



**CITY OF FLORISSANT
PLANNING & ZONING COMMISSION
Monday, April 7, 2025, 7:00 PM**

I. Roll Call

II. Approval of Minutes

Minutes 03/17/2025

III. Announcements/Comments

IV. LHDC Business:

V. Old Business

PZ-02182025-01 Missouri American Water (MOAW) in partnership with the City of Florissant is requesting approval to install an 8-ft black vinyl coated chain link fence around the water tower in Tower Park, 1060 Rue St Catherine, in the "HB" Historic District (Ward 6).

Missouri American Water
727 Craig Road
Creve Coeur, MO 63141

VI. New Business

Agenda Item

PZ04072025-01 Request recommended approval to rezone a parcel of land from an "R-4" Single-Family Dwelling District to a "B-5" Planned Commercial District for (St Louis Catholic Church Estate Corporation) commonly known as 1210 Paddock Drive, 1220 Paddock Dr, and 2650 Parker Road, Florissant, MO 63033. (Ward 6)

Very Reverend Carl Scheble
St Louis County Catholic Church Real Estate

751 Jefferson St
Florissant, MO 63031

PZ-04072025-02 Request approval to make exterior site changes at 1290 No. Highway 67 (SugarFire Smokehouse) in a 'B-3' Zoning District. (Ward 6)

Gina Henline
(SugarFire Smokehouse)
1290 No Hwy 67
Florissant MO 63031

PZ-04072025-03 A request from John Marshall (Ruiz Mexican Cuisine, Inc) to amend Special Use under Ordinance 4693 to add the existing double-sided billboard sign at 901 North Highway 67, "B-3" Extensive Business District (Ward 6)

John Marshall
Ruiz Mexican Cuisine, Inc
901 North Highway 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 FLORISSANTMO.COM ON APRIL 4, 2025, BY 12:00 PM.

ANYONE WISHING TO ATTEND THE MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE BUILDING COMMISSIONER BY NOON ON *Monday, April 7, 2025.*