Planning Commission
November 19, 2026

Agenda Item # 9

SUB-003923-2026

View additional details on this proposal and all application materials using the following link:

Applicant Materials for Consideration

DETAILS

Location:
1618 Boykin Boulevard and 1624 Boykin Boulevard

Subdivision Name:
Cruz Capital Subdivision

Applicant / Agent:
Byrd Surveying, Inc.

Property Owner:
Mark Anez and Jordan Anez

Current Zoning:
R-1, Single-Family Residential Suburban District

Future Land Use:
Institutional

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Proposal:

- Subdivision approval to create three (3) legal lots of record.

Commission Considerations:

1. Subdivision proposal with ten (10) conditions.

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PLANNING COMMISSION
VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units, schools, and vacant land.

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APPLICANT Cruz Capital Subdivision

REQUEST Subdivision

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SITE HISTORY

The site was annexed into the City of Mobile in 1956.

The site was originally part of the *Dog River Park* subdivision, the plat for which was recorded in Mobile County Probate Court in February 1931.

The west side of the site was later part of the *First Addition to Pineda Place* subdivision, a resubdivision of Lots 4, 5, 6, 7, & 8, Block A of the *Dog River Park* subdivision, the plat for which was recorded in May 1941.

The site has been developed with a religious facility and an associated child day care center since before current regulations and has non-conforming status.

There are no Planning Commission or Board of Zoning Adjustment cases associated with the site.

STAFF COMMENTS

Engineering Comments:

FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review):

A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
B. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the SE corner of LOT 3 to the City of Mobile and list the amount of dedicated acreage in SF and ACRES.
C. Revise NOTES #7 to read - As shown on the 1984 aerial photo LOTS 1 - 3 share the 42,000 sf of historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) and share the 8,000 SF credit provided to the original SF residential lot as follows: LOT 1 – 12,000 sf, LOT 2 – 16,000 sf, and LOT 3 – 22,000 sf. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
D. Retain NOTES 1 - 5.
E. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.gov prior to obtaining any signatures. No signatures are required on the drawing.

Traffic Engineering Comments:

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Article 3, Section 64-3-12 and Article 12, Section 64-12-1 of the City's Unified Development Code.

Urban Forestry Comments:

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects located within the City Limits of Mobile shall comply with the provisions of the City of Mobile Fire Code Ordinance, which adopts the 2021 edition of the *International Fire Code (IFC)*.

Fire apparatus access roads shall be provided to within 150 feet of all non-sprinklered commercial buildings and within 300 feet of all sprinklered commercial buildings, as measured along an approved route around the exterior of the facility.

An approved fire water supply capable of meeting the requirements set forth in *Appendices B and C* of the 2021 IFC shall be provided for all commercial buildings.

Fire hydrant placement shall comply with the following minimum standards:

- Within 400 feet of non-sprinklered commercial buildings
- Within 600 feet of sprinklered commercial buildings
- Within 100 feet of fire department connections (FDCs) serving standpipe or sprinkler systems

Although the *International Residential Code (IRC)* functions as a stand-alone document for the construction of one- and two-family dwellings and townhouses, it does not govern the design or layout of emergency access or community-level fire protection infrastructure. Therefore, residential developments must also comply with the applicable requirements of the *International Fire Code*, including, but not limited to, those listed above concerning the design, construction, regulation, and maintenance of fire apparatus access roads and fire protection water supplies.

Planning Comments:

The purpose of this request is to create three (3) legal lots of record from multiple legal lots of record. The site is served by public water and sanitary sewer.

The proposed lots have frontage along Boykin Boulevard, a minor street without curb and gutter improvements requiring a 60-foot-wide right-of-way at this location; and proposed Lot 3 also has frontage on Jordan Drive, a minor street with curb and gutter improvements requiring a 50-foot-wide right-of-way at this location. The plat depicts 60-foot-wide rights-of-way along both street frontages, making additional dedication unnecessary.

Jordan Drive is incorrectly labeled as “Jordan Avenue,“ and should be corrected on the Final Plat, if approved.

The proposed lots meet the minimum width requirements of Section 6.C.2.(b)(3) of the Subdivision Regulations for residential lots in the Suburban sub-district. The lots also exceed the minimum area requirements of Article 2, Section 64-2-5.E. of the Unified Development Code (UDC) for lots served by public water and sanitary sewer within the R-1, Single-Family Residential Suburban District. Each lot is properly labeled with its area in both square feet and acres on the preliminary plat. If approved, this information should be retained on the Final Plat; alternatively, a table providing the same information will suffice.

The plat depicts dedication of a 25-foot corner radius at the intersection of Boykin Boulevard and Jordan Drive, in compliance with Section 6.C.6. of the Subdivision Regulations. This information should be retained on the Final Plat, if approved.

The preliminary plat illustrates a 25-foot front yard setback along both street frontages, in accordance with Article 2, Section 64-2-5.E. of the UDC and Section 6.C.8. of the Subdivision Regulations. If approved, this information should be retained on the Final Plat.

It should be noted that, as proposed, Lot 3 is a flag-shaped lot. Section 6.C.9. of the Subdivision Regulations generally discourages flag-shaped lots; however, there appear to be other irregularly shaped lots within the area. As such, if approved, a waiver of Section 6.C.9. may be appropriate.

The site is within the Peninsula Overlay and, as such, any development or redevelopment of the site is subject to the applicable provisions of Article 12 of the Unified Development Code. A note stating as much should be placed on the Final Plat, if approved.

SUBDIVISION CONSIDERATIONS

Standards of Review:

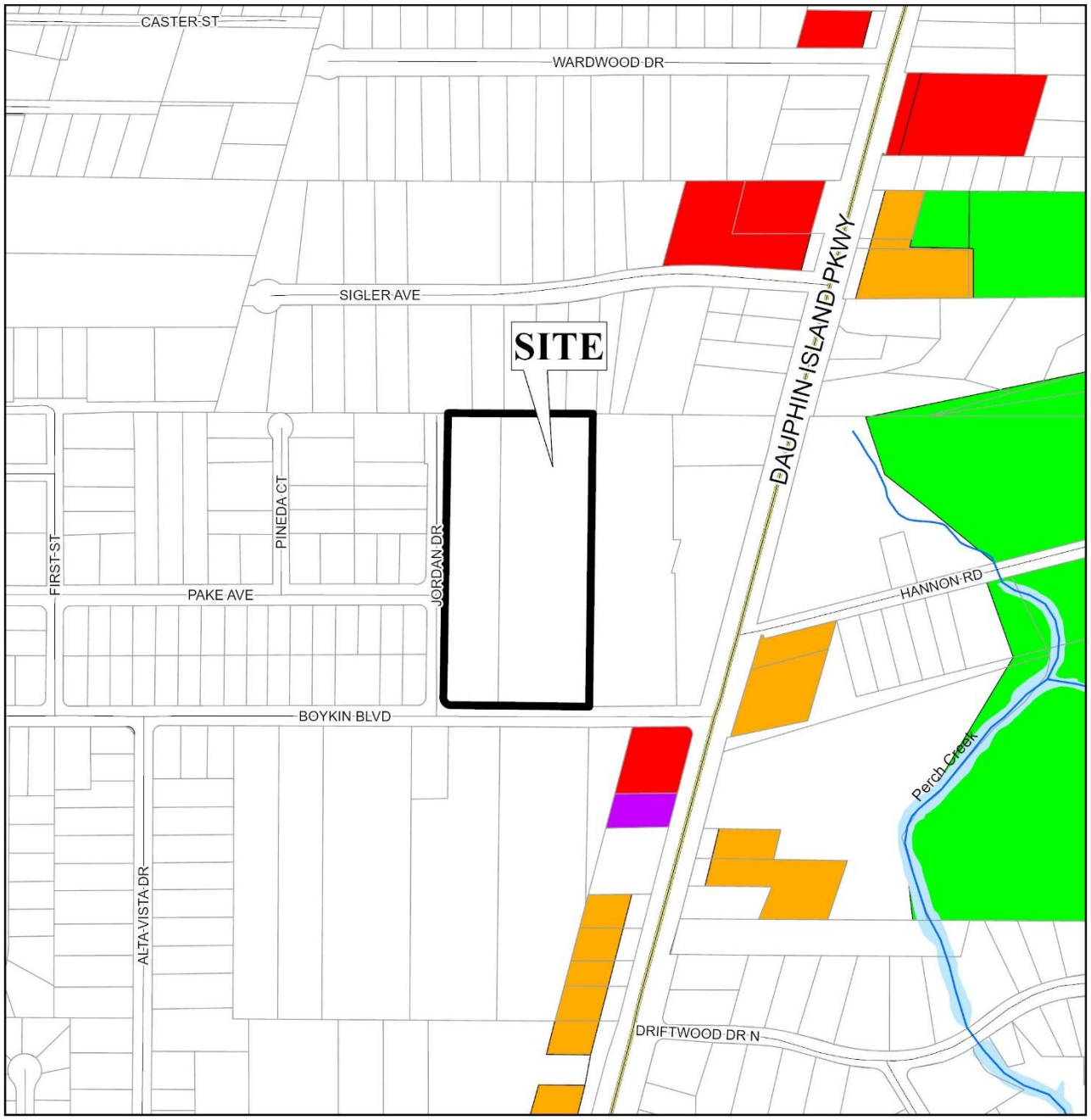
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

Considerations:

If the Subdivision request is considered for approval, a waiver of Section 6.C.9. of the Subdivision Regulations (for lot design) will be required and the following conditions could apply:

1. Retention of the 60-foot-wide rights-of-way along Boykin Boulevard and Jordan Drive, as depicted on the preliminary plat;
2. Revision of the plat to correctly label Jordan Drive.
3. Retention of the lot sizes in both square feet and acres, or the provision of a table on the Final Plat providing the same information;
4. Retention of the 25-foot corner radius at the intersection of Boykin Boulevard and Jordan Drive, in compliance with Section 6.C.6. of the Subdivision Regulations;
5. Retention of the 25-foot front yard setback along both street frontages, in compliance with Article 2, Section 64-2-5.E. of the UDC and Section 6.C.8. of the Subdivision Regulations.
6. Placement of a note on the Final Plat stating: “The future development of each lot must comply with the Peninsula Overlay regulations of Article 12 of the UDC”;
7. Compliance with all Engineering comments noted in this staff report;
8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
9. Compliance with all Urban Forestry comments noted in this staff report; and,
10. Compliance with all Fire Department comments noted in this staff report.

LOCATOR ZONING MAP



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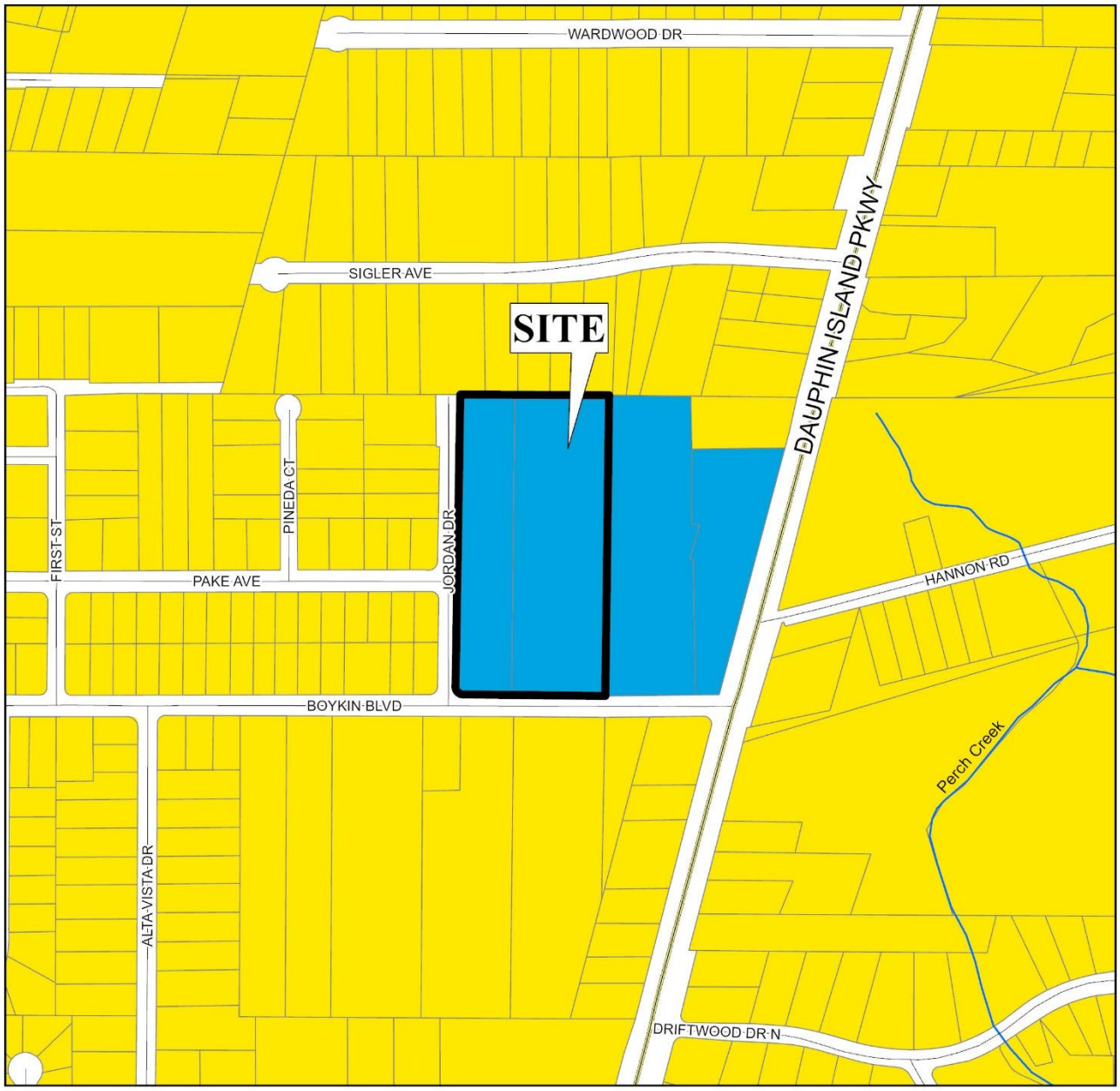
7_CHAPPLEESTATES
UBDIVISION_1_LOCA

FLUM LOCATOR MAP



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REQUEST Subdivision

- Low Density Residential
- Mixed Density Residential
- Downtown
- District Center
- Neighborhood Center - Traditional
- Neighborhood Center - Suburban
- Traditional Corridor
- Mixed Commercial Corridor
- Light Industry
- Heavy Industry
- Institutional
- Parks, Open Space
- Water Dependent

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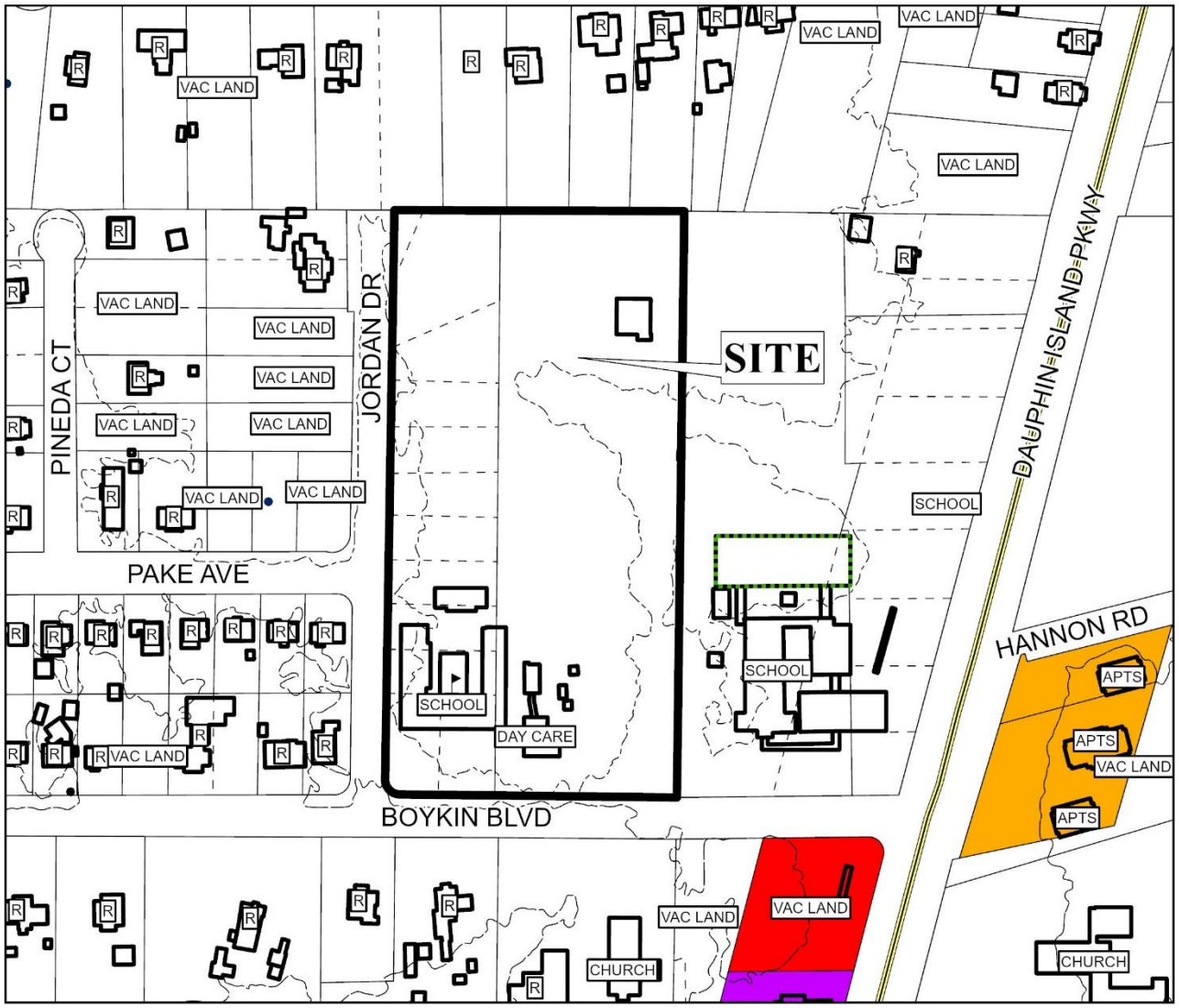
PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	

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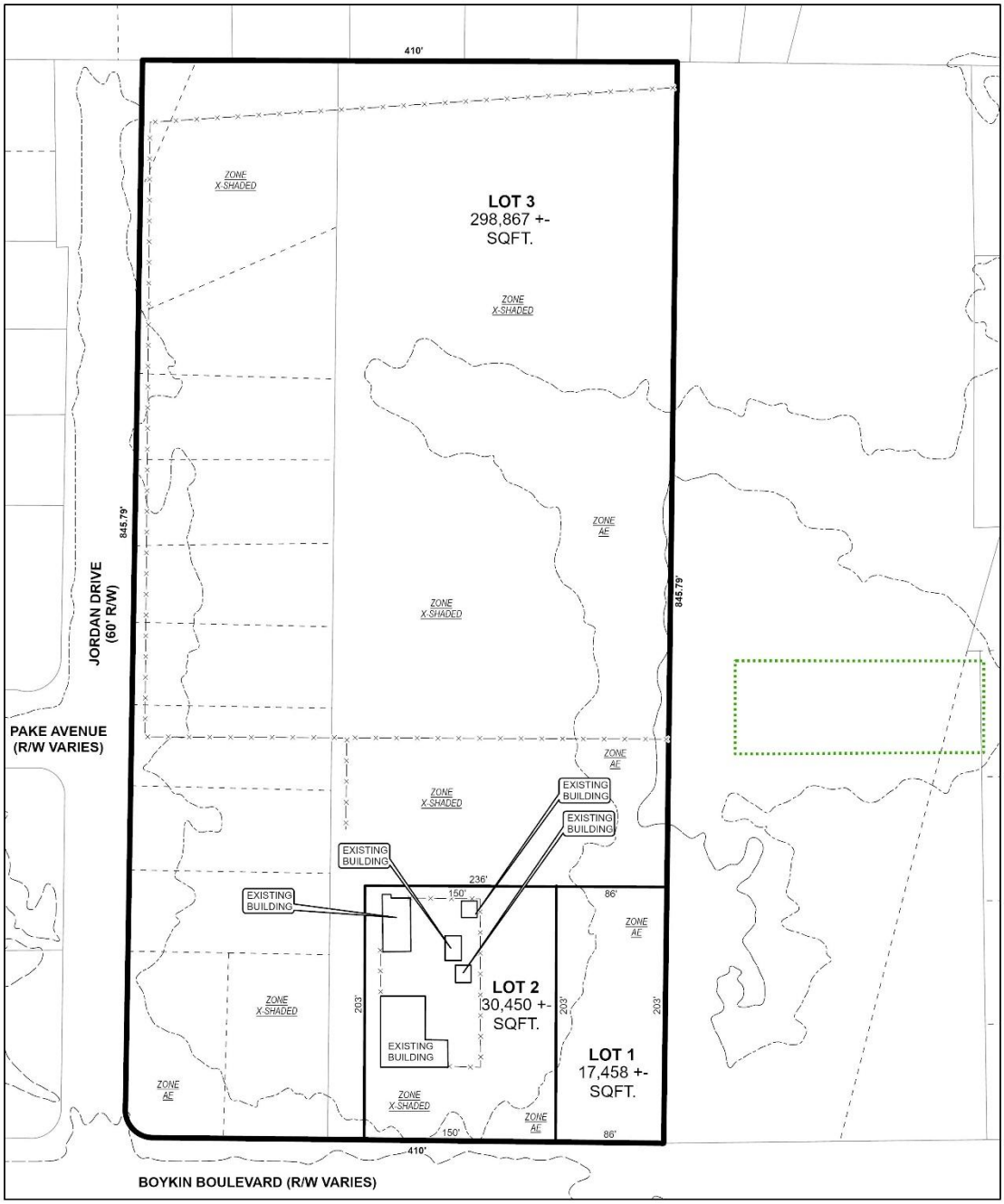
SUBDIVISION SITE PLAN



The site plan illustrates proposed lot subdivision, existing buildings, and landscape features.

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FUTURE LAND USE MAP CORRESPONDENCE TO ZONING

A primary purpose of the Future Land Use Map is to guide zoning decisions. In many cases the designation on the FLUM may match the existing use of land, but in others the designated land use may differ from what is on the ground today. For example, a parcel that is in commercial use today but designated as any of the "mixed use" types on the map could redevelop with a mix of residential and commercial uses (such as retail, office, entertainment, etc., depending on the location).

Each future land use designation on the FLUM will have at least one corresponding zoning district, allowing a more precise application of the FLUM based on specific local conditions. In most cases, there are multiple combinations or types of zoning techniques that can accomplish the future land use designation's objectives.

The correspondence between the FLUM and the zoning district structure is described in the matrix below. This tool gives the City the flexibility over the long-term to determine appropriate changes to the zoning map based on various factors.

The designation of an area with a FLUM land use category does not mean that the most intense zoning district consistent with that category is "automatically" assigned to a property. Instead, an area retains its existing zoning category until it is changed through a landowner-initiated rezoning application, or a rezoning that follows an area plan. This is because the FLUM is a long-term designation, while a change in zoning considers current conditions – such as market demands, availability of infrastructure, or impacts on the immediate neighborhood.

Zoning correspondence matrix

■ Zoning district is appropriate to implement the future land use category.

U S Zoning district with Urban or Suburban subdistrict is appropriate to implement the future land use category.

○ Elements of the zoning district are related to the future land use category and may be appropriate with qualifications or conditions.

□ Zoning district is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

	RESIDENTIAL - AC (R-A)	ONE-FAMILY RESIDENCE (R-1)	TWO-FAMILY RESIDENCE (R-2)	MULTIPLE-FAMILY (R-3)	RESIDENTIAL BUSINESS (R-B)	HISTORIC BUSINESS (H-B)	BUFFER BUSINESS (B-1)	TRANSITIONAL BUSINESS (T-B)	LIMITED BUSINESS (LB-2)	NEIGHBORHOOD BUSINESS (B-2)	COMMUNITY BUSINESS (B-3)	GENERAL BUSINESS (B-4)	OFFICE-DISTRIBUTION (B-5)	COMMERCIAL WAREHOUSE (CW)	MARITIME MIXED (MM)	MARITIME LIGHT (ML)	MARITIME HEAVY (MH)	LIGHT INDUSTRY (I-1)	HEAVY INDUSTRY (I-2)	VILLAGE CENTER (TCD)	NEIGHBORHOOD CENTER (TCD)	NEIGHBORHOOD GENERAL (TCD)	DOWNTOWN DEV. DDD (T-6)	DOWNTOWN DEV. DDD (T-5.1)	DOWNTOWN DEV. DDD (T-5.2)	DOWNTOWN DEV. DDD (T-4)	DOWNTOWN DEV. DDD (T-3)	DOWNTOWN DEV. DDD (SD-WH)	DOWNTOWN DEV. DD (SD)
LOW DENSITY RESIDENTIAL (LDR)	■	S	S	S			○							○															○
MIXED DENSITY RESIDENTIAL (MDR)		U	U	■	■			■	■	■					■															○
DOWNTOWN (DT)						■					■													■	■	■	■	■	○	○
DISTRICT CENTER (DC)								■			U	○	○																	
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)		■	■	U	■	■	○	■	○	○	○										■	■	■							
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)				S			S	■	S	S	○									■	■									○
TRADITIONAL CORRIDOR (TC)		■	■		■	■	U	■	U	U	○																			○
MIXED COMMERCIAL CORRIDOR (MCC)							■		■	■	■	■	■	■	■															
LIGHT INDUSTRIAL (LI)													■	■	■	■			■										○	○
HEAVY INDUSTRY (HI)																■	■	■	■										○	○
INSTITUTIONAL LAND USE (INS)											■	■		○	○				○											
PARKS & OPEN SPACE (POS)	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□
WATER DEPENDENT USES (WDWRU)	■					○								■	■	■		○												

INSTITUTIONAL LAND USE (INS)

This designation includes land and buildings occupied by municipal and other governmental agencies for the exercise of their functions, to serve the public or provide a civic use or amenity. These include major libraries, airports, public schools and public safety facilities. Semi-public uses such as schools, colleges and universities, hospitals, and other major institutions that serve the public and/or operate in a public function are included.

Development Features

- The specific location and design of these complementary uses is subject to zoning. In some cases, depending on ownership, these areas may not be subject to City zoning.
- Small-scale properties (less than 2 acres) accommodating subsidiary public and semi-public facilities, such as branch libraries, substations, satellite clinics, etc., may not be specifically called out in the FLUM under this land use designation, but may instead be considered part of the array of integrated complementary uses typically found in a residential neighborhood or a mixed-use center or corridor.

Character Example







PARKS AND OPEN SPACE (POS)

This designation applies to land maintained in a natural, semi-natural state, or developed with facilities and set aside for human enjoyment and recreation or for the protection of wildlife or natural habitats. This designation includes existing parks, squares, playgrounds, playfields, gardens, greens, cemeteries, greenways and blueways, and other recreational areas and facilities that are accessible to the public. These areas are generally owned by a public entity but may include some privately owned areas that have been designated as open space. This designation is not intended to identify public land acquisition or to prohibit the development potential of individual privately-owned properties.

Character Example



