



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Brandon Seth Mason
DHI Engineering, LLC
22000 Town Center Avenue, Suite 100
Spanish Fort, Alabama 36527

Re: North side of Grelot Road, 1,110'± East of Leroy Stevens Road, extending North, 2,730'± to the South terminus of Navion Drive
SUB-003750-2026
Cavallo Ridge Subdivision
Brandon Mason, DHI Engineering, LLC
District 6
Subdivision of 141 lots, 51.7± 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 Section 6.C.2(b)(2) of the Subdivision Regulations (for reduced lot width) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 100-foot-wide right-of-way along Grelot Road, as depicted on the preliminary plat;
2. Retention of the 50-foot-wide rights-of-way along each proposed street, as depicted on the preliminary plat
3. Labeling of the dimensions of the additional right-of-way associated with the partial turnarounds adjacent to proposed Lots 22, 23, 24, 137, 138, 139, and 140, on the Final Plat;
4. Approval of all street names by the City Engineer prior to recording of the Final Plat, with any approved name changes reflected on the Final Plat;
5. Retention of the curve data table demonstrating compliance with the required 25-foot corner radii for all corner lots and common areas on the Final Plat;

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6. Retention of lot area labels in both square feet and acres or in an accompanying table on the Final Plat;
7. Revision of the common area labels on the Final Plat to provide sequential numbering or, alternatively, labeling all such areas simply as "Common Area";
8. Provision of a note on the Final Plat stating that the maintenance of all common areas shall be the responsibility of the property owner(s) and not the City of Mobile;
9. Removal of all side and rear yard setback lines from the Final Plat;
10. Depiction of a 25-foot front yard setback adjacent to all common areas where they are at least 60 feet in width, including the northernmost common area along Navion Drive, despite it being less than 60 feet wide;
11. Retention of all easements on the Final Plat, as depicted on the preliminary plat;
12. Provision of a note on the Final Plat stating that no structure shall be placed within any easement without the permission of the easement holder;
13. Retention of the sidewalk note on the Final Plat stating that sidewalks shall be constructed on both sides of the subdivision's streets and along common areas and other non-lotted areas in accordance with Section 7.C.4. of the Subdivision Regulations, unless a Sidewalk Waiver is approved;
14. Compliance with all Engineering comments noted in the staff report;
15. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
16. Compliance with all Urban Forestry comments noted in the staff report; and,
17. Compliance with all Fire Department comments noted in the staff report.

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