THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 19, 2026

Byrd Surveying
2609 Halls Mill Road
Mobile, Alabama 36606

Re: Southwest corner of Church Street & South Jefferson Street
ZON-UDC-003890-2026
Figures Construction & Development, Inc.
District 2
Amendment to the Downtown Development District Regulating Plan to Rezone the property from T-3 to T-4

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

At its meeting on October 15, 2026, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission determined the following criteria prevail to support the rezoning request:

A) Consistency. The proposed amendment is consistent with the Comprehensive Plan; and
B) Compatibility. The proposed amendment is compatible with:
    A) The current development trends, if any, in the vicinity of the subject property;
    B) Surrounding land uses;
    C) Would not adversely impact neighboring properties; or
    D) Cause a loss in property values.
C) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
D) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
E) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.
F) Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of Rezoning the property to **T-4,** subject to the following conditions:

1. Either completion of a one-lot Subdivision application or submission of a pre-1962 deed with a legal description that matches the property currently;
2. Subject to the "Voluntary Conditions & Use Restrictions" submitted by the applicant prohibiting restaurant, bar, catering, entertainment, theater, or brewpub uses from the site;
3. Submittal of a DDD Code Review application prior to development of the property; and
4. Full compliance with all other municipal codes and ordinances.

The advertising fee for this application is based on the current legal description and is **$335.92**. Upon receipt of this fee (*check made out to the "City of Mobile*"), 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: Stephen Guthrie
Stephen Guthrie
Deputy Director of Planning and Zoning