



Mobile Board of Zoning Adjustment Agenda

July 13, 2026 – 2:00 P.M.

ADMINISTRATIVE

Roll Call

	Mr. William L. Guess, Chairman
	Mr. Adam Metcalfe, Vice Chairman
	Mr. Lewis Golden
	Mr. Jeremy B. Milling
	Mr. William Petway
	Mr. Gregory Morris, Sr.
	Ms. Trithenia Ferrell
	Mr. Taylor Atchison, Supernumerary
	Mr. Allen Williams, Supernumerary

HOLDOVER

1. [BOA-003532-2025](#)

Case #: 6722
Location: 122 Michael Donald Avenue
Applicant/Agent: KB Construction & Development, LLC
Council District: District 2
Proposal: Use, Access and Maneuvering, Parking, and Tree Planting & Landscape Area Variances to allow construction of a new four-plex with reduced access & maneuvering areas, reduced parking, and no tree plantings with reduced landscape area in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) only allows single-family dwellings, with compliant access & maneuvering areas, compliant parking, and compliant tree plantings and landscape area in an R-1, Single-Family Residential Urban District.

2. [BOA-003738-2026](#)

Case #: 6761/6701
Location: 2449 & 2453 Eslava Creek Parkway
Applicant/Agent: SMART Local 441 (George R. Cowles, Agent)
Council District: District 2
Proposal: Front Yard Setback, Reduced Parking, and Parking Lot Landscape Variances to allow construction of a new structure less than 25-feet from the front property line, reduced parking, and no landscape islands within the parking lot in a B-3, Community Business Suburban District; the Unified Development Code (UDC) requires full compliance with setbacks and parking requirements, and requires the provision of one (1) landscape island for every twelve (12) parking spaces in a B-3, Community Business Suburban District.

PUBLIC HEARINGS

3. [BOA-003742-2026](#)

Case #: 6765/2497/2286
Location: 3026 Cottage Hill Road
Applicant/Agent: Atchison Real Estate & Development
Council District: District 1
Proposal: Use Variance to allow a coin-operated laundromat in an R-3, Multi-Family Residential Suburban District; the Unified Development Code (UDC) does not allow a coin-operated laundromat in an R-3, Multi-Family Residential Suburban District.

4. [BOA-SE-003766-2026](#)

Case #: 6766/6695
Location: 5301 Moffett Road
Applicant/Agent: Canopy Partners, LLC
Council District: District 7
Proposal: Special Exception to allow warehousing (over 40,000 square feet) in a B-3, Community Business Suburban District; the Unified Development Code (UDC) requires a Special Exception to allow warehousing (over 40,000 square feet) in a B-3, Community Business Suburban District.

5. [BOA-003767-2026](#)

Case #: 6767/6695
Location: 5301 Moffett Road
Applicant/Agent: Canopy Partners, LLC
Council District: District 7
Proposal: Residential Buffer Variance to allow a chain link fence with vegetative buffer to serve as a residential buffer in a B-3, Community Business Suburban District; the Unified Development Code (UDC) requires a wooden privacy fence or wall with vegetative buffer to serve as a residential buffer in a B-3, Community Business Suburban District.

OTHER BUSINESS
