



**CITY OF FLORISSANT**  
**PLANNING & ZONING COMMISSION**  
**Tuesday, January 20, 2026, 6:00 PM**

**I. Roll Call**

**II. Approval of Minutes**

Approval of Minutes of 01/05/2026

**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.

PZ-01052026- Ward 5  
01.

Request for a recommended approval for Special Use to Kalpesh Patel Dhandeep LLC DBA Baymont By Wyndham 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

## VI. New Business

### Agenda Item

PZ-01202025- Ward 2  
01.

A request to approve perforated vinyl window signs at 600 N. Hwy 67, in a B-3 Extensive Business District.

Tesha Alexander  
Diva University  
600 N Hwy 67  
Florissant MO 63031

PZ-01202026- Ward 7  
02.

A request for special use to operate a recording studio at 1821 Dunn Road. in a "B-3" Extensive Business District.

Samuel Brooks  
Turning Point Music Group LLC  
3047 Luxury Dr  
Florissant MO 63031

PZ-01202026- Ward 6  
03.

A request for a special use to operate a banquet center and restaurant at 1127-1133 N Hwy 67 in a "B-3" Extensive Business District.

Tequila Clark  
Taste by R&B LLC  
1155 N 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 BULLETTING BOARD IN THE LOBBY AT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON JANUARY 16, 2026, BY 12:00 PM.***

***ANYONE WISHING TO ATTEND THE MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE BUILDING COMMISSIONER BY NOON ON TUESDAY, JANUARY 20, 2026.***