



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 22, 2023

JAGR Kooiman, LLC  
c/o Jason Scholtz  
1322 Hillside Forest Drive  
Sugar Land, TX 77479

Re: Northwest corner of Kooiman Road and Todd Acres Drive  
SUB-002732-2023  
JAGR Kooiman Subdivision  
Jason Scholtz, JAGR Kooiman, LLC  
District 4  
Subdivision of 1 lot, 10.23± acres

Dear Applicant(s)/ Property Owner (s):

At its meeting on December 21, 2023, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Retention of the rights-of-way along Kooiman Road and Todd Acres Drive, as depicted on the preliminary plat;
2. Retention of the 25-foot corner radius at the intersection of Kooiman Road and Todd Acres Drive;
3. Retention of the lot sizes in both square feet and acres on the Final Plat, or provision of a table on the Final Plat with the same information;
4. Retention of setbacks as shown on the preliminary plat;
5. Revision of the plat to correctly label Todd Acres Drive (not Todd Acres Road);
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and,
9. Compliance with all Fire Department comments noted in the staff report.

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted


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on disk, flash drive, memory stick, or via e-mail to [planning@cityofmobile.org](mailto:planning@cityofmobile.org). This procedure must be completed within one (1) year, or the Tentative Approval will expire.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**  
Ms. Jennifer Denson, Secretary

By:   
Margaret Pappas  
Deputy Director of Planning and Zoning