

**Summary**  
**Board Bill Number 111**  
**Introduced by Alderwoman Sharon Tyus**  
**December 5, 2025**

The overall purpose for this bill is to conditionally vacate the following street.

East Taylor Avenue from Broadway to Ouida Avenue.

Petitioned by Hopkins Properties of St Louis LLC.

The vacated areas will be used to consolidate property to provide parking for commercial development.

**BOARD BILL NUMBER 111 INTRODUCED BY ALDERWOMAN SHARON TYUS**

1 An ordinance recommended by the Board of Public Service to conditionally vacate above  
2 surface, surface and sub-surface rights for vehicle, equestrian and pedestrian travel in the East  
3 Taylor Avenue from Broadway to Ouida Avenue in the City of St. Louis, Missouri, as  
4 hereinafter described, in accordance with Charter authority, and in conformity with Section 14 of  
5 Article XXI of the Charter and imposing certain conditions on such vacation.

6 **BE IT ORDAINED BY THE CITY OF ST. LOUIS, AS FOLLOWS:**

7 **SECTION ONE.** The above surface, surface and sub-surface rights of vehicle, equestrian  
8 and pedestrian travel, between the rights-of-ways of:

9 A strip of land being part of East Taylor Avenue (60 feet wide) bounded between  
10 City Block 3478 and City Block 3479 of the City of Saint Louis, Missouri and also  
11 being between the right-of-way lines of North Broadway Street and Ouida, and  
12 being more particularly described as follows:

13 Beginning at the most eastern corner of Lot 20 in Block 60 of O’Fallon  
14 Estate, Harlem, said point being the most southern corner of that portion of Ouida  
15 Avenue vacated per Ordinance 58147, thence crossing said East Taylor Avenue (60  
16 feet wide) right-of-way South 37 degrees 08 minutes 50 seconds East, a distance of  
17 60.08 feet to a point, said point being the most northern corner of said City Block  
18 3478 and also being the intersection of the southwest right-of-way line of Ouida  
19 Avenue (50 feet wide) and the south right-of-way line of said East Taylor Avenue;  
20 thence along said East Taylor Avenue right-of-way South 55 degrees 46 minutes 42  
21 seconds West, a distance of 340.66 feet to a point, said point being the intersection  
22 of said East Taylor Avenue right-of-way line and the north right-of-way line of  
23 North Broadway Street (108 feet wide); thence crossing said East Taylor Avenue

1 right-of-way North 45 degrees 49 minutes 53 seconds West, a distance of 61.25 feet  
2 to a point, said point being the intersection of the north right-of-way line of said East  
3 Taylor Avenue and North Broadway Street (width varies); thence along said East  
4 Taylor right-of-way line North 55 degrees 46 minutes 42 seconds East, a distance of  
5 349.93 feet to the point of beginning and also containing 20,718 square feet more or  
6 less.

7 are, upon the conditions hereinafter set out, vacated.

8 **SECTION TWO.** Hopkins Properties of St Louis LLC plans to use the vacated areas to  
9 consolidate property for commercial development to enhance security.

10 **SECTION THREE.** All rights of the public in the land bearing rights-of-way traversed by  
11 the foregoing conditionally vacated portion of the street, are reserved to the City of St. Louis for the  
12 public including present and future uses of utilities, governmental service entities and franchise  
13 holders, except such rights as are specifically abandoned or released herein.

14 **SECTION FOUR.** The owners of the land may, at their election and expense remove the  
15 surface pavement of said so vacated portion of the street provided however, all utilities within the  
16 rights-of-way shall not be disturbed or impaired and such work shall be accomplished upon proper  
17 City permits.

18 **SECTION FIVE.** The City, utilities, governmental service entities and franchise holders  
19 shall have the right and access to go upon the land and occupation hereof within the rights-of-way  
20 for purposes associated with the maintenance, construction or planning of existing or future  
21 facilities, being careful not to disrupt or disturb the owners interests more than is reasonably  
22 required.

1           **SECTION SIX.** The owner(s) shall not place any improvement upon, over or in the area(s)  
2 vacated without:

3           1. Lawful permit from the Building Division or Authorized City agency as governed  
4           by the Board of Public Service.

5           2. Obtaining written consent of the utilities, governmental service entities and franchise  
6           holders, present or future. The written consent with the terms and conditions thereof  
7           shall be filed in writing with the Board of Public Service by each of the above  
8           agencies as needed and approved by such Board prior to construction.

9           **SECTION SEVEN.** The owners may secure the removal of all or any part of the facilities  
10 of a utility, governmental service entity or franchise holder by agreement in writing with such  
11 utilities, governmental entity or franchise holder, filed with the Board of Public Service prior to the  
12 undertaking of such removal.

13           **SECTION EIGHT.** In the event that granite curbing or cobblestones are removed within  
14 the vacated area, the Department of Streets of the City of St. Louis must be notified. Owner(s) must  
15 have curbing cobblestones returned to the Department of Streets in good condition.

16           **SECTION NINE.** This ordinance shall be ineffective unless within three hundred sixty  
17 (360) days after its approval, or such longer time as is fixed by the Board of Public Service not to  
18 exceed three (3) days prior to the affidavit submittal date as specified in the last section of this  
19 ordinance, the owner(s) of the area to be vacated must fulfill the following monetary requirements,  
20 if applicable, as specified by the City of St. Louis Agencies listed below. All monies received will  
21 be deposited by these agencies with the Comptroller of the City of St. Louis.

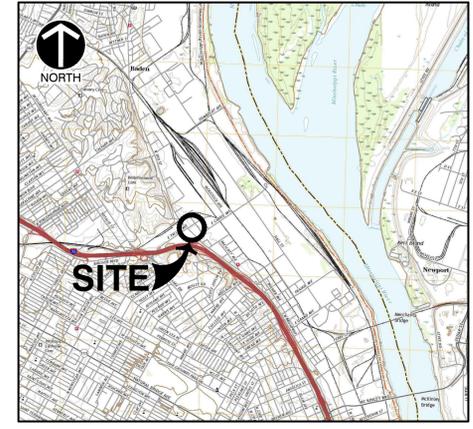
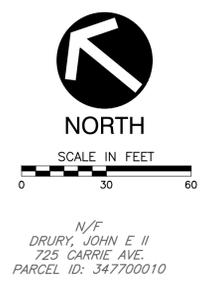
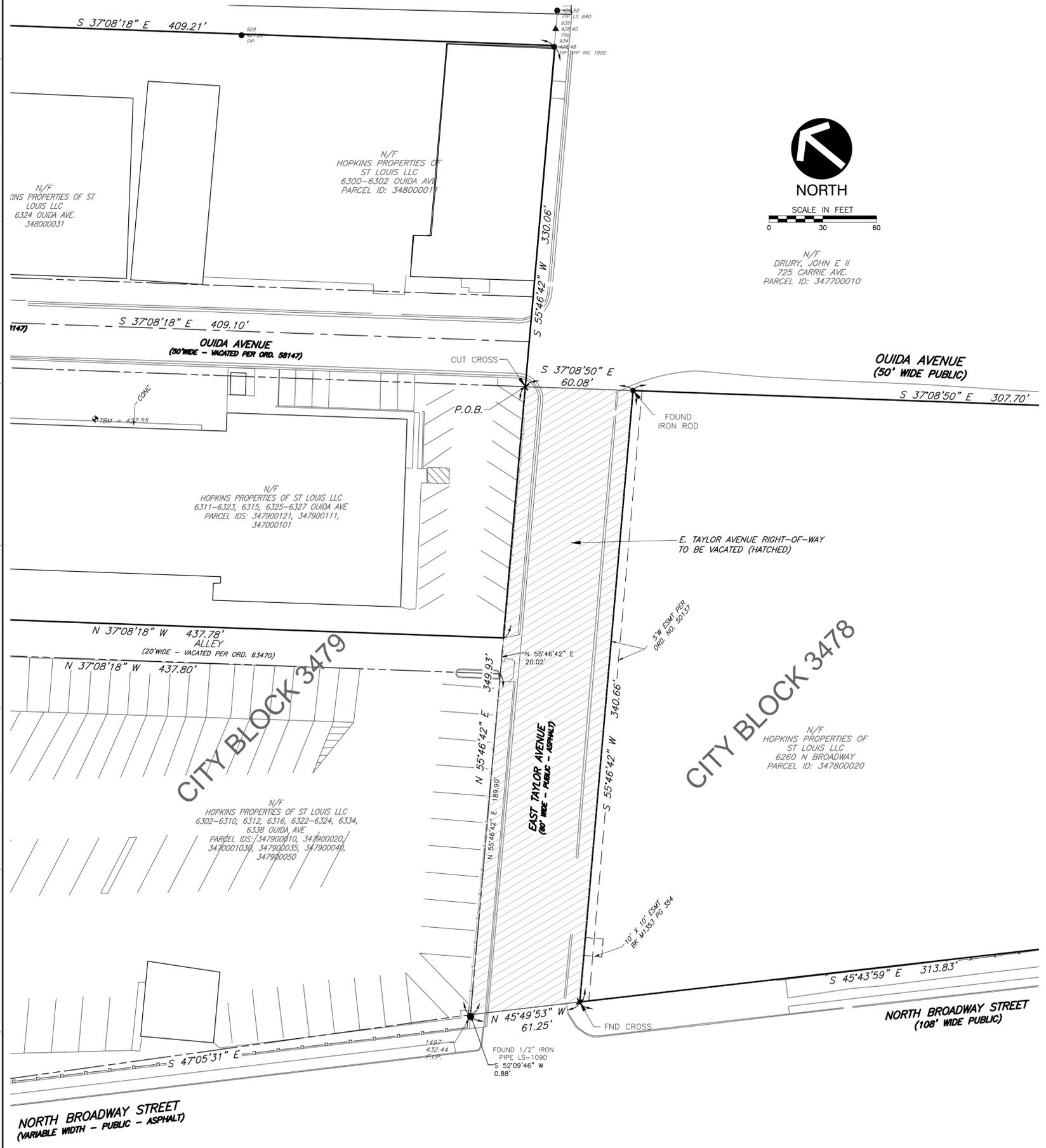
22           1. CITY WATER DIVISION so as to cover the full expenses of removal and/or relocation of  
23           Water facilities, if any.

1        2. CITY TRAFFIC AND TRANSPORTATION DIVISION so as to cover the full expenses of  
2        removal, relocation and/or purchase of all lighting facilities, if any. All street signs must be  
3        returned.

4        3. CITY STREET DEPARTMENT so as to cover the full expenses required for the  
5        adjustments of the City's alley(s), sidewalk(s) and street(s) as affected by the vacated area(s)  
6        as specified in Sections Two and Eight of the Ordinance.

7        **SECTION TEN.** An affidavit stating that all of the conditions be submitted to the Director  
8        of Streets for review of compliance with conditions 365 days (1 year) from the date of the signing  
9        and approval of this ordinance. Once the Director of Streets has verified compliance, the affidavit  
10       will be forwarded to the Board of Public Service for acceptance. If this affidavit is not submitted  
11       within the prescribed time the ordinance will be null and void.

### VACATION PLAT OF PART OF E. TAYLOR AVENUE (60' WIDE) RIGHT-OF-WAY BETWEEN NORTH BROADWAY STREET AND OUIDA AVENUE



**SITE USGS AND VICINITY MAP**  
U.S.G.S. 7.5 TOPOGRAPHIC MAP, "GRANITE CITY", QUADRANGLE, "MO", DATED "2021"  
SCALE 1" = 4000'

**GENERAL NOTE ITEMS:**

- THIS PLAT WAS PREPARED FROM ITEMS FURNISHED TO CIVIL & ENVIRONMENTAL CONSULTANTS, INC. BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES.
- BASIS OF BEARING FOR THIS SURVEY IS MISSOURI EAST STATE PLANE. SITE WAS SCALED TO GROUND USING A GROUND SCALE FACTOR DERIVED FROM A CENTRAL POINT ON SITE USING TRIMBLE ACCESS SOFTWARE ON A TSC7 DATA COLLECTOR. SAID POINT IS AT:  
LAT 38°41'12.62043"N  
LONG 90°13'11.30461"W  
HEIGHT 326.720'  
GROUND SCALE FACTOR=1.0000749490
- BENCHMARK INFORMATION: MISSOURI DEPARTMENT OF NATURAL RESOURCES BENCHMARK CSL-17, DESCRIBED AS STANDARD MO DNR GRS DISK SET IN TOP OF CONC MON STAMPED "CSL-17, 1990"  
ELEVATION NAVD 1988 = 517.06  
HORIZONTAL NAD 1983 = N:1036313.86, E: 902321.46
- THIS SURVEY HAS BEEN EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS, 20 CSR 2030-16.010 AND THE RESULTS ARE SHOWN HEREON.

**LEGAL DESCRIPTION**  
PART OF E. TAYLOR AVENUE TO BE VACATED

Part of E. Taylor Avenue (60 feet wide) bounded between City Block 3478 and City Block 3479 of the City of St. Louis, Missouri and also being between the right-of-way lines of North Broadway Street and Ouida Avenue, and more particularly described as follows:

Beginning at the most eastern corner of Lot 20 in Block 60 of O'Fallon Estate, Harlem, said point being the most southern corner of that portion of Ouida Avenue vacated per Ordinance 58147; thence crossing said E. Taylor Avenue (60 feet wide) right-of-way South 37°08'50" East, a distance of 60.08 feet to a point, said point being the most northern corner of said City Block 3478 and also being the intersection of the southwest right-of-way line of Ouida Avenue (50 feet wide) and the south right-of-way line of said E. Taylor Avenue; thence along said E. Taylor Avenue right-of-way South 55°46'42" West, a distance of 340.66 feet to a point, said point being the intersection of said E. Taylor Avenue right-of-way line and the north right-of-way line of North Broadway Street (108 feet wide); thence crossing said E. Taylor Avenue right-of-way North 45°49'53" West, a distance of 61.25 feet to a point, said point being the intersection of the north right-of-way line of said E. Taylor Avenue and North Broadway Street (width varies); thence along said E. Taylor right-of-way line North 55°46'42" East, a distance of 349.93 feet to the point of beginning and containing 20,718 square feet, more or less.

**OWNERS CERTIFICATE:**

THE UNDERSIGNED MANAGING MEMBER FOR HOPKINS PROPERTIES OF ST. LOUIS, LLC, BEING THE OWNER AND DEVELOPER OF THE PROPERTY ADJOINING THE RIGHT-OF-WAY SHOWN AND DESCRIBED HEREON, AND SHOWN HATCHURED ON THIS PLAT, HEREBY REQUESTS SAID RIGHT-OF-WAY TO BE VACATED.

IN WITNESS WHEREOF, WE HAVE EXECUTED THIS PLAT AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

HOPKINS PROPERTIES OF ST. LOUIS LLC C/O TRUCK CENTERS, INC.

BY: \_\_\_\_\_

PRINT NAME: **JUSTIN HOPKINS**

TITLE: **MANAGING MEMBER**

DATE: \_\_\_\_\_

**OWNER'S NOTARY**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT JUSTIN HOPKINS, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF HOPKINS PROPERTIES OF ST. LOUIS, LLC, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME IN THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID INSTRUMENT, HE / SHE EXECUTED THE SAME VOLUNTARILY ON BEHALF OF \_\_\_\_\_ ON THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

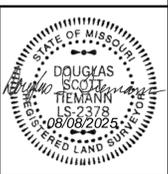
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

**SURVEYORS CERTIFICATE**

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MAY, 2023, EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND BEING PART OF CITY BLOCK 3478 OF THE CITY OF ST. LOUIS, MISSOURI, AND SAID SURVEY HAS BEEN EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR URBAN PROPERTY BOUNDARY SURVEYS, AND DURING THE MONTH OF JULY, 2025 AT THE REQUEST OF HOPKINS PROPERTIES OF ST. LOUIS, LLC C/O TRUCK CENTERS, INC., WE HAVE PREPARED THIS RIGHT-OF-WAY VACATION PLAT, AND THE RESULTS ARE SHOWN HEREON.

*Douglas S. Tiemann*  
DOUGLAS SCOTT TIEMANN, P.L.S. #2378  
STATE OF MISSOURI  
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
CERTIFICATION/LICENSE NO. LS-2007031293



**CITY APPROVAL:**

THIS PLAT IS APPROVED AS A STREET RIGHT-OF-WAY VACATION PLAT, AS SHOWN HATCHURED AND DESCRIBED HEREON, AND HAS BEEN APPROVED BY THE BOARD OF PUBLIC SERVICE ON THIS DAY OF \_\_\_\_\_, 2025.

NO	DATE	REVISION RECORD	DESCRIPTION

1450 Beale Street  
Suite 305  
St. Charles, MO 63303  
Ph: 314.656.4566  
www.cccinc.com

CERTIFICATION/LICENSE NO. 2002013942

**TRUCK CENTERS, INC.**  
747 E. Taylor Avenue  
St. Louis, Missouri 63147

**E. TAYLOR AVENUE  
RIGHT-OF-WAY VACATION PLAT**

DRAWING NO. **SV01**

SHEET 1 OF 1

DATE: JULY, 2025  
DRAWN BY: [Signature]  
PROJECT NO: 330-286-0001  
CHECKED BY: [Signature]  
APPROVED BY: [Signature]

A:\130-001\130-001-Survey\Draw\130286-RW Vacation.dwg (1/1) 15/7/20/2025 - 6:00pm - LP: 8/9/2025 10:46 AM

PETITION FOR VACATION AND WAIVER OF DAMAGES

Honorable Board of Public Service  
The City of St. Louis

We, the undersigned, legal owners of property in city block(s) 3478 & 3479

between North Broadway Street, Marin Avenue  
and Ouida Avenue and East Carrie Avenue

hereby petition the City of St. Louis to vacate and abolish \_\_\_\_\_  
E. Taylor Avenue right-of-way between North Broadway Street and Ouida Avenue.

and we hereby waive all claims for damages sustained as the result of the vacation and abolition of the afore-  
said area.

IN WITNESS WHEREOF we have hereunto set our hands this 18<sup>th</sup>  
day of August, 2025

ATTEST \_\_\_\_\_  
Secretary  
By [Signature] Hopkins Properties of St. Louis LLC  
Title EVP Justin Hopkins

STATE OF MISSOURI }  
CITY OF ST. LOUIS } ss  
On this 18<sup>th</sup> day of August, 2025  
before me appeared Justin Hopkins

to me personally known, who being duly sworn, did say that he is the EVP of  
Hopkins Properties of St. Louis, LLC, a corporation; that the seal affixed to the  
foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed  
in behalf of said corporation by authority of its Board of Directors, and said

\_\_\_\_\_ acknowledged said  
instrument to be the free act and deed of said corporation.

Witness my hand and notarial seal in the City of St. Louis, State of Missouri, the day  
and year first above written.

My term expires 2-15-2028

Julie A. DeBlock

