



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 26, 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 Royal 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  
**SUB2016-00028 (Subdivision)**  
**Gulf City South Subdivision**  
1 Lot / 2.3± Acres

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

At its meeting on April 21, 2016, the Planning Commission considered the above referenced subdivision application.

**After discussion and with a waiver of Section V.D.9. for the St. Emanuel, Texas and South Royal Street frontages, the Planning Commission tentatively approved the request, subject to the following conditions:**

- 1) revision of the plat to label the lot with its size in both square feet and acres, after any required dedications, or the furnishing of a table on the Final Plat providing the same information;**
- 2) revision of the plat to provide a 25' corner radius dedication at all public street corners;**
- 3) retention of the 25' minimum building setback line along Short Texas Street and the 20' minimum building setback line along all other street frontages;**
- 4) placement of a note on the Final Plat stating that the site is limited to its existing curb cuts with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) subject to the Engineering comments: [The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide all of the required information**

- on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Add legible street names to the vicinity map. C. Review the interior angles listed on the plan and in the written legal description. One of them appears to be an exterior angle. D. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. E. Show and label all flood zones. F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. G. Provide and label the monument set or found at each subdivision corner. Include witness monuments for the corner(s) where a monument cannot be set. H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. I. Provide the Surveyor's Certificate and Signature. J. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. K. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. L. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. M. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. N. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. O. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.];
- 6) subject to the Traffic Engineering comments: (Site is limited to its existing curb cuts with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
  - 7) subject to the Urban Forestry comments: [Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).]; and
  - 8) subject to the Fire Department comments: [All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)].

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat

**Gulf City South Subdivision**  
**April 26, 2016**


(including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [marine.karapetyan@cityofmobile.org](mailto:marine.karapetyan@cityofmobile.org). 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.



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April 21, 2016

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P. O. Box 144  
Mobile, AL 36603

**Re: 111 Short Texas Street**

(Southwest corner of Short Texas Street and South Royal 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 (Rezoning) (Holdover)**  
**Gulf City Body & Trailer Works, Inc.**

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

At its meeting on April 21, 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 approved the request, subject to the following conditions:**

- 1) completion of the Subdivision process;
- 2) subject to full compliance with all municipal codes and ordinances, including the appropriate permitting of all proposed work.

The advertising fee for this application is \$372.72. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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

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