



CITY OF FLORISSANT
PLANNING & ZONING COMMISSION
Monday, January 5, 2026, 6:00 PM

I. Roll Call

II. Approval of Minutes

Approval of Minutes 11/3/2025

III. Announcements/Comments

IV. LHDC Business

V. Old Business

PZ-07152024-06 Council as a Whole

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.

VI. New Business

Agenda Item

PZ-12012025-01. Ward 9

A request to amend Ordinance 8633 by correcting the address at 3170 N Hwy 67, in a "B-5" Planned Commercial District.

PZ-12012025-02. Harris

A request to amend zoning code regulating group homes in the “R-1”, “R-2”, “R-3”, and “R-4” Single-Family Dwelling Districts.

PZ-01052026-01. Ward 5

This is a request for a recommended approval for Special Use to Kalpesh Patel Dhandeep LLC D/B/A Baymont By Wyndham to operate a hotel and lodging at 307 Dunn Road, Florissant, MO 63033 in “B-3” Extensive Business District (Ward 5)

Kalpesh Patel Dhandeep LLC
1708 N Highland St
Williamsburg IA 523621

PZ01052026-02. Ward 3

This is a request from Shontay Gates, representing Aubrey’s Kids Social Club, seeking to amend Ordinance 8790 to allow operation of a childcare and youth enrichment center at 540 Howdershell Road within the “B-5” Planned Commercial District.

Shontay Gates
Aubrey’s Kids Social Club
235 Behlmann Meadows Way
Florissant, MO 63034

PZ-01052026-03. Council as a Whole

The proposed amendment requests the removal of “Tavern” as a permitted or special use within the B-3 Extensive Business District, B-4 Highway Commercial District, and HB Historic Business District zoning classifications.

PZ-01052026-04. Ward 9

This is a request for recommended approval to amend Special Use 9050 to allow a carry-out restaurant in addition to the catering kitchen at 115 Flower Valley Shopping Center in a “B-3” Extensive Business District.

Mr. Hyran Brooks
Cajun Kitchen, LLC
115 Flower Valley Shopping Center
Florissant MO 63033

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 BULLETING BOARD IN THE LOBBY AT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON DECEMBER 30, 2025, BY 12:00 PM.

ANYONE WISHING TO ATTEND THE MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE BUILDING COMMISSIONER BY NOON ON MONDAY, JANUARY 5, 2026.