



CITY OF FLORISSANT
PLANNING & ZONING COMMISSION
Monday, November 3, 2025, 6:30 PM

I. Roll Call

II. Approval of Minutes

Minutes of 10/20/2025

III. Announcements/Comments

IV. LHDC Business

V. Old Business

PZ07152024- Council as a Whole
06.

A request to amend Article IV – Limitations of Exterior Materials known as the city's Masonry Code by creating new definitions, material uses, and locations for the use of Masonry and masonry-like materials. And, to move Article IV – Limitations of Exterior Materials in Selected Districts from Section 505.060 to Article III General Provisions, Chapter 405, creating Section 405.080 – Limitations of Exterior Materials in Selected Districts.

City of Florissant

PZ10202025- Ward 9
01.
6669

A request to amend Ordinance No. 6669 to allow for a restaurant at 14049 and 14055 New Halls Ferry Rd, in a "B-5" Planned Commercial District (Ward 9)

Daniel Deville (Tenant)
GSRH Wings DE LLC
dba: Wingstop
12660 S Kirkwood Road
Stafford TX 77477

VI. New Business

Agenda Item

PZ-11032025-01. Ward 9

A request from Mohamed Gharib and Ana Cudra to operate a restaurant at 1141 No. Hwy 67 in a "B-3" Extensive Business District.

Mohamed Gharib and Ana Cudra
C & C Fish and Chicken Grill
1141 No Hwy 67
Florissant , MO 63031

PZ-11032025-02. Ward 3

A request from JNI Hauling to store vehicles and erect a fence with barb wire at 8 Industrial Drive, in an M-2 Zoning District

JNI Hauling
DBA Boling Services
5 Industrial Lane
Florissant MO 63033

PZ-11032025-03. Council as a Whole
8891

A request to amend Ord. No 8891 by correcting the address at 14250 New Halls Ferry Road, in a "B-5" Planned Commercial District.

Debra Irvin
Building Commissioner

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 FLORISSANTMO.COM ON OCTOBER 31, 2025 BY 12:00 PM.

ANYONE WISHING TO ATTEND THE MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE BUILDING COMMISSIONER BY NOON ON MONDAY, NOVEMBER 3, 2025.