



# Mobile Board of Zoning Adjustment Agenda

October 6, 2025 – 2:00 P.M.

## ADMINISTRATIVE

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### Roll Call

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

## EXTENSIONS

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### 1. BOA-003190-2025

**Case #:** 6649  
**Location:** 5133 Cottage Hill Road  
**Applicant/Agent:** Thomas Sign & Awning Co. (Alvin Ramos, Agent)  
**Council District:** District 4  
**Proposal:** Sign Variance to allow two (2) freestanding signs and three (3) wall signs for a single tenant site in a B-2, Neighborhood Business Suburban District; the Unified Development Code (UDC) limits single tenant sites in a B-2, Neighborhood Business Suburban District to no more than one (1) freestanding sign and no more than two (2) wall signs.

## 2. BOA-003306-2025

**Case #:** 6669  
**Location:** 5399 U.S. Highway 90 West  
**Applicant/Agent:** Jacob Franklin, Kimley-Horn & Associates, Inc.  
**Council District:** District 4  
**Proposal:** Setback Variance to allow a dumpster located within the front 25-foot setback in a B-3, Community Business Suburban District; the Unified Development Code (UDC) does not allow structures exceeding three-feet (3') in height to be located within the front 25-foot setback in a B-3, Community Business Suburban District.

## PUBLIC HEARINGS

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## 3. BOA-003435-2025

**Case #:** 6698  
**Location:** 7120 Airport Boulevard  
**Applicant/Agent:** PCDA Architecture  
**Council District:** District 7  
**Proposal:** Setback Variance to allow construction of a new structure less than 25-feet from the front property line in a B-3, Community Business Suburban District; the Unified Development Code (UDC) requires all structures to be a minimum of 25-feet away from a front property line in a B-3, Community Business Suburban District.

## 4. BOA-003446-2025

**Case #:** 6699/4585/4969  
**Location:** 6710 Old Shell Road  
**Applicant/Agent:** American Tower Corporation (Amanda Novas, Agent)  
**Council District:** District 7  
**Proposal:** Height and Setback Variances to amend a previously approved variance to allow a 172.1-foot tall telecommunications tower with reduced setbacks in a B-2, Neighborhood Business Suburban District; the Unified Development Code (UDC) does not allow structures taller than 45-feet in a B-2, Neighborhood Business Suburban District, and requires telecommunications towers to be setback from property lines a distance equal to their height.

## 5. BOA-SE-003449-2025

**Case #:** 6700  
**Location:** 316 Dauphin Street  
**Applicant/Agent:** Mary Daffin (Robert Maurin, Agent)  
**Council District:** District 2  
**Proposal:** Special Exception approval to allow an event venue with an occupant load of 270 people in a T-5.1 Sub-District of the Downtown Development District; the Unified Development Code (UDC) requires Special Exception approval to allow an event venue with an occupant load over 100 people in a T-5.1 Sub-District of the Downtown Development District.

## 6. BOA-003455-2025

**Case #:** 6701  
**Location:** 2449 and 2453 Eslava Creek Parkway  
**Applicant/Agent:** SMART Local 441 (George R. Cowles, Agent)  
**Council District:** District 5  
**Proposal:** Front Yard Setback Variance to allow construction of a new structure less than 25-feet from the front property line in a B-3, Community Business Suburban District; the Unified Development Code (UDC) requires all structures to be a minimum of 25-feet away from a front property line in a B-3, Community Business Suburban District.

## 7. BOA-SE-003456-2025

**Case #:** 6702/6653  
**Location:** 250 St Louis Street  
**Applicant/Agent:** River Bank & Trust (Casey Pipes, Agent)  
**Council District:** District 2  
**Proposal:** Special Exception approval to allow a bank with drive-thru services in a T-5.1 Sub-District of the Downtown Development District; the Unified Development Code (UDC) requires Special Exception approval to allow a bank with drive-thru services in a T-5.1 Sub-District of the Downtown Development District.

## 8. BOA-003457-2025

**Case #:** 6703/6653  
**Location:** 250 St Louis Street  
**Applicant/Agent:** River Bank & Trust (Casey Pipes, Agent)  
**Council District:** District 2  
**Proposal:** Curb Cut Variance to allow a curb cut to an “A” street at a corner building site where a secondary frontage is available in a T-5.1 Sub-District of the Downtown Development District; the Unified Development Code (UDC) prohibits curb cuts to an “A” street at a corner building site where a secondary frontage is available in a T-5.1 Sub-District of the Downtown Development District.

## 9. BOA-003459-2025

**Case #:** 6704  
**Location:** 706 Monroe Street  
**Applicant/Agent:** Lucy Barr Designs  
**Council District:** District 2  
**Proposal:** Rear Yard Setback Variance to allow an addition to an existing residence to be less than 20-feet from the rear property line in a T-3 Sub-District of the Downtown Development District; the Unified Development Code (UDC) requires structures to have a minimum 20-foot setback from the rear property line in a T-3 Sub-District of the Downtown Development District.

## 10. BOA-003453-2025

**Case #:** 6705/6541  
**Location:** 3366 Cottage Hill Road  
**Applicant/Agent:** Dennis Langan  
**Council District:** District 5  
**Proposal:** Off-Premise Sign Variance to allow an off-premise sign to be erected in a B-3, Community Business Suburban District; the Unified Development Code (UDC) requires all signs to be located on the site they contain advertising material for in a B-3, Community Business Suburban District.

## OTHER BUSINESS

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- **Review of Minutes from the following Board of Adjustment meetings:**

January 6, 2025  
February 3, 2025  
March 10, 2025