

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 6, 2009

Moran Investments, Inc.  
Attn: Roy Moran  
3131 Turtle Creek Boulevard, Suite 1050  
Dallas, TX 75219-5442

**Re: Case #SUB2008-00262 (Subdivision)**  
**Somerby Subdivision, Resubdivision of Lot 1**  
841 Somerby Drive  
(North and East sides of Somerby Drive, 350'± East of Cody Road South).  
2 Lots / 22.4± Acres

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

At its meeting on February 5, 2009, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to deny this application due to the denial of the Zoning request, making the subdivision unnecessary.

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**  
Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.  
David R. Coley, III

**MOBILE CITY PLANNING COMMISSION  
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February 6, 2009

Moran Investments, Inc.  
Attn: Roy Moran  
3131 Turtle Creek Boulevard, Suite 1050  
Dallas, TX 75219-5442

**Re: Case #ZON2008-03006 (Planned Unit Development)**  
**Somerby Subdivision, Resubdivision of Lot 1**  
841 Somerby Drive  
(East side of Somerby Drive, 100'± North of Somerby Lane [private street]).  
Planned Unit Development Approval to allow ten apartment buildings, ten  
parking garages, and a pool house on a single building site.

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

At its meeting on February 5, 2009, the Planning Commission considered for Planned Unit Development the site plan to allow ten apartment buildings, ten parking garages, and a pool house on a single building site.

After discussion, it was decided to deny this plan due to the denial of the Zoning request, making the PUD unnecessary.

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**  
Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.  
David R. Coley, III

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February 6, 2009

Moran Investments, Inc.  
Attn: Roy Moran  
3131 Turtle Creek Boulevard, Suite 1050  
Dallas, TX 75219-5442

**Re: Case #ZON2008-03007 (Rezoning)**  
**Moran Investments, Inc.**  
841 Somerby Drive  
(East side of Somerby Drive, 100'± North of Somerby Lane [private street]).  
Rezoning from R-1, Single-Family Residential District, to R-3, Multi-Family Residential District, to allow the construction of an apartment complex.

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

At its meeting on February 5, 2009, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to R-3, Multi-Family Residential District, to allow the construction of an apartment complex.

After discussion, it was decided to recommend the denial of this change in zoning for the following reasons:

- 1) the applicant failed to show that there is a manifest error in the Zoning Ordinance;
- 2) the applicant failed to show that changed or changing conditions in a particular area, or in the planning region generally, make a change in the Zoning Ordinance necessary and desirable;
- 3) the applicant failed to show that increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district; and
- 4) the applicant failed to show that the subdivision or imminent subdivision of land into urban building sites makes reclassification necessary and desirable.

**Moran Investments, Inc.**

**February 6, 2009**

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_

Richard Olsen

Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.

David R. Coley, III