



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 22, 2016

Gulf City Body & Trailer Works, Inc.  
P. O. Box 144  
Mobile, AL 36603

**Re: 111 Short Texas Street**

(Southwest corner of Short Texas Street and South Royals Street, extending to the Northwest corner of Texas Street and South Royal Street extending to the East side of St. Emanuel Street).  
Council District 2

**ZON2016-00242**

**Gulf City Body & Trailer Works, Inc.**

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

At its meeting on March 17, 2016, the Planning Commission considered your request for a change in zoning from I-1, Light Industry District, to I-2, Heavy Industry District to allow a steel service facility.

**After discussion, the Planning Commission heldover the application until the April 21<sup>th</sup> meeting to allow the applicant to address the following items:**

- 1) **revision of the narrative to provide a detailed description of the proposed use of the site which would warrant the Rezoning request;**
- 2) **submittal of a pre-1952 legal description for the property or the submittal of a one-lot Subdivision;**
- 3) **verification of the right-of-way width of South Royal Street along the site frontage and revision of the site plan to depict additional setback in lieu of dedication to be measured from 40' from the centerline of South Royal Street, in compliance with the Major Street Plan;**
- 4) **verification of and correction of (if necessary) the Point of Beginning of the legal description of the site;**
- 5) **correction of the legal description to account for the inclusion of the alley from St. Emanuel Street within the site enclosure on the site plan, or revision of the site plan to relocate the site enclosure to the North and East boundaries of the alley and restrict any site access to the alley; and**
- 6) **revision of the interior parallel parking spaces to a minimum 23' length.**

**Gulf City Body & Trailer Works, Inc. REZ**  
**March 22, 2016**

**Revisions, additional documentation and a possible one-lot Subdivision application should be submitted no later than March 31<sup>th</sup>.**

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: 

Richard Olsen

Deputy Director of Planning

cc: Byrd Surveying, Inc.