



CITY OF FLORISSANT
PLANNING & ZONING COMMISSION
Monday, October 6, 2025, 7:00 PM

I. Roll Call

II. Approval of Minutes

Approval of Minutes 9/15/2025

III. Announcements/Comments

IV. LHDC Business

V. Old Business

VI. New Business

Agenda Item

PZ-10062025-01. Ward 9

Request for recommended approval from Wafae Banyawwad (Road Tire LLC) for a Special Use to operate a tire shop at 14090 New Halls Ferry Road, in a "B-3" Extensive Business District.

Wafae Banyawwad
Road Tire LLC
14049 New Halls Ferry Rd
Florissant MO 63033

PZ-10062025-02. Ward 6

Request recommended approval for a Special Use for a massage therapy business to Lindsey S. Allen (Ironworks Wellness LLC) located at 493 Rue St. Francois, Suite 16 in the "HB" Historic Business District.

Lindsey S. Allen
Ironworks Wellness LLC

493 Rue St. Francois, Suite 16
Florissant MO 63031

PZ-10062025-03.

Ward 6

Request recommended approval for a Special Use for a massage therapy business to Yvette N. Smith (Relax, Heal, and Restore) located at 493 Rue St. Francois, Suite 5 in the “HB” Historic Business District.

Yvette N. Smith
Relax, Heal, and Restore
493 Rue St. Francois, Suite 5
Florissant MO 63031

PZ-10062025-04.

Ward 6

Request recommended approval for a Special Use for a massage therapy business to LaTasha Minor (Spa Exclusive) located at 1020 Rue St. Francois in the “HB” Historic Business District.

LaTasha Minor
Spa Exclusive
1020 Rue St. Francois
Florissant MO 63031

PZ-10062025-05.

Ward 3

ORD. NO.
5964

Request for a recommended approval to amend the Ordinance 5964 for Mohamad Yaacoub representing (New York Grill LLC) at 158 Howdershell Road in a “B-5” Planned Commercial District

Mohamad Yaacoub
New York Grill LLC
158 Howdershell
Florissant MO 63031

PZ-10062025-06.

Ward 6

Request recommended approval for a Special Use to Brandee Swann to allow for a Tavern (Cocktail Lounge/Bar) with live entertainment at 462 No. Hwy 67 (R & B Bar and Grill) in a “B-3” Extensive Business District

Brandee Swann
R & B Bar & Grill
462 No Hwy 67
Florissant MO 63031

VII Adjournment

Petitioners must attend the meeting in person and make a presentation to the Commission following the staff report.

*THIS AGENDA WAS POSTED ON THE BULLETIN BOARD IN THE LOBBY AT CITY HALL AND ON THE CITY WEBSITE AT WWW.FLORISSANTMO.COM ON **OCTOBER 2, 2025 BY 12:00 PM.***

*ANYONE WISHING TO ATTEND THE MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE BUILDING COMMISSIONER BY NOON ON **Monday, October 6, 2025.***