



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 22, 2026

Louise Houston
LH20, LLC
3851 Old Shell Road
Mobile, AL 36608-1345

Re: 354 and 358 Gulfwood Drive
SUB-003681-2026
Lila's Place Subdivision
Louise Houston, LH20, LLC
District 5
Subdivision of 3 lots, 0.64± acres

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

At its meeting on May 21, 2026, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Section 6.B.9. of the Subdivision Regulations (for reduced right-of-way width) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 50-foot-wide rights-of-way along Gulfwood Drive and Gulfwood Drive East, as depicted on the preliminary plat;
2. Retention of the 25-foot corner radius at the intersection of Gulfwood Drive and Gulfwood Drive East, as depicted on the preliminary plat;
3. Retention of the lot sizes in both square feet and acres, or the provision of a table on the Final Plat providing the same information;
4. Retention of the required 25-foot front yard setback along all street frontages, in compliance with Article 2, Section 64-2-5.E. of the UDC and Section 6.C.8. of the Subdivision Regulations;
5. Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without the permission of the easement holder;
6. Completion of the demolition process for all existing structures on the proposed lots prior to the signing of the Final Plat;
7. Compliance with all Engineering comments noted in the staff report;
8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
9. Compliance with all Urban Forestry comments noted in the staff report; and,
10. Compliance with all Fire Department comments noted in the staff report.

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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 on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.gov. 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: 

D. Logan Anderson
Principal Planner II, Planning and Zoning