00 PM

Staffing Plan

The business will typically operate with 2-3 employees per shift. Staff will be cross-trained to perform barista service, point-of-sale operations, and general customer service duties. The owner will maintain a regular onsite managerial presence to oversee operations, ensure compliance with applicable regulations, and maintain service standards.

a tenant finish to an existing commercial building known as:

the Pana Coffee & Dessert Bar

location:
910 kehrs mill road
ballwin, missouri 63011

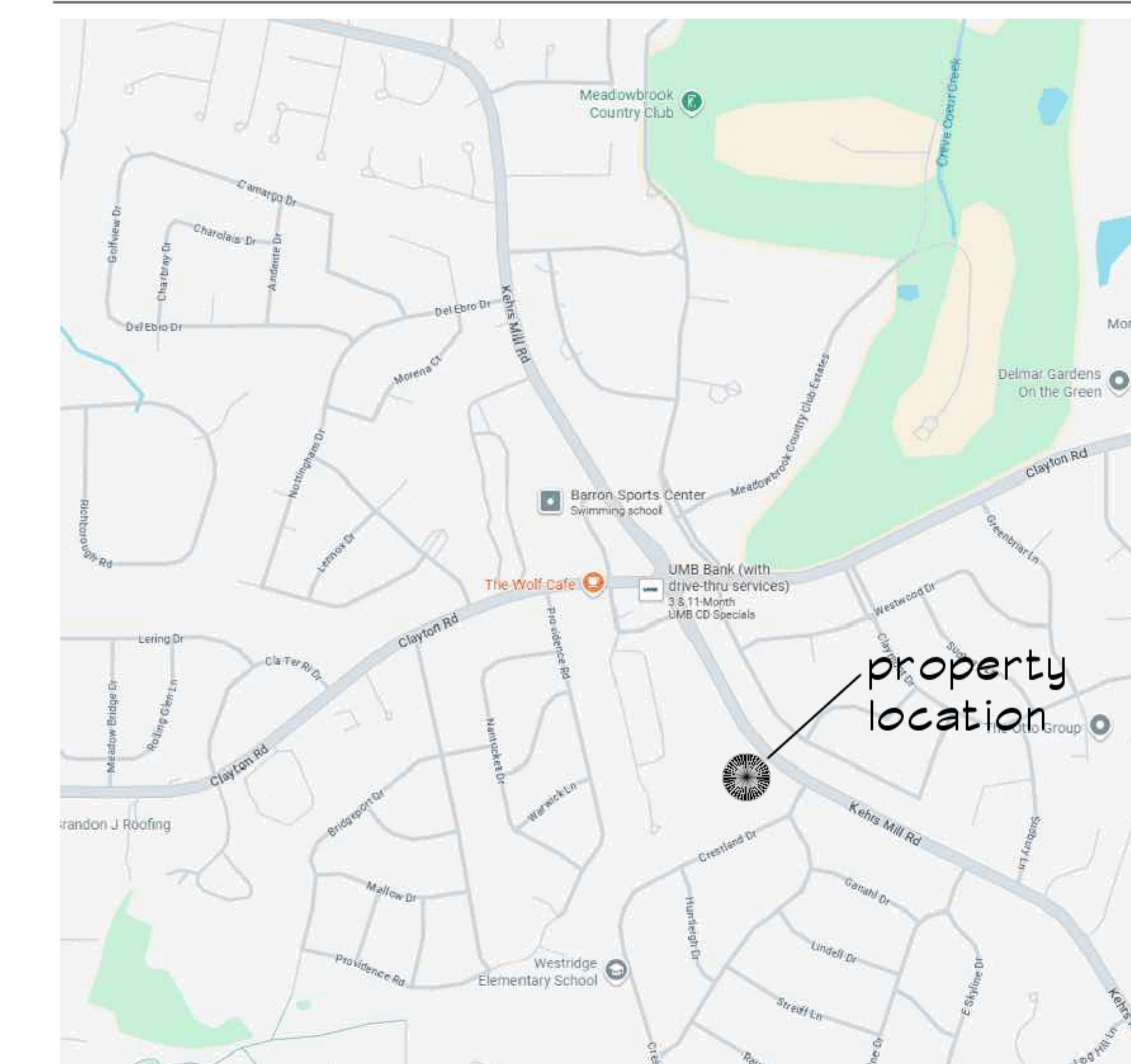
project architect

srote & company

architects | interiors | planners

2900 south brentwood boulevard
 brentwood, missouri 63144
 phone: 314.822.7006
 toll free: 855.359.3516
 website: www.sroteco.com

vicinity map



code information

building code:	2015 International Building Code 2015 International Energy Conservation Code 2015 International Mechanical Code 2015 International Fuel Gas Code 2015 Uniform Plumbing Code 2014 National Electrical Code
building department:	Zoning and Building - City of Ballwin Mechanical, Electrical and Plumbing - St. Louis County
fire department:	Metro West Fire Protection District
zoning:	"C-1" - Commercial
code construction classification:	not sprinklered Type V-B
occupancy:	food under 2500 sq ft B

floor area calculations

	total floor area
existing:	1,062 sf
proposed:	1,062 sf

note: existing tenant area to remain - no addition planned

sheet index

- T-1 Title Sheet
- SP-1 Specifications and General Notes
- D-1 Demolition Plans and Schedules
- A-1 Proposed Floor and Reflective Ceiling Plan
- EP-1 Electrical and Plumbing Criteria Plan

abbreviations legend

abbreviation / meaning	abbreviation / meaning	abbreviation / meaning	abbreviation / meaning	abbreviation / meaning
AA ATTIC ACCESS	CO CASED OPENING	FT FOOT (or) FEET	O/ ON (or) OVER	T AND G TONGUE AND GROOVE
AB ANCHOR BOLT	GOL COLUMN	F TO F FACE TO FACE	OC ON CENTER	T/ TOP
ABV ABOVE	CONC CONCRETE	FTG FOOTING	OH OVERHEAD	THK THICK; THICKNESS
AC AIR CONDITIONING (or) ALTERNATING CURRENT	COND CONDENSER	FV FIELD VERIFY	PC PULL CHAIN	THRU THROUGH
ACOUST ACOUSTIC	CONST CONSTRUCTION	GBO GYPSUM BOARD OPENING	PFA POST FROM ABOVE	TME TO MATCH EXISTING
ADD ADDENDUM; ADDITION	CONT CONTINUOUS	GC GENERAL CONTRACTOR	POLY POLYETHYLENE	TRD TREAD
ADH ADHESIVE	CPT CARPET	GYP GYPSUM BOARD	PL PLATE	TYP TYPICAL
ADJ ADJUSTABLE	CT CERAMIC TILE	H HEIGHT	PLYND PLYWOOD	UNO UNLESS NOTED OTHERWISE
AF ABOVE FLOOR	DBL DOUBLE	HD HIGH DENSITY	PLAM PLASTIC LAMINATE	V VOLT
AFF ABOVE FINISHED FLOOR	DEMO DEMOLITION	HDR HEADER	PLUMB PLUMBING	VAN VANITY
AGGR AGGREGATE	DIA DIAMETER	HGT HEIGHT	PREFAB PREFABRICATED	VERT VERTICAL
ALUM ALUMINUM	DL DEAD LOAD	HORIZ HORIZONTAL	PSF POUNDS PER SQUARE FOOT	VIF VERIFY IN FIELD
AMP AMPERE	DN DOWN	HRDWR HARDWARE	PSI POUNDS PER SQUARE INCH	W/ WITH
ANCH ANCHOR	DR DOOR	HW HARDWOOD	PVC POLYVINYL CHLORIDE	W/O WITHOUT
APPROX APPROXIMATE	DS DOWNSPOUT	HVAC HEATING, VENTILATION AND AIR CONDITIONING	QTY QUANTITY	WD WOOD
ATTEN ATTENUATION	DTL DETAIL	INSUL INSULATION	R RISER	WDW WINDOW
B/ BOTTOM	DV DIRECT VENT	IN INCH	REBAR REINFORCEMENT BAR	WH WATER HEATER
BOT BOTTOM	DW DRYWALL	IJS IN JOIST SPACE	RECEPT RECEPTACLE	WIC WALK-IN CLOSET
BLKG BLOCKING	DWO DRYWALL OPENING	JST JOIST	REF REFRIGERATOR	WRB WEATHER RESISTIVE BARRIER
BLM BELOW	EA EACH	LIN LINEN	REINF REINFORCE	WWF WELDED WIRE FABRIC
BM BEAM	EB EXPANSION BOLT	LH LEFT HAND	REQD REQUIRED	
BP BEAM POCKET	EE EACH END	LL LOWER LEVEL; LIVE LOAD	RO ROUGH OPENING	
BPL BEARING PLATE	EJ EXPANSION JOINT	LT LIGHT	R/SH ROD AND SHELF	
BR BEDROOM	ELEC ELECTRIC	LTG LIGHTING	SC SOLID CORE	
BRG BEARING	ENG ENGINEERED	LNTL LINTEL	SF SQUARE FEET	
BRDG BRIDGE, BRIDGING	EQUIP EQUIPMENT	LTNG LIGHTNING	SHTG SHEATHING	
BRG BEARING	EW EACH WAY	MARB MARBLE	SIM SIMILAR	
CC CENTER TO CENTER	EXT EXTERIOR	MATL MATERIAL	SPG SPACING	
CF CUBIC FEET	EXIST EXISTING	MAX MAXIMUM	SQ SQUARE	
CJ CONTROL JOINT	FD FLOOR DRAIN	MIL 1/1000 OF AN INCH	SS STAINLESS STEEL	
CJ CEILING JOIST	FDN FOUNDATION	ML MICROLAM	STL STEEL	
CLG CEILING	FIN FINISH	MIN MINIMUM	STD STANDARD	
CLKG CAULKING	FIXT FIXTURE	MFGR MANUFACTURER	STRUCT STRUCTURAL	
CLS CLOSET	FLR FLOOR	MLDG MOULDING	SW SWITCH	
CLR CLEAR	FLSHG FLASHING	MSTR MASTER	T AND B TOP AND BOTTOM	
CMU CONCRETE MASONRY UNIT	FOS FACE OF STUDS	MTL METAL	TBR TO BE REMOVED	
	FP FIREPLACE	NO NUMBER	TEMP TEMPERED	
	FPFB FREEZE-PROOF HOSE BIB	NOM NOMINAL		

ARCHITECTS | PLANNERS | INTERIORS

2900 south brentwood blvd
 brentwood, missouri
 63144

telephone: 314.822.7006
 toll free: 855.359.3516
 website: www.sroteco.com

srote & company, llc
 missouri certificate of authority
 2013000205

project / location:

a tenant finish to an existing commercial building

910 kehrs mill road
 ballwin, missouri
 63011

owner:

Panayiotis, Stavrianos

910 kehrs mill road
 ballwin, missouri
 63011

builder / developer:

february 26, 2026	preliminary
date	
description	

issue date: **march 24, 2026**

phase: **construction documents**

sheet title: **title sheet**

drawn by: **jimm**

checked by: **jdl**

total pages in set: **5**

architect's seal:

john dale lark - architect
 A-3300

the professional seal is not valid unless it is used in accordance with the rules and regulations of the board of architecture and the architect's name is printed on the seal.

sheet no: **T-1**

project number: **26-014**



PUBLIC HEARING

Notice is hereby given that on Monday, April 6, 2026 at 7:00 pm, a Public Hearing will be held by the Planning & Zoning Commission in the City Government Center Board Room at 1 Government Center, Ballwin, Missouri 63011. The Commission will consider the following Petition:

SUE-26-05 Special Use Exception, submitted by Panayiotis Stavrianos, for a restaurant at 910 Kehrs Mill Road, Suite 102.

Additional information on the Petition is available at the City Government Center or by calling 636-227-2243



SPECIAL USE EXCEPTION PETITION

CITY OF BALLWIN)
COUNTY OF ST. LOUIS)
STATE OF MISSOURI)

FEE: with site plan review \$ 1,500.00
without site plan review \$ 750.00
PAID:
NUMBER: SUE-26-06

TO THE BOARD OF ALDERMEN
CITY OF BALLWIN

Type of Special Use Exception: Restaurant and alcoholic Sales

Code Section under which petition is being filed: Article XIV sec 1 (20 and 21)

Now comes (print name of Petitioner) Jorge Gutierrez Texis
and states to the Board of Aldermen:

- I. That he, she, it, they, has (have) the following legal interest in the tract of land and/or premises located within the corporate limits of Ballwin, Missouri, described in Section II of this petition.
A. State Legal Interest: Lease from Clayton Shopping Center
B. Documentation of Legal Interest must accompany this petition.
II. That the legal description of the property/premises, for which a Special Use Exception is desired, is enclosed.
III. That a survey or drawing of the property/premises, for which a Special Use Exception is requested, is enclosed, and said drawing is to a scale of 100 feet or less to the inch.
IV. That the street address of said property is: 15467 Clayton Road
V. That the area (acres or square feet) of said property is: 1968 57 sq Ft.
VI. That the zoning classification of said property is: Commercial
VII. That the present use of said property is: Restaurant
VIII. That the intended use of said property is: Restaurant
IX. That the proposed Special Use Exception does not violate any private deed restrictions on said property.
X. That all information provided herein is true and a statement of fact.

I, the Petitioner, do hereby request an Ordinance of the Board of Aldermen approving and granting the herein described Special Use Exception.

PETITIONER: Sorge Gutierrez Taxis
AUTHORIZED SIGNATURE: [Signature]
AUTHORIZED SIGNATURE (PRINTED): _____
ADDRESS: 15467 Clayton Road
CITY/STATE/ZIP: Ballwin MO 63011
TELEPHONE NO. 314-459-6274

I, (print name of Petitioner) _____, do hereby designate _____ as my agent for purposes of presenting this petition, negotiating with the City of Ballwin on all issues relative to this petition, and corresponding and communicating with representatives of the City of Ballwin relative to this petition.

AGENT'S SIGNATURE: _____
AGENT'S NAME (PRINTED): _____
ADDRESS: _____
CITY/STATE/ZIP: _____
TELEPHONE NO. _____

Subscribed and sworn before me this 07th day of March, 2026.

Sayed Mahdi Haidari
Notary Public

My Commission Expires 04/19/2027

SAYED MAHDI HAIDARI
Notary Public - Notary Seal
State of Missouri
Commissioned for St Louis County
My Commission Expires: April 19, 2027
23335382

Petition Number: SUE-26-06

Public Hearing Date: April 6, 2026

Petitioner: Jorge Gutierrez Taxis
15467 Clayton Road
Ballwin, Missouri 63021

Project Name: Lupita's Restaurant

Requested Action: Special use exception for a restaurant
[per Appendix A, Article XIV, Section 1 (20)]

Location: 15467 Clayton Road

Existing Zoning: C-1 Commercial District

Surrounding Zoning: North - R-1 Single Family Dwelling District
South - C-1 Commercial District
MXD Mixed Use Development
R-2 Single Family Dwelling District
East - R-1 Single Family Dwelling District
West - C-1 Commercial District
R-4 Planned Multiple Family Dwelling District



Figure 1 - Aerial view of the site and surrounding properties. The proposed restaurant location is indicated by a red arrow. Source: St Louis County



Figure 2 - Street view of the development. The proposed restaurant location is indicated by a red arrow.

Project description:

This Petition is for a special use exception for the establishment of a restaurant at 15467 Clayton Road, in a commercial development known as Claymont Center. The property is located on the north side of Clayton Road, approximately 350 feet west of Kehrs Mill Road. The property is currently zoned C-1 Commercial District. The property to the north is also zoned C-1. The property to the south is zoned R-1 Single Family Dwelling District. The property to the east is zoned R-2 Single Family Dwelling District, and the property to the west is zoned MXD Mixed Use Development.

Staff analysis:

This Petition is for a special use exception for a restaurant at 15467 Clayton Road. The basis for this request is outlined in Appendix A, Article XIV, Section 1(20), which permits restaurants as a special use exception. This Petition meets the specified zoning requirements for a special use exception. The proposed restaurant would be located in an existing development and was previously occupied by a restaurant known as Charlotte's Rib. No exterior or site changes, with the exception of signage, are proposed at this time.

As we have discussed with other Special Use Exception petitions, the overall site conditions may not fully comply with current zoning requirements. When reviewing this type of petition, we consider parking capacity and safety factors. According to City records, Claymont Center contains 463 parking spaces and a total of 80,022 square feet of building area. Using the standard example of one (1) parking space per 200 square feet, which is the City's highest parking requirement, 401 spaces would be required if the entire development were restaurant or retail space. Therefore, the site provides a surplus of 62 parking spaces, exceeding the current parking requirement. Additionally, staff does not have any safety concerns regarding the property.

When reviewing a special use exception, the Planning & Zoning Commission and Board of Aldermen shall determine whether such exception:

- a. Will substantially increase traffic hazards or congestion.

A new tenant in this existing development will naturally result in an increase in traffic. However, it is important to note that this space is currently vacant within an already approved development and was previously occupied.

b. Will adversely affect the character of the neighborhood.

The proposed development should not adversely affect the character of the neighborhood. It is situated within an established commercial area.

c. Will adversely affect the general welfare of the community.

The proposed development should not adversely affect the welfare of the community.

d. Will overtax public utilities.

The proposed development should not overtax public utilities.

e. Will adversely affect public safety and health.

The proposed development should not adversely affect public safety and health.

f. Is consistent with good planning practice.

The proposed development would meet all current special use exception requirements and is consistent with good planning practice.

g. Can be operated in a manner that is not detrimental to the permitted developments and uses in the district.

The proposed development should not be detrimental to the permitted developments and uses in the district.

h. Can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area.

The proposed development should be operated in a manner that is visually compatible with the permitted uses in the surrounding area.

Staff recommendation:

This Petition is for a special use exception for the establishment of a restaurant at 15467 Clayton Road. The restaurant would occupy a space in an existing commercial development. Staff has no concerns about the approval of this Petition.

Lupita’s Restaurant

Executive Summary:

Lupita is a family-owned and operated establishment by the Gutierrez/Palacio’s family. Our inspiration comes from authentic Mexican cuisine. We are looking to expand within the community.

Business History:

Back in 2018, my wife and I hosted my brother-in-law's wedding. We wanted to make it special and authentic, so we shared our culture with everyone. That opened up a new door for us to share our culture with more people and host more private events. In 2024, we decided to get our first food truck, which gives us a chance to grow and share our culture with the St. Louis community. We are operating in the downtown area. Locational

Rationale:

We're really excited about setting up a restaurant to the Ballwin area! This spot is great because it can fit bigger groups and it is super easy to get to from Clayton Road and Kehrs Mill Road. We're planning on serving food and drinks (of course to those of age) until 10 PM. I love to have live music occasionally if we can it to work out. We're thinking to bring Mariachi band to make things more fun for our customers.

Hours of Operation:

We are pleased to propose the following hours of operation for Lupita’s:

Monday through Thursday: 11 am to 9:00 pm, Friday and Saturday: 11 am to 10:00 pm Please note that the restaurant will be closed on Sundays.

Staffing:

Lapita’s currently employs 8 individuals, comprising 4 full-time and 4 part-time staff members. We anticipate expanding our team with the opening of our new location and foresee further growth in the future.

Floor plan is attached.



AMERICAN
Consulting Engineers

8615 Gravois Rd, St Louis, MO 63123
Website: www.ace-inc.us
Email: info@ace-inc.us
Phone: (314) 899 0599



**PROPOSED RESTAURANT
RENOVATION**
15467 CLAYTON RD,
BALLWIN, MO 63011

Issued on 01/15/26

No.	Description	Date

Project #: 01268#B
Drawings are for building permit applications only. Not for construction until a permit is issued.

**PROPOSED LIFE
SAFETY PLAN**

SHEET NUMBER:
A0.2

FIRE SAFETY NOTES

1. DUE TO SITE CONFIGURATION AND LIMITED ACCESS, IT WILL BE NECESSARY FOR EVERY CONTRACTOR AND LABORER ON SITE TO UNDERSTAND THAT FIRE APPARATUS ACCESS MUST BE MAINTAINED AT ALL TIMES. ROADWAY OBSTRUCTIONS, WHETHER DUE TO PARKING, MATERIAL STORAGE, OR ROADWAY SURFACE CONDITIONS DUE TO WEATHER, WHICH WOULD PROHIBIT FIRE TRUCK ACCESS TO THE FARTHEST SITE OF CONSTRUCTION WORK, MAY RESULT IN THE REVOCATION OF BUILDING PERMITS AND SUSPENDED CONSTRUCTION ACTIVITIES.
2. NO COMBUSTIBLE MATERIALS SHALL BE ERRECTED ON SITE UNTIL ADEQUATE WATER SUPPLIES ARE ESTABLISHED, I.E. HYDRANTS INSTALLED AND FUNCTIONAL. (FC 1412)
3. PROVIDE AN APPROVED KNOX BOX ADJACENT TO THE FIRE DEPARTMENT CONNECTION ON EACH BUILDING. THE BOX SHALL BE MOUNTED BETWEEN NOT LESS THAN 4' AND NOT GREATER THAN 6' ABOVE GRADE. PROVIDE MASTER KEYS / MASTER PASS CARDS FOR ALL LOCKS THAT PROVIDE ACCESS TO THE FIRE ALARM CONTROL PANELS AND/OR FIRE SPRINKLER CONTROLS. (FC 508.1)
4. SIGNAGE ABOVE THE FIRE DEPARTMENT CONNECTIONS WILL BE REQUIRED. THE SIGNS SHALL HAVE THE LETTERS FDC AT LEAST 6 INCHES HIGH. (FC 912.2.2)
5. THE DOOR OF EACH FIRE SPRINKLER RISER ROOM WILL REQUIRE SIGNAGE STATING SPRINKLER ROOM THE SIGN SHALL BE IN MINIMUM 3" LETTERS, WITH CONTRASTING COLOR TO THE BACKGROUND.
6. FIRE DEPARTMENT CONNECTIONS SHALL BE A 4" STORE CONNECTION WITH A 30 DEGREE OFFSET.

LIGHT FIXTURE LEGEND:

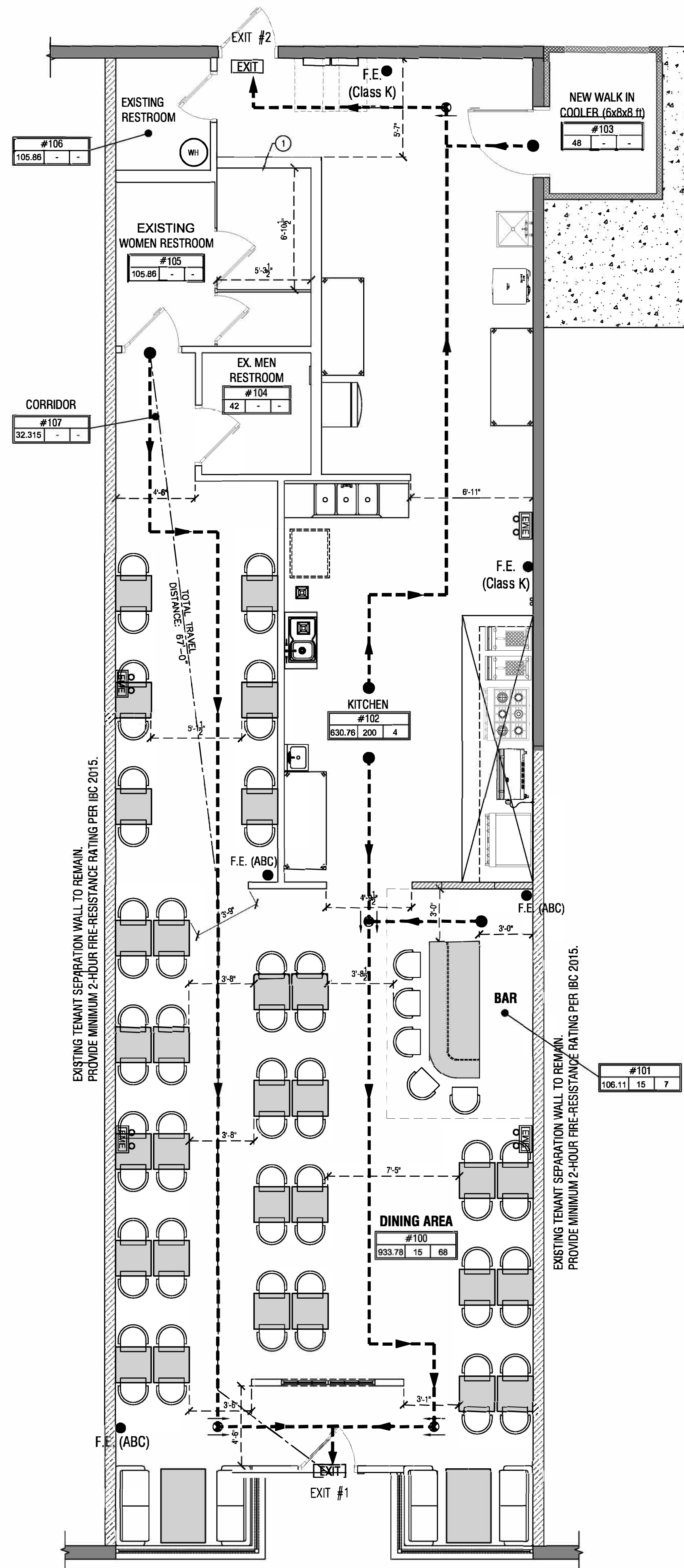
TYPE	SYMBOL	DESCRIPTION
EM1		SELF-POWERED EXIT SIGN WITH LED LAMPS - UNIVERSAL MOUNTED - SINGLE FACE
EM2		SELF-POWERED EXIT SIGN WITH LED LAMPS - UNIVERSAL MOUNTED - DOUBLE FACE
EM3		SURFACE MOUNTED 2 HEAD EMERGENCY UNIT WITH REMOTE CAPACITY
EM4		EXIT LIGHT WITH A BATTERY PACK THAT TURNS ON AUTOMATICALLY WHEN A BUILDING EXPERIENCES A POWER FAILURE.

EGRESS CALCULATION:

USE AND OCCUPANCY CLASSIFICATION (TYPE):				
GROUP: A-2				
OCCUPANT LOAD: (GROSS BUILDING AREA: 1930.48 SQ. FT)				
FUNCTION OF SPACE	FLR. AREA/OCC.	FLR. AREA	ALLOWABLE	EXIT DOOR
KITCHEN	200	630.76	4 OCCUPANTS	EXIT #2
DINING AND BAR AREA	15	1039.89	75 OCCUPANTS	EXIT #1 & EXIT #2
TOTAL			79 OCCUPANTS	

OCCUPANT LOAD (CALCULATED): 79 OCCUPANTS
REQUIRED EGRESS WIDTH: 79 OCC. x 0.20 = 15.8" (32" MIN)
PROVIDED EGRESS WIDTH: (1) MAIN ENTRY DOOR 36" (EXIT #1),
(1) EXIT DOOR 36" (EXIT #2)
MAXIMUM ALLOWABLE EXIT ACCESS TRAVEL DISTANCE: 200'
ACTUAL EXIT ACCESS TRAVEL DISTANCE: LESS THAN 200'
MIN. NUMBER OF EXITS REQUIRED: 2 EXITS REQUIRED
PROVIDED NUMBER OF EXITS: 2 EXITS PROVIDED

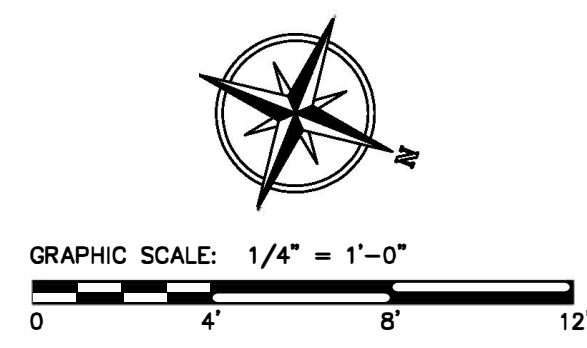
NOTES:
- PROVIDE PORTABLE FIRE EXTINGUISHERS PER IBC 2015 / FC 2015. CONTRACTOR TO VERIFY TYPE AND LOCATIONS IN FIELD.



1
A0.2

PROPOSED LIFE SAFETY PLAN

SCALE: 1/4" = 1'-0"





PUBLIC HEARING

Notice is hereby given that on Monday, April 6, 2026 at 7:00 pm, a Public Hearing will be held by the Planning & Zoning Commission in the City Government Center Board Room at 1 Government Center, Ballwin, Missouri 63011. The Commission will consider the following Petition:

SUE-26-06 Special Use Exception, submitted by Abdulai Bah, for a restaurant at 15467 Clayton Road.

Additional information on the Petition is available at the City Government Center or by calling 636-227-2243