



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Springhill Villas LLC
1412 Collier Street, Building A
Austin, TX 78704

Re: 162 and 186 East Drive
SUB-003758-2026
SpringHill Villas Subdivision
SpringHill Villas, LLC (Jonathan Petty, P.E., Axis Engineering Group, LLC, Agent)
District 5
Subdivision of 13 lots, 3.96± acres

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

At its meeting on July 16, 2026, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission waived Sections 6.C.2(b)(2) (for reduced lot width), and 6.C.7. (double frontage lots) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Removal of the proposed dedication of 20 feet along East Drive;
2. Placement of a note on the plat stating that Lot 1 and the Common Area are denied direct access to East Drive;
3. Placement of a note on the Final Plat stating that Lot 1 and the Common Area are denied direct access to East Drive;
4. Retention of lot sizes in square feet and acres, or provision of a table on the Final Plat with the same information;
5. Retention of the Common Area size in square feet and acres, or provision of a table on the Final Plat with the same information;
6. Placement of a note on the revised plat stating that the maintenance of all common areas is the responsibility of the property owner(s) and not the City of Mobile, in compliance with Section 2.A. of the Subdivision Regulations;

July 22, 2026

7. Revision of the plat to illustrate a 25-foot front setback for all lots and the Common Area along both East Drive and Spring Villa Lane;
8. Compliance with all Engineering comments noted in the staff report;
9. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
10. Compliance with all Urban Forestry comments noted in the staff report;
11. Compliance with all Fire Department comments noted in the staff report; and
12. Full compliance with all other codes and ordinances..

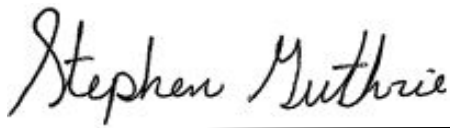
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash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