



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 24, 2026

Byrd Surveying
ATTN: Kari Givens
2609 Halls Mill Road
Mobile, Alabama 36606

Re: 5654 U.S. Highway 90 West
SUB-003811-2026
Tread Subdivision
Byrd Surveying, Inc.
District 4
Subdivision of 2 lots, 2.02± acres

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

At its meeting on August 20, 2026, the Planning Commission considered the above referenced application.

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

1. Retention of the 180-foot-wide right-of-way along U.S. Highway 90 West and the 60-foot-wide right-of-way along I-10 Industrial Parkway on the Final Plat;
2. Revision of the Final Plat to depict dedication of a 25-foot corner radius at the intersection of U.S. Highway 90 West and I-10 Industrial Parkway unless a waiver of 6.C.6. is recommended by the City Engineer and Traffic Engineer;
3. Retention of the lot sizes in square feet and acres on the Final Plat, adjusted for any required dedication;
4. Retention of the 25-foot setback along U.S. Highway 90 West and I-10 Industrial Parkway in compliance with Section 64-2-14. E. of the Unified Development Code and Section 6.C.8 of the Subdivision Regulations adjusted for any required dedication;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report;
8. Compliance with all Fire Department comments noted in the staff report; and
9. Full compliance with all other codes and ordinances.

August 24, 2026

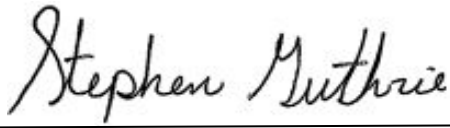
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash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