



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Robert & Carol Hackbarth  
Hackbarth Delivery  
3715 Riviere du Chien Road  
Mobile, Alabama 36693

Re: 4086 Riviere Du Chien Road  
SUB-003760-2026  
Hackbarth Gardens Subdivision  
Robert & Carol Hackbarth (Patrick Garstecki, P.E., CMG Engineers, Inc., Agent)  
District 4  
Subdivision of 1 lot, 19.2± 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 Tentatively Approved the request, subject to the following conditions:

1. Retention of the 60-foot-wide right-of-way along Lloyd Station Road on the Final Plat;
2. Either dedication to provide 30 feet to the centerline along Riviere Du Chein Road or illustration that such right-of-way currently exists;
3. Label the new lot as "Lot 1";
4. Retention of the lot size in square feet and acres, or provision of a table on the Final Plat with the same information, adjusted for dedication;
5. Revision of the Final Plat to remove the side and rear yard setback notes;
6. Retention of the 25-foot minimum front yard setback line along the entire frontage;
7. Placement of a note on the Final Plat stating that no structure shall be constructed or placed in any easement without permission from the easement holder;
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; and,
11. Compliance with all Fire Department comments noted in the staff report.

July 22, 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](mailto: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



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July 22, 2026

Robert & Carol Hackbarth  
Hackbarth Delivery  
3715 Riviere du Chien Road  
Mobile, Alabama 36693

Re: 4086 Riviere Du Chien Road  
SUB-SW-003756-2026  
Robert & Carol Hackbarth (Patrick Garstecki, P.E., CMG Engineers, Inc., Agent)  
District 4  
Request to waive the construction of sidewalks along Riviere Du Chien Road and Lloyd  
Station Road

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 approved the Sidewalk Waiver request.

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