



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Kari Givens
Byrd Surveying
2609 Halls Mill Road
Mobile, Alabama 36606

Re: 2665 Government Boulevard and 604 and 610 Mandrell Street
SUB-003731-2026
Sunset Estates Subdivision
Bryant Properties (Byrd Surveying, Inc., Agent)
District 2
Subdivision of 3 lots, 1.69± 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.B.9. of the Subdivision Regulations (for substandard right-of-way) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 50-foot-wide right-of-way along Mandrell Street on the Final Plat;
2. Retention of the lot sizes in both square feet and acres, or the provision of a table on the Final Plat with the same information, adjusted for any required dedication;
3. Retention of the 25-foot front yard setback line along all street frontages, adjusted for any required dedication, in compliance with Section 6.C.8. of the Subdivision Regulations;
4. Completion of the Rezoning process prior to signing the Final Plat;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and,
8. 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

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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



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MOBILE CITY PLANNING COMMISSION

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July 22, 2026

Kari Givens
Byrd Surveying
2609 Halls Mill Road
Mobile, Alabama 36606

Re: 2665 Government Boulevard and 604 and 610 Mandrell Street
ZON-UDC-003732-2026
Bryant Properties (Byrd Surveying, Inc., Agent)
District 2
Rezoning from Single-Family Residential Suburban District (R-1) and Neighborhood Business Suburban District (B-2) to Single-Family Residential Suburban District (R-1) and Community Business Suburban District (B-3).

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 determined the following criteria prevail to support Rezoning of the property to **R-1, Single-Family Residential Suburban District, and B-3, Community Business Suburban District:**

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. For a Rezoning, there was a mistake or error in the original zoning map; and
- C) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- D) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- E) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- F) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.
- G) 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.

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As such, the Planning Commission voted to recommend approval of Rezoning the property to **R-1, Single-Family Residential Suburban District, and B-3, Community Business Suburban District** to the City Council, subject to the following conditions:

1. Completion of the Subdivision process;
2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
3. Full compliance with all municipal codes and ordinances.

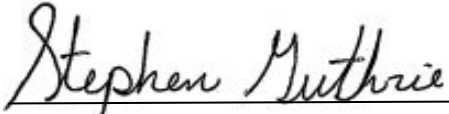
The advertising fee for this application is based on the current legal description and is **\$354.92**. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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
Deputy Director of Planning and Zoning