



Consent Item

RE: 15069 Manchester Road

Department/Program: Administration/Planning

Explanation: Special Use Exception Transfer

The Petitioner is requesting approval to transfer the Special Use Exception granted to Ben Hillman in September 2022 for the operation of the restaurant known as Hi Pointe Drive In, located at 15069 Manchester Road.

The restaurant will continue to operate in compliance with all regulations and conditions outlined in the previously approved Special Use Exception and the governing Ordinance. The only proposed change at this time is that alcohol will no longer be sold on the premises.

The transfer request is made pursuant to Ordinance 22-23, approved on September 12, 2022. The proposed restaurant operations will otherwise remain substantially the same.

The business will be required to comply with all current building and fire code requirements applicable to commercial occupancy and will complete the City's occupancy permit process if this Special Use Exception Transfer is approved by the Board of Aldermen.

Recommendation:

Staff recommends approval of this Special Use Exception Transfer with the standard Special Use Exception conditions, along with the conditions specified in Ordinance 22-23.

Submitted By: Lynn Sprick

Date: Mar 9, 2026



SPECIAL USE EXCEPTION TRANSFER PETITION

CITY OF BALLWIN }
COUNTY OF ST. LOUIS }
STATE OF MISSOURI }

FEE: \$250.00
PAID: 250 pd
NUMBER: SUEI

TO THE BOARD OF ALDERMEN
CITY OF BALLWIN

Type of Special Use Exception: Full-Service Restaurant Use

Original Special Use Exception Ordinance Number: 22-23

Date of original Ordinance: 09/12/2022

Now comes (print name of Petitioner) Mahdi Meqbil
and states to the Board of Aldermen:

- I. That he, she, it, they, has (have) the following legal interest in the tract of land and/or premises located within the corporate limits of Ballwin, Missouri, described in Section II of this petition.
A. State Legal Interest: Prospective tenant under executed Letter of Intent with property owner for the premises located at 15069 Manchester Road, Ballwin, Missouri 63011.
B. Documentation of Legal Interest must accompany this petition.
II. That the legal description of the property/premises, for which a Special Use Exception is desired, is enclosed.
III. That the street address of said property is: 15069 Manchester Road, Ballwin, Missouri 63011
IV. That the area (acres or square feet) of said property is: 2200 sqft
V. That the zoning classification of said property is: Commercial Zoning District
VI. That the present use of said property is: vacant (former little hi)
VII. That the intended use of said property is: Restaurant
VIII. That he, she, it, they has (have) obtained permission from the holder of the Special Use Exception to request its transfer into the name of the petitioner, and that the holder of the Special Use Exception waives all claim or rights upon transfer.

WHEREFORE, the holder(s) of a special Use Exception, granted according to Ordinance(s) No. _____, do hereby relinquish all rights and claim to said Special Use Exception(s).

HOLDER: _____

AUTHORIZED SIGNATURE: _____

AUTHORIZED SIGNATURE (PRINTED): _____

ADDRESS: 8600 saint charles rock road

CITY/STATE/ZIP: saint louis, MO 63114

TELEPHONE NO. 314-882-9400

Subscribed and sworn before me this _____ day of _____, _____.

Notary Public

My Commission Expires

WHEREFORE, Petitioner(s) pray(s) that a Special Use Exception, granted according to the provisions of Ordinance(s) _____ be transferred to the Petitioner.

PETITIONER: Mahel' Megbil

AUTHORIZED SIGNATURE: [Signature]

AUTHORIZED SIGNATURE (PRINTED): Mahel' Megbil

ADDRESS: 8600 saint charles Rock Rd

CITY/STATE/ZIP: St. Louis MO 63114

TELEPHONE NO. 314 882 9400

Subscribed and sworn before me this 23 day of February, 2006.

[Signature]
Notary Public

My Commission Expires

3/24/2008



Business Plan

Prime BBQ

15069 Manchester Road, Ballwin, Missouri 63011

Business History:

Al Amani BBQ was founded in 1984 in the Middle East and quickly established itself as a premier destination for authentic charcoal-grilled cuisine. Built on a distinctive butchery-and-restaurant model, the concept emphasizes premium fresh meats, traditional open-flame grilling techniques, and consistent quality standards. Over the past four decades, the brand has developed strong customer loyalty and expanded to multiple operating locations, demonstrating a highly repeatable and successful business model. The concept further evolved with the introduction of a signature “Turkish Kebab” offering, combining time-tested grilling traditions with a modern, elevated presentation style. Prime BBQ represents the next chapter of this established culinary legacy, bringing the same commitment to quality, hospitality, and operational excellence to the United States in a professionally managed, family-oriented restaurant environment.

Hours of Operation:

- Sunday – Thursday: 11:00 AM – 9:00 PM
- Friday – Saturday: 11:00 AM – 10:00 PM
- The restaurant will not operate as a late-night establishment.

Alcohol & Entertainment:

Prime BBQ does not intend to serve alcoholic beverages. No live entertainment, DJs, bands, or nightclub-style activities are planned. The establishment will operate strictly as a full-service restaurant.

Staffing:

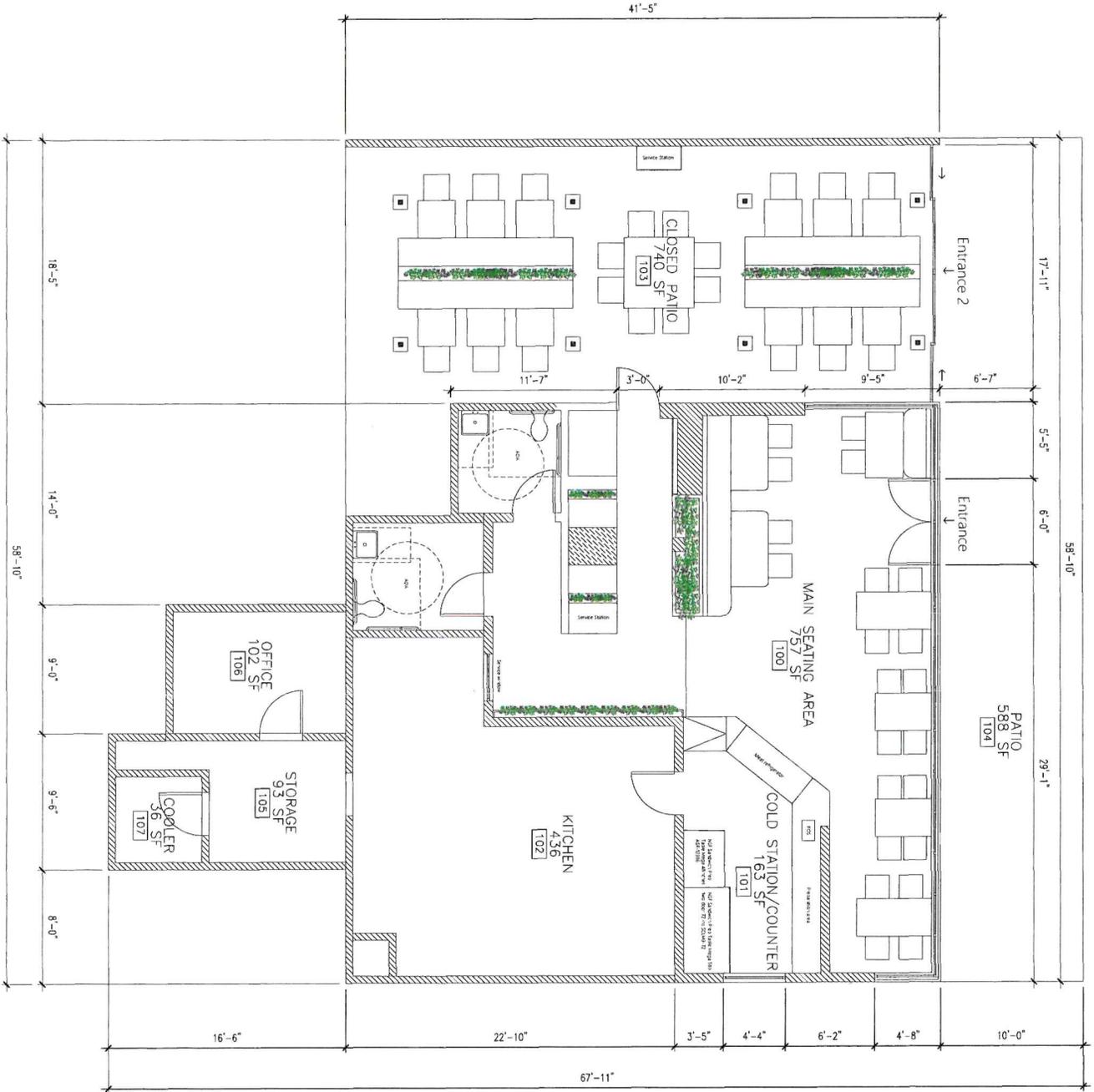
Prime BBQ anticipates employing approximately 15–20 employees, including kitchen staff, front-of-house team members, management personnel, and part-time support staff. Staffing levels will adjust based on business volume and operational needs.

Operational Compliance:

No major structural changes to the building are planned. Interior renovations will be limited to cosmetic upgrades and kitchen equipment installation. All cooking equipment will be professionally installed with proper ventilation systems in compliance with St. Louis County Health Department, Fire Marshal, and building code requirements. No outdoor open-pit cooking is proposed.

Community Commitment:

Prime BBQ is committed to maintaining a clean, professionally managed establishment that contributes positively to the Ballwin community. The restaurant is designed to provide a welcoming, family-friendly dining experience while creating local employment opportunities.



1 PRELIMINARY WORKING PLAN
 SCALE: 3/8" = 1'-0"



حيث يجتمع الشواء الأصيل
مع نكهة لا تُقاوم...



0593090919
+972 2-281-7788

BBQ
AL AMANI
كرفشات و...
السلاسل





AL AMANI

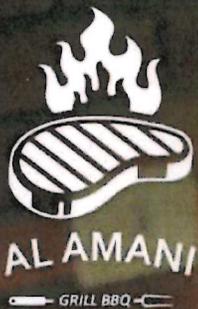
GRILL BBQ



كل سيخ بنكهة
مشوية صح... ومتبلة صح



0593090919
+972 2-281-7788



بنستناكم في مشاوي الأمانى



حيث يجتمع الشواء الأصيل
مع نكهة لا تُقاوم...



0593090919
+972 2-281-7788



INTRODUCED BY

ALDERMEN UTT, FINLEY, STALLMANN, ROACH, FLEMING, LEAHY, SIEGEL, BULLINGTON

AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO BEN HILLMAN D/B/A LITTLE HI (HI-POINTE DRIVE IN) FOR RESTAURANT WITH SALE OF ALCOHOL BY THE DRINK FOR CONSUMPTION ON THE PREMISES AT 15069 MANCHESTER ROAD.

WHEREAS, a petition has been received from Ben Hillman d/b/a Little Hi (Hi-Pointe Drive In), requesting the use of certain property for a restaurant with sale of alcohol by the drink for consumption on the premises at 15069 Manchester Road; and

WHEREAS, said petition was duly referred to the Planning and Zoning Commission for its investigation and report; and

WHEREAS, due notice of a public hearing before the Planning and Zoning Commission upon said petition was published and posted according to law and ordinance; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on September 6, 2022, upon said petition; and

WHEREAS, the Planning and Zoning Commission has submitted its report recommending approval to the Board of Aldermen; and

WHEREAS, the Board of Aldermen has determined that an establishment for the purposes disclosed above, under certain conditions, would not substantially increase traffic hazards or congestion; would not adversely affect the character of the neighborhood; would not adversely affect the general welfare of the community; would not over-tax public utilities; would not adversely affect public safety and health; is consistent with good planning practice; can be operated in a manner that is not detrimental to the permitted developments and uses in the District; and can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; and

WHEREAS, all applicable matters in Section 2 of Article XIV of Ordinance No. 557, "The Zoning Ordinance," have been adequately provided for:

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. An amended special use exception, subject to the conditions hereinafter specifically set forth, is hereby granted to Ben Hillman d/b/a Little Hi (Hi-Pointe Drive In), for a restaurant with sale of alcohol by the drink for consumption on the premises at 15069 Manchester Road, as is made and provided for in Article XIV of Ordinance No. 557.

Section 2. The amended special use exception hereby issued, and referred to in Section 1, is issued to the named permittee only and shall not be assigned or transferred, without the permission of the Board of Aldermen of the City of Ballwin.



Section 3. The amended special use exception hereby issued and referred to in Section 1, shall be valid only if the conditions set forth in the Addendum, attached hereto as Exhibit 1 and made a part hereof, are observed by permittee.

Section 4. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this 12 day of September, 2022. 
TIM POGUE, MAYOR

APPROVED this 12 day of September, 2022. 
TIM POGUE, MAYOR

ATTEST: 
ERIC STERMAN, CITY ADMINISTRATOR

EXHIBIT ONE

The permittee granted a Special Use Exception per the ordinance hereby appended to, their assignees and successors, as authorized and approved by the Board of Aldermen of the City of Ballwin, agree to abide by the following provisions, the provisions of all ordinances of the City of Ballwin, and all applicable laws of St. Louis County, the State of Missouri and of the United States of America and to require all licensees, franchisees, and lessees to similarly abide by said ordinances, laws and provisions, as appropriate to such special use exception. In addition, the following provisions, as appropriate, shall apply:

1. There is no outdoor storage, display or sale of any merchandise, equipment, vehicle, supplies or product except as may be provided and limited by this Special Use Exception or ordinance of the City of Ballwin.

2. There is no servicing, repair, cleaning, maintenance or other work on any merchandise, equipment, vehicle, materials, supplies, or product except as may be provided and limited by this Special Use Exception or ordinance of the City of Ballwin, except within a fully enclosed building which shall not include carports, porte-cocheres, accessory structures or temporary coverings and/or enclosures such as tents, tarpaulins, flies, or other similar structures.

3. Any violation of the laws, statutes, ordinances, codes, policies and regulations of the City of Ballwin, St. Louis County, the State of Missouri, or the United States of America by the permittee, its agents, servants or employees shall be cause for the revocation of the Special Use Exception hereby granted.

4. That the site, premises and/or land use described by the permittee in the application and subsequently approved by this ordinance is developed and operated in accordance with the final approved development plan and the provisions of this ordinance, and any failure to do so shall be cause for the revocation of the Special Use Exception hereby granted.

5. All new utility and other service laterals and connections on the site and/or premises, and all connections to site improvements and fixtures installed outside of a fully enclosed building shall be installed underground.

6. All sign illumination and other lighting is selected and arranged so as not to cast light upon, and/or be a nuisance, to any right-of-way or any other property.

7. The permittee and their approved assignees or successors, if any, shall preserve, maintain and care for all plantings, and landscaped and planted areas on the site and/or premises, in accordance with the landscape and site plans of this ordinance. Such maintenance, preservation and care shall include all planted and landscaped rights-of-way adjacent to the site and/or premises addressed and approved by the Special Use Exception hereby granted.

8. Trash and debris shall not be allowed to accumulate and the site/premises shall at all times be kept clean and free of all refuse, debris, leakage and recyclable material accumulation.

9. All trash dumpsters and recyclable material storage areas shall be screened with a 100% opaque screen which shall totally obscure any visibility of the dumpster and recyclables container. Such screening shall be permanent in nature and architecturally compatible with the associated development.



10. Unless otherwise provided by this Special Use Exception or other ordinances of the City of Ballwin, no vehicles, equipment or property may be parked or stored on the premises for which this permit is issued except non-commercial vehicles as defined by the Ballwin Ordinances and one fully operational and licensed delivery/service vehicle per business or tenant or use operated on the premises.

11. This Special Use Exception shall terminate three months following the non-renewal of the business license for the business associated with the location for which the Exception is granted.