



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 19, 2024

Tonya Anderson  
D.R. Horton, Inc. – Birmingham  
1641 Popps Ferry Road  
Suite B  
Biloxi, Mississippi 39532

Re: South Side of Zeigler Boulevard, 275± West of Zeigler Circle West, extending South to the North Termini of Avenue A, 5<sup>th</sup> Avenue, and Harding Boulevard  
SUB-002893-2024  
Cypress Place Subdivision  
Tonya Anderson, D.R. Horton, Inc. (Evan M. Geerts, PE, Duplantis Design Group, PC, Agent)  
District 7  
Subdivision of 209 lots, 81.17± acres

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

At its meeting on April 18, 2024, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission waived Section 6.B.3. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to illustrate the minimum existing right-of-way and, if less than 100 feet, dedication to provide 50 feet from the centerline of Zeigler Boulevard;
2. Revision of the plat to depict the existing rights-of-way along Harding Boulevard and Fairway Avenue;
3. Approval of the proposed street names by the City Engineer, with any modifications labeled on a revised plat;
4. Retention of the lot sizes in both square feet and acres on the Final Plat, adjusted for any required dedication;
5. Revision of the plat to illustrate a 25-foot front yard setback along each existing and proposed street where each abutting lot and common area is at least 60 feet wide, adjusted for any required dedication, in compliance with Section 6.C.8. of the Subdivision

SUB-002893-2024 Cypress Place Subdivision  
April 19, 2024

- Regulations, and with Article 2, Sections 64-2-5.E. and 64-2-14.E. of the Unified Development Code;
6. Revision of the plat to extend the proposed Holly Lane right-of-way to provide access to the landlocked parcel;
  7. Approval of a waiver of Section 6.B.3. of the Subdivision Regulations for Avenue A and 5<sup>th</sup> Avenue;
  8. Placement of a note on the Final Plat stating access to Avenue A and 5<sup>th</sup> Avenue is prohibited;
  9. Completion of the Rezoning request to eliminate the potential for any split-zoned lots;
  10. Compliance with all Engineering comments noted in the staff report;
  11. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
  12. Compliance with all Urban Forestry comments noted in the staff report; and,
  13. 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.org](mailto:planning@cityofmobile.org). 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: \_\_\_\_\_



Margaret Pappas

Deputy Director of Planning and Zoning



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Re: South Side of Zeigler Boulevard, 275± West of Zeigler Circle West, extending South to the North Termini of Avenue A, 5<sup>th</sup> Avenue, and Harding Boulevard  
ZON-UDC-002892-2024  
Cypress Place Subdivision  
Tonya Anderson, D.R. Horton, Inc. (Evan M. Geerts, PE, Duplantis Design Group, PC, Agent)  
District 7  
Rezoning from Single-Family Residential Suburban District (R-1) and Community Business Suburban District (B-3), to Single-Family Residential Suburban District (R-1).

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

At its meeting on April 18, 2024, 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:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. 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 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.

ZON-UDC-002892-2024 South Side of Zeigler Boulevard, 275± West of Zeigler Circle West,  
extending South to the North Termini of Avenue A, 5<sup>th</sup> Avenue, and Harding Boulevard  
April 19, 2024

- 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.

As such, the Planning Commission voted to recommend approval of rezoning the property to R-1, Single-Family Residential Suburban district, 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 based on the current legal description is \$652.84. 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.

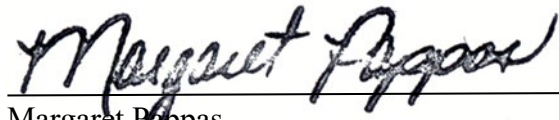
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_



Margaret Pappas  
Deputy Director of Planning and Zoning