



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 23, 2026

Cassandra Davis
10443 Kipling Trace
Theodore, Alabama 36582

Re: 3431 Club House Road
SUB-003593-2025
Davis Place Subdivision
Cassandra Davis
District 3
Subdivision of 2 lots, 0.50± acres

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

At its meeting on February 19, 2026, the Planning Commission considered the above referenced application.

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

1. Dedication sufficient to provide a minimum of 25 feet from the centerline of Club House Road;
2. Revision of the plat to label the right-of-way width of Club House Road after any required dedication;
3. Retention of the 25-foot minimum front yard setback line along Club House Road, as measured from any required dedication;
4. Retention of the lot size labels in both square feet and acres on the Final Plat, adjusted for any required dedication, or the provision of a table on the Final Plat with the same information;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and
8. Compliance with all Fire Department comments noted in the staff report.

SUB-003593-2025 Davis Place Subdivision
February 23, 2026

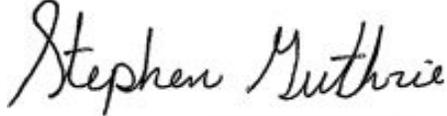
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash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

Stephen Guthrie
Deputy Director of Planning and Zoning