



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 23, 2025

Keri Givens
Byrd Surveying
2609 Halls Mill Road
Mobile AL 36606

Re: 655 Congress Street & 260 North Washington Avenue
SUB-003439-2025
Tamberlyn Park at Downtown North Subdivision
Kari Givens, Byrd Surveying, Inc.
District 2
Subdivision of 5 lots, 0.39+ acres

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

At its meeting on September 18, 2025, the Planning Commission considered the above referenced application.

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

1. Dedication of the corner radius at the intersection of Congress Street and Washington Avenue, if deemed necessary and appropriate by the Engineering Department;
2. Retention of the existing right-of-way along all street frontages;
3. Depiction of the 12-foot maximum setback along all street frontages, adjusted for dedication, if any;
4. Retention of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information, adjusted for dedication, if any;
5. Retention of the note identifying Congress Street as the primary frontage for Lot 1;
6. Placement of a note stating that Lots 2 & 3 are prohibited from having curb cuts;
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;
10. Compliance with all Fire Department comments noted in the staff report; and
11. Completion of the Subdivision process prior to the application for permits.

SUB-003439-2025 Tamberlyn Park at Downtown North Subdivision
September 23, 2025

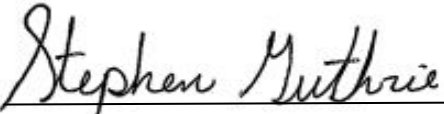
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.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: 
Stephen Guthrie
Deputy Director of Planning and Zoning