

STAFF REPORT

CASE NUMBER: **PC26-03**

DATE: February 10, 2026

PETITIONER: Barclanon Dixon

PROPERTY OWNERS: Barclanon Dixon
5937 Evergreen Blvd
St. Louis, MO 63134

REQUEST: Special Use Permit

PROPERTY ADDRESS: 5937 Evergreen Blvd
St. Louis, MO 63134

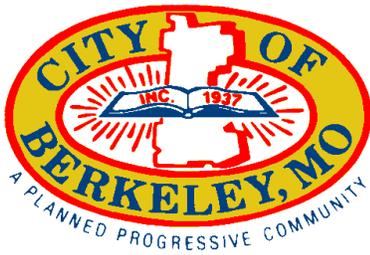
CURRENT ZONING: “M-1” Industrial District

PROPOSED ZONING: Zoning to remain the same

EXISTING USE: Automotive Repair

PROPOSED USE: Automotive Repair Facility

RECOMMENDATIONS: Plan Commission Recommends Approval
with Conditions



REPORT TO CITY COUNCIL

NO TAXES DUE

TO: Mayor and City Council

FROM: James Linhardt, Acting City Manager

DATE: February 10, 2026

SUBJECT: **PC26-03** – Shall a request for a Special Use Permit be granted for Barclanon Dixon to operate the business, *Better Deal Automotive*, located at 5937 Evergreen Blvd, Berkeley, MO 63134.

We have investigated the Subject item, above, and present the following as our findings:

BACKGROUND INFORMATION

Barclanon Dixon has operated this business at 5926 Evergreen Blvd. He purchased the property at 5937 Evergreen and is wanting to move his business to this location.
The business will be an automotive repair facility.

PROPERTY LOCATION

5937 Evergreen Blvd, Berkeley, Missouri 63134
Zoning: “M-1” Industrial District

St. Louis County Locator #12J32322

PROJECT DESCRIPTION

Applicant is needing a Special Use Permit to operate an automotive repair facility.

SECTION 400.370 ARCHITECTURAL AESTHETICS.

No building shall be greatly dissimilar in architectural style, size, mass or color so as to appear grossly unattractive, and to have a negative impact on adjacent properties and the surrounding neighborhood.

RECOMMENDATION

Plan Commission recommends approval with conditions.

SUPPORTING DOCUMENTS

Staff Report, Application, Resolution #3490, Current Occupancy Permit

SPECIAL USE PERMIT CONDITIONS:

1. Business Name – *Better Deal Automotive*
2. Hours of operation: *Monday through Saturday from 8:00 AM – 5:00 PM.*
3. The occupant shall not store or discard tires on the exterior of the building.
4. All automotive work; changing of tires, oil, etc., shall be done in the interior of the building. No exterior repairs are allowed on the street or the parking lot.
5. Vehicles shall not be left overnight on the street.
6. Painting shall require paint booth and property ventilation of paint fumes.
7. No dumping of oil on property in the Storm Sewer.
8. All state certifications and licenses of operators and employees shall be posted at all times.
9. No accumulation of dismantled or junk vehicles. No overnight outside storage of vehicles. No vehicles shall be parked on the street impeding traffic. No sale of vehicles.
10. Shall adhere and comply with “performance standards” in terms of vibrations, noise, odor, smoke, toxic gases, emissions, and air pollution.
11. No outdoor storage or overnight parking of any vehicle.
12. A Berkeley Business license is required.
13. Outside storage of bins and empty boxes is not allowed on the property or in the trash enclosure by the City’s Codes.
14. The interior will be thoroughly inspected by City’s Building and Fire Department for compliance with adopted building codes.
15. Overall, the total site, total areas, building needs to be inspected by the City Staff for compliance with the City’s current codes and regulations prior to occupying the same.
16. Apply for commercial inspection from Public Works Department / Inspection Division, which shall include the fire inspection.
17. Buildings and site conditions in need of repair shall be repaired or replaced per the approval of the Building Commissioner.
18. Owner shall comply with *Ordinance 4373* and install and maintain a commercial trash enclosure with dumpster. Proper trash enclosure doors with suitable hinges should be connected for smooth operations. Permit required.
19. The building, lot, landscaping, and yard areas shall be maintained and kept free and clear of any debris, trash, or weeds including maintenance of all landscaped areas. Pick up litter around the premises at least two times a day.
20. Signs are *prohibited* in the right-of-way. A sign permit is required for new wall/window signs. Banners, pennants, festoons, searchlights, or human signage directing patrons are *prohibited*. No banners, balloons, flags or festoons, snipe signs or directional signs in the city’s public right-of-way. Business signage shall be limited to no more than 10% of window space. Or ten (10) square feet in area, whichever is the smaller of the dimension. The petitioner will be permitted one exterior wall mounted sign at the front wall of the business. No metal bars, mesh, or other durable material shall be installed over any portion of the frontage window or frontage opening in commercial buildings.
21. The premise shall be subject to adherence to City of Berkeley annual fire inspections and life safety plans.
22. The interior will be thoroughly inspected by City’s Building Commissioner and Fire Department, and any-and-all other jurisdictions, if applicable. All permits that are required by any of said mention must be received. Once, all required inspections are completed; apply for all necessary building/occupancy & fire safety permits from the City of Berkeley, and other jurisdictions, after obtaining City Council’s approval on this Special Use Permit. Commercial Occupancy permit and Business License is required and shall be posted at-all-times.
23. **In granting such special use permits, the City Council may provide that the permit be valid for a limited period-of-time not to exceed ten (10) years. Upon expiration of the time limit specified in the permit, the holder of the permit may request the permit be reviewed by the City Council, and the City Council may extend it for another limited period-of-time not to exceed ten (10) years. The City Council shall provide that the permit be exclusive only for the holder and non-transferable.**

24. The Special Use Permit will be revoked if for any reason the applicant ceases operations and closes its doors to the public for a period of six (6) months or more, and not complying with the City's Special Use Permit. The Special Use Permit shall not be assigned, or sold, or conveyed, or operated by another without prior approval by the City Council and occupancy permit, building permit or business license shall be issued to such assignee until such approves is secured.
25. Any violations can be a reason for the City to revoke this permit, according to the City's current regulations. To occupy the building and facilities the applicant must comply with all the applicable rules and regulations pertaining to health and safety for vehicular and pedestrian traffic, zoning, building, sign codes, fire and safety protection standards as required by the City Fire Department, City of Berkeley, St. Louis County, State of Missouri, and Federal rules and regulations.
26. Prior to issuance of an Occupancy Inspection and Permits, the above noted conditions, the conditions as described in the attached Report, and the inspections as part of the normal occupancy permit process shall be met, and as approved by the City Council. This Special Use Permit takes effect upon the approval by City Council.
27. The City Council may, in accordance with Section 400.580, institute a rezoning. The City Council, after a public hearing, may revoke a special use permit for failure of compliance with regulations and restrictions of this Chapter or the requirements of the special use permit.
28. If the City Council determines that the public health, welfare, and safety are adequately protected in view of the foregoing criteria, then the special use permit shall be granted; but if it is negative as to any of such paragraphs, then the special use permit shall be denied.





PLANNING & DEVELOPMENT APPLICATION

(Please check all that apply)

INITIAL FEE: \$350 (non-refundable)

<input type="checkbox"/> Preliminary (Plats)	<input type="checkbox"/> Special Use Permit
<input type="checkbox"/> Re-Approval (Plats)	<input type="checkbox"/> Zoning Change
<input type="checkbox"/> Amending (Plats)	<input type="checkbox"/> Resubdivision/Reconsolidation
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Business Name/Ownership Change
<input type="checkbox"/> Lot Consolidation	<input type="checkbox"/> Variance (Land Use)
<input type="checkbox"/> Street Name (New, Change)	<input type="checkbox"/> Variance (Building Code)
<input type="checkbox"/> Street Vacation	<input type="checkbox"/> Liquor/Lottery/Financials (Money Grams/Order)
<input type="checkbox"/> Medical Marijuana (Dispensary)	<input type="checkbox"/> Medical Marijuana (Grow Facility)
<input type="checkbox"/> Medical Marijuana (Researching/Testing)	<input type="checkbox"/> Building Code Appeal
<input type="checkbox"/> Food Truck - SUP \$100.00 (City Events Only)	<input type="checkbox"/> Food Truck - Fire Inspection \$75.00
<input type="checkbox"/> Food Truck Business License \$75.00	<input type="checkbox"/> Other

REQUIREMENTS:

1. Prepare one (1) legible set of drawings and one (1) PDF High Resolution copy on a USB drive detailing interior & exterior of property.
2. Submit a completed application three (3) weeks prior to Plan Commission Meeting.
3. **DO NOT** destroy, tear down or remodel proposed business structure until 'FINAL' approval by City Council.
4. If you do not submit your application in a timely manner your request will be considered on the next meeting date.

APPLICANT(S) LEGAL NAME(S): Better Deal Automotive w/ Bardana's Diver

APPLICANT IS (check one): PROPERTY OWNER AGENT PURCHASER OF CONTRACT TENANT

APPLICANT(S) ADDRESS: 5937 Evergreen blud
Street Saint Louis MO 63134
City State Zip

PHONE: 2 EMAIL: _____

LOCATION OF PROPOSED USE

STREET ADDRESS: 5937 Evergreen Blud Saint Louis mo 63134

LEGAL DESCRIPTION: Better Deal Automotive

PRESENT ZONING DISTRICT: Berkeley

PROPOSED ZONING DISTRICT (IF APPLICABLE): _____

PROPERTY IS PRESENTLY BEING USED AS FOLLOWS: Automotive Repair

PROPERTY TO BE USED FOR (TYPE OF BUSINESS): Automotive Repair Facility

DAYS & HOURS OF OPERATION ETC: Monday - Saturday 8:00am - 5pm

PROPOSED NAME OF BUSINESS: Better Deal Automotive

APPROXIMATE SIZE OF TRACT: ACRES _____ SQ. FT. OF SPACE (UNDER ROOF) 1435.00



IF APPLICANT IS NOT THE PROPERTY OWNER:

PROPERTY OWNER(S) NAME: BARCLANON Dixon

PROPERTY OWNER(S) ADDRESS: 5937 EverGreen Blvd

STREET
Saint Louis MO 63134
CITY STATE ZIP

PHONE: _____

EMAIL: _____

I HAVE AUTHORITY TO ACT ON BEHALF OF THE PROPERTY OWNER: _____
Applicant(s) Signature

By signing this application, the owner(s) and applicant(s) attest that all information and facts provided on this form and attachments are complete and accurate and that any omission or incorrect fact or information may invalidate any notice or subsequent action taken by the City of Berkeley Board of Adjustments, City of Berkeley Planning & Zoning Commission. (All applicants and owners shall sign the application. Attach additional name/address/signature/date pages as needed.)

[Signature]
Applicant(s) Signature

Date: 1 / 26 / 26

[Signature]
Property Owner(s) Signature:

Date: 1 / 26 / 26

OFFICE USE ONLY

All items necessary for a technical review of the proposed special use permit plan have been submitted and constitute a COMPLETE APPLICATION.

Staff Signature: [Signature]

Date: 01 / 26 / 2026

Date Paid: 01 / 26 / 2026

Cash Check Money Order Debit/Credit

Receipt No: 78268

Case No: PC26-04



DESCRIPTION AND EXPLANATION OF PROPOSED PROJECT:

Letter DFAL Automotive LLC will Saley PERFORMED
Auto Repair on vehicles at 5937 Evergreen blud
Saint Louis mo 63134.

Lined area for additional text or notes.





RESOLUTION # 3490

2019

Introduced by: Council Members Present
of the City of Berkeley, MO

A RESOLUTION AUTHORIZING BARCLANON DIXON & HENRY TRINIDAD, A SPECIAL USE PERMIT TO OPERATE AN AUTOMOTIVE REPAIR SHOP, LOCATED AT 5926 EVERGREEN BLVD., IN THE CITY OF BERKELEY, ST. LOUIS COUNTY, MISSOURI

WHEREAS, Barclanon Dixon & Henry Trinidad, has applied to such City for the issuance of a Special Use Permit to operate an automotive repair shop; and

WHEREAS, in accordance with the applicable Ordinance of the City of Berkeley, such application was submitted to the City Plan Commission for its investigation and reports, and further, that such City Plan Commission has returned its final report and recommendation wherein it recommended the issuance of a Special Use Permit to Barclanon Dixon & Henry Trinidad, to operate an automotive repair shop located at 5926 Evergreen Blvd.; and

WHEREAS, due notice of the time, place and purpose of a public hearing was published in two (2) consecutive issues of a newspaper of general circulation in the City or posted on the city's website, the first notice being published at least ten (10) days prior to the date of the hearing, and written notices of said hearing were mailed to the last known places of abode of the owners of all property lying within one hundred eighty five (185) feet of all boundaries of the property under consideration for a Special Use Permit; and

WHEREAS, such public hearing was duly held by the Council, on November 4, 2019, in the City Hall of the City of Berkeley, Missouri, in conformity with said public notice at which hearing the parties of interest were given an opportunity to be heard.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BERKELEY, MISSOURI AS FOLLOWS:

SECTION 1. The City Council determines that the public health, welfare, and safety are adequately protected in view of the foregoing criteria, and the Special Use Permit shall be granted as the Council affirmatively finds as to the required criteria.

SECTION 2. The use of said tracts for the aforesaid purpose is granted subject to the following conditions:

- a) Hours of operation shall be 8:00am-7:00pm, Monday-Friday; Saturday 8am-5pm.
- b) The occupant shall not store or discard tires on the exterior of the building.
- c) All automotive work; changing of tires, oil, etc., shall be done in the interior of the building. No exterior repairs are allowed on the street of the parking lot.
- d) Vehicles shall not be left overnight on the street.
- e) Painting shall require paint booth and property ventilation of paint fumes.
- f) No dumping of oil on property or in the Storm Sewer.
- g) All state certifications and licenses of operators and employees shall be posted at all times.
- h) Maintain Exterior – cut and remove all overgrown brush, plants and trees. Such must be properly trimmed and shaped.
- i) All parking areas must be paved surfaces, the parking lot must be cleaned of all debris, weeds, and trash, etc. on a daily basis.
- j) Use of snipe or directional signs to the property are prohibited.
- k) No accumulation of dismantled or junk vehicles. No overnight outside storage of vehicles. No vehicles shall be parked on the street impeding traffic. No Sale of Vehicles.

- l) Owner shall comply with Ordinance 4373 and install and maintain a commercial trash enclosure with dumpster.
- m) The building, lot, landscaping, and yard areas shall be maintained and kept free and clear of any debris, trash, or weeds including maintenance of all landscaped areas.
- n) Banners, flags, festoons must have city council approval.
- o) Only 10% of windows space shall be used for window signage.
- p) The premise shall be subject to adherence to City of Berkeley annual fire inspections and life safety plans.
- q) All required inspections by the city are required before issuance of occupancy permit or business license.
- r) The entire interior will be thoroughly inspected by City's Building Commissioner and Fire Department, and any and all other jurisdictions, if applicable. All permits that are required by any of said mention must be received. Once, all required inspections are completed; apply for all necessary permits, business at Berkeley's Finance Office after obtaining City Council's approval on this Special Use Permit. Commercial Occupancy permit and Business License is required and shall be posted at all times.
- s) In granting such special use permits, the City Council may provide that the permit be valid for a limited period of time not to exceed ten (10) years. Upon expiration of the time limit specified in the permit, the holder of the permit may request the permit be reviewed by the City Council, and the City Council may extend it for another limited period of time not to exceed ten (10) years. The City Council shall provide that the permit be exclusive only for the holder and non-transferable.
- t) The Special Use Permit will be revoked if for any reason the applicant ceases operations and closes its doors to the public for a period of six (6) months or more, not complying with the City's Special Use Permit. The Special Use Permit shall not be assigned, or sold, or conveyed, or operated by another without prior approval by the City Council and occupancy permit, building permit or business license shall be issued to such assignee until such approves is secured.
- u) Any violations can be a reason for the City to revoke this permit, according to the City's current regulations. To continue occupying the building and facilities the applicant must comply with all the applicable rules and regulations of the City of Berkeley, St. Louis County, State of Missouri, and Federal rules and regulations.
- v) Prior to issuance of an Occupancy Inspection and Permit, the above noted conditions, the conditions as described in the attached Report, the inspections as part of the normal occupancy permit process shall be met, and as approved by the City Council. This Special Use Permit takes effect upon the approval by City Council.
- w) The City Council may, in accordance with Section 400.580, institute a rezoning. The City Council, after a public hearing, may revoke a special use permit for failure of compliance with regulations and restrictions of this Chapter or the requirements of the special use permit.
- x) If the City Council determines that the public health, welfare and safety are adequately protected in view of the foregoing criteria, then the special use permit shall be granted; but if it is negative as to any of such paragraphs, then the special use permit shall be denied.

SECTION 3. The Department of Public Works shall be charged with responsibility for the enforcement of this Resolution and incorporated therein all necessary reports.

SECTION 4. This Resolution shall be in full force and effect from and after the date of its passage.

PASSED this 04th day of November 2019

ATTEST:


 Theodore Hoskins, Mayor


Deanna Jones, City Clerk


Approved As To Form:
Donnell Smith, City Attorney

Final Roll Call:

Mayor Hoskins	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>	Abstain <input type="checkbox"/>
Councilwoman Hoskins	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>	Abstain <input type="checkbox"/>
Councilwoman Mitchell	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>	Abstain <input type="checkbox"/>
Councilwoman Williams	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>	Abstain <input type="checkbox"/>
Councilwoman-At-Large Greene	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>	Abstain <input type="checkbox"/>
Councilman Hindeleh	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>	Abstain <input type="checkbox"/>
Councilwoman Anthony	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>	Abstain <input type="checkbox"/>



8425 Airport Road Berkeley, MO 63134
(314) 524- 3313 Fax (314) 264-2074

Occupancy Permit - Commercial

Permit Number 20200053

Date Issued 01/07/2020

This is to certify that permission was granted on the above date to **Barclanon Dixon & Henry Trinidad**

To occupy the structure location at **5926 EVERGREEN BLVD**

Doing business as **Better Deal Automotive**

To be used solely for the purpose of **Auto Repair Shop**

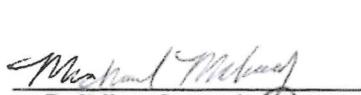
Special Use

Sq.Ft. 1400 Ward 4

Resolution No. 3490 Ordinance No. _____

Building Inspection Approved: 12/24/2019

Fire Inspection Approved: 11/26/2019



Building Commissioner



Fire Marshall



Public Works Director

Notice: Use of property for any purpose other than authorized above, constitutes a violation of chapter 400 of the municipal code of the City of Berkeley, Missouri. This permit does not take the place of any license required by law and is not transferable, any changes in the use or occupancy of premises shall require a new permit.

THIS NOTICE MUST BE POSTED ON THE PREMISES AT ALL TIMES

CUT HERE