Planning Commission
February 19, 2026

Agenda Item # 12

ZON-STR-003616-2026

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

Applicant Materials for Consideration

DETAILS

Location:
904 Kentucky Street

Applicant/Agent:
Joan Hendrix

Property Owner:
Joan Hendrix

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

Future Land Use:
Mixed Density Residential

Applicable Codes, Policies, and Plans:

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

Proposal:

- Conditional Use Permit to allow a Short-Term Rental in an R-1, Single-Family Residential Urban District.

Commission Considerations:

1. Denial.

Report Contents: **Page**

PLANNING COMMISSION
VICINITY MAP - EXISTING AERIAL

The site is surrounded by residential and commercial units.

APPLICATION NUMBER 12 DATE February 19, 2026

APPLICANT Joan Hendrix

REQUEST Conditional Use Permit

N

NTS

SHORT-TERM RENTAL CONDITIONAL USE PERMIT CRITERIA

Standards of Review:

Conditional Use Permits (CUPs) are required for certain uses in the Use Table (Table 64-2-24.1). These uses may have some special impact which differs from the potential impacts of permitted uses, such as exceeding permitted uses in intensity, or have unique requirements specified for compliance in the Unified Development Code (UDC).

General CUP Review Criteria (UDC Article 5, Section 6-E):

The City Council shall not approve an Application for Conditional Use Permit unless the following are satisfied:

1. **Code Compliance:**
    a. Meets all **development standards** and **use regulations** under the UDC.
2. **Neighborhood Compatibility:**
    a. Compatible with the **character** of the surrounding neighborhood.
3. **Development Impact:**
    a. Does **not impede** orderly development/improvement of nearby residents.
4. **Health, Safety, Welfare:**
    a. Does **not adversely affect** health, safety, or welfare of nearby residents.
    b. Considerations:
        i. Building type/height
        ii. Landscaping/screening
        iii. Lighting
        iv. Hours of operation
        v. Other mitigatable impacts
5. **Traffic & Access:**
    a. Safe ingress/egress; no traffic hazards or congestion.
6. **Stormwater Impact:**
    a. Minimizes impact on stormwater infrastructure.
7. **Utility Access:**
    a. Adequate water and sanitary sewer service.
8. **Emissions/Disturbance:**
    a. Not offensive due to emissions, noise, vibration, odor, etc.
9. **Public Welfare:**
    a. Will **not endanger public health, safety, or general welfare.**
10. **Community Benefit:**
    a. Serves a **need**, offers a **public benefit**, or fulfills a **public purpose**.
11. **Use-Specific Considerations:**
    a. Short-Term-Rental-specific criteria (see below) must be met.
    b. Reasonable conditions may be imposed by the Planning Commission or City Council.

Criteria Specific to Short-Term Rentals (STR):

1. **Employees:** No on-site employees allowed.
2. **Rooms:** Maximum of eight (8) guest rooms per STR.
3. **Meals:** No meal service permitted.
4. **Cooking Facilities:** Guest rooms must **not** have cooking facilities.
5. **Business License:** Valid license required; the license number must appear on all STR advertisements or listings.

6. **Residential Character:** Must **not alter** the residential nature or dwelling's character.
7. **Refuse Area:**
    a. Must be **screened from view.**
    b. Must be no closer than 20 feet from any property line.
    c. Must be no closer than 100 feet from any dwelling on an adjacent lot.
8. **Parking:**
    a. At least **two (2) off-street spaces for primary residents** (if applicable).
    b. At least **one (1) space per guest room.**
    c. Parking must not be in **required front/side yard setbacks** and must be **screened** from view of adjacent properties**.**
9. **Signage:** No "Vacancy," "Rent," etc. signs allowed.
10. **Local Contact:**
    a. Name and phone number posted inside the STR.
    b. Must respond to complaints **24 hours a day, seven (7) days a week** during rental periods.
11. **Safety Equipment:**
    a. Operational smoke and carbon monoxide detectors.
    b. One (1) 2.5-pound Class A-B-C fire extinguisher per floor.
    c. Prominently displayed and legible 9-1-1 address on building exterior.
12. **Structures:** No rentals permitted in **accessory structures, outdoor spaces,** or **Recreational Vehicles**.

PLANNING COMMENTS

The applicant is requesting a Conditional Use Permit to allow a Short-Term Rental in an R-1, Single-Family Residential Urban District. The applicant's narrative justifying the request can be viewed using the link on Page 1 of this report.

In reviewing the request, staff has determined that the site **does/does not** meet the following site and design criteria of Article 5, Section 6-E. of the UDC:

The site **does** meet the criteria		That there are no more than eight (8) guest rooms.
The site **does** meet the criteria		That the operation will not alter the residential nature of the neighborhood.
The site **does** meet the criteria		That the operation does not alter the character of the dwelling as a residence.
The site **does** meet the criteria		That the refuse (garbage) area is screened from view.
	The site **does not** meet the criteria	That the refuse (garbage) area is no closer than 20 feet from any property line.
	The site **does not** meet the criteria	That the refuse (garbage) area is no closer than 100 feet from any other dwelling.
The site **does** meet the criteria		That the minimum number of parking spaces are provided.
The site **does** meet the criteria		That the operation does not occupy any accessory structure, accessory dwelling unit, outdoor space, or recreational vehicle on the site.

The applicant **has/has not** certified the following in their application:

Has certified		That there shall be no on-site employees.
Has certified		That the establishment shall not serve meals.
Has certified		That the guest rooms shall not contain cooking facilities.
Has certified		That a valid City of Mobile business license shall be obtained for the site, and the business license number shall be provided on any advertisement or listing for the Short-Term Rental.
Has certified		That no signage or advertising copy such as Vacancy/No Vacancy, Rent/Lease, etc. shall be placed on the site.
Has certified		That the name and telephone number of a local responsible party shall be conspicuously posted within the Short-Term Rental.
Has certified		That the local responsible party shall answer and respond to calls twenty-four (24) hours a day, seven (7) days a week for the duration of the Short-Term Rental period to address guests' problems or complaints.
Has certified		That the Short-Term Rental shall be equipped with smoke and carbon monoxide detectors.
Has certified		That one (1) 2.5 lb. Class A-B-C fire extinguisher shall be provided on each floor of the dwelling.
Has certified		That the address of the dwelling shall be prominently displayed and legible on the building.

Approval of the request should be contingent upon full compatibility with the requisite criteria for approval of a Conditional Use Permit for a Short-Term Rental. **All criteria in the above tables should be certified and the site must meet all criteria for the Conditional Use Permit to be approved.** If the criteria are not certified and the site does not meet all applicable criteria, then the Conditional Use Permit cannot be approved.

It should be noted that, if approved, the Conditional Use Permit, including all restrictions and conditions concerning the use of the property, shall be recorded in the Office of the Judge of Probate. A copy of the recorded document shall be provided to the Planning and Zoning Department.

SHORT-TERM RENTAL CONDITIONAL USE PERMIT CONSIDERATIONS

Pursuant to Article 5, Section 64-5-6.E.1.(b) of the Unified Development Code, a use may be approved only if it complies with all applicable use regulations. The proposed use does not meet the requirements of Article 5, Section 64-5-6.E.11.(g)(7), which requires refuse (garbage) areas to be located no closer than 20 feet from any property line and no closer than 100 feet from any dwelling on an adjacent lot. Accordingly, the request should not be approved.

LOCATOR ZONING MAP

APPLICATION NUMBER 12 DATE February 19, 2026

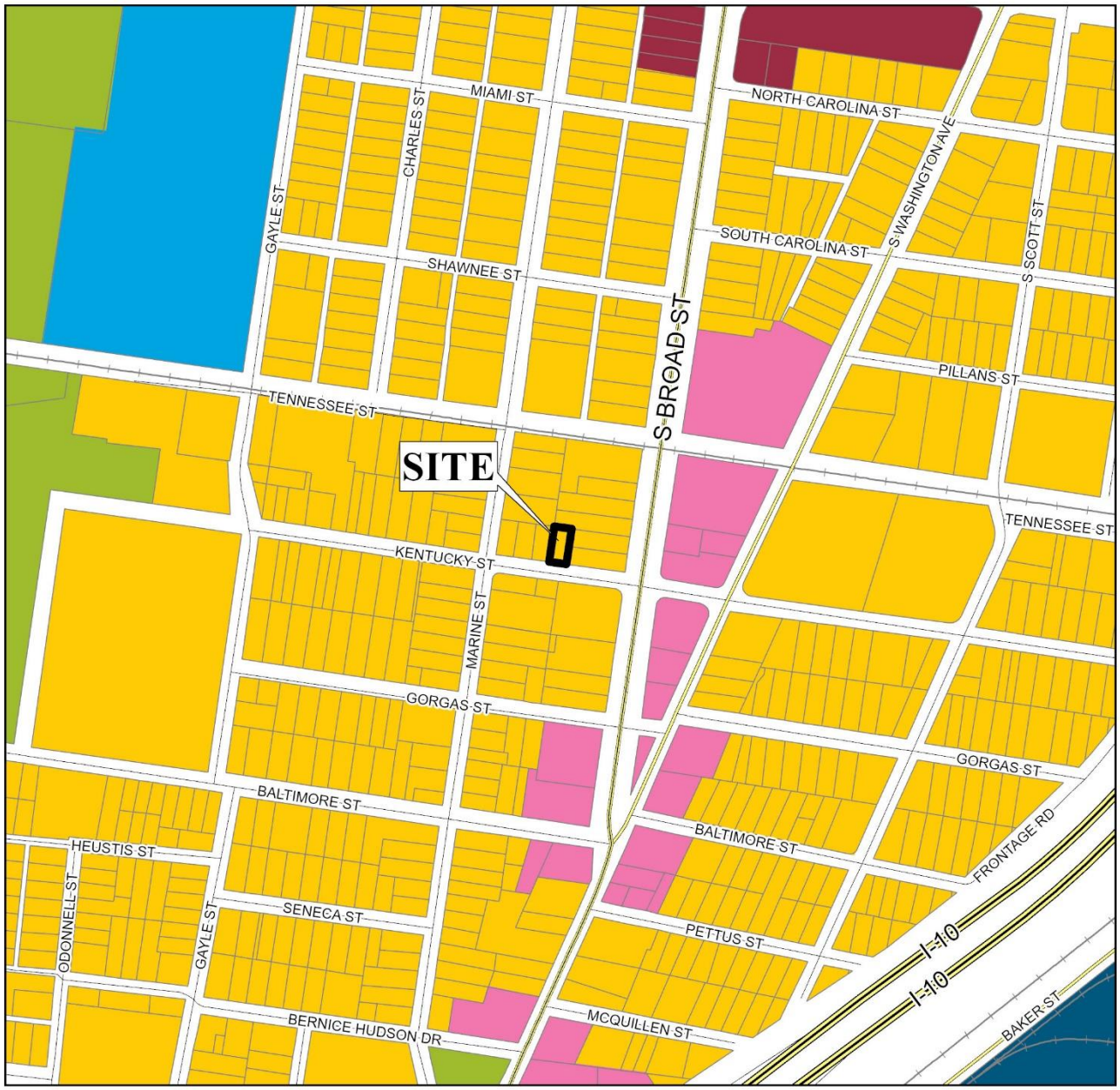
APPLICANT Joan Hendrix

REQUEST Conditional Use Permit

N

NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 12 DATE February 19, 2026

APPLICANT Joan Hendrix

REQUEST Conditional Use Permit

- 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

N

NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING

The site is surrounded by residential and commercial units.

APPLICATION NUMBER 12 DATE February 19, 2026

APPLICANT Joan Hendrix

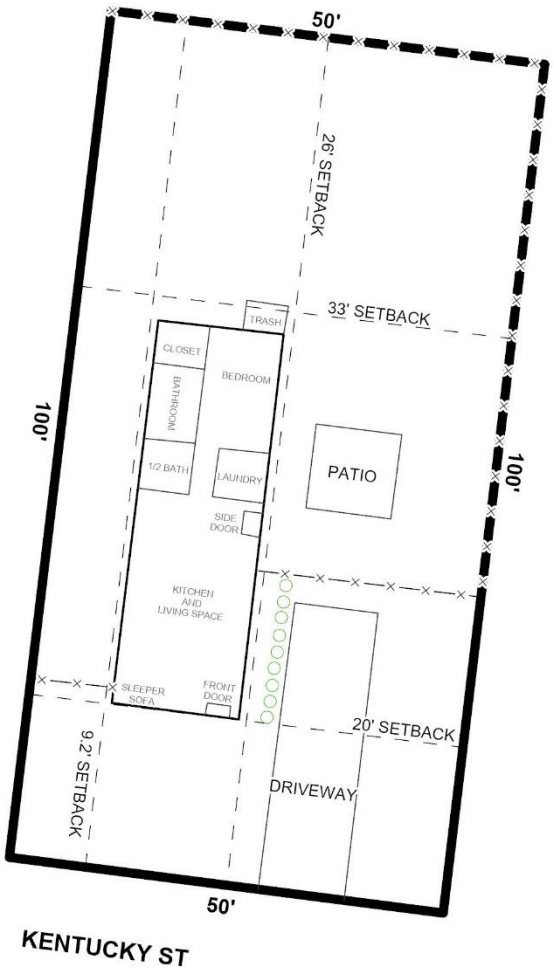
REQUEST Conditional Use Permit

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		

N

NTS

SITE PLAN



The site plan illustrates existing buildings, setbacks, and drives.

APPLICATION NUMBER 12 DATE February 19, 2026

APPLICANT Joan Hendrix

REQUEST Conditional Use Permit

N

NTS

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)	■					○								■	■	■		○												

MIXED DENSITY RESIDENTIAL (MDR)

This designation applies mostly to residential areas located between Downtown and I-65, where the predominant character is that of a traditional neighborhood laid out on an urban street grid. These areas should offer a variety of residential types in a compact pattern at the scale of a single family neighborhood. They typically have a walkable block pattern with integrated neighborhood amenities such as parks and schools. Small office, commercial, and civic uses may also exist in these areas near major thoroughfares. Residential density ranges between 6 and 30 dwelling units per acre (du/ac) depending on the mix, types, and locations of the housing as specified by zoning.

Development Intent

- Continue historic preservation efforts to maintain the existing neighborhood character within city-designated historic districts.
- Support residential infill that fits-in with neighboring homes (building scale, placement, etc.). Support more intense residential infill and redevelopment adjacent to commercial or mixed use centers.

Land use mix

Primary Uses

- Residential, Single family
- Residential, Attached

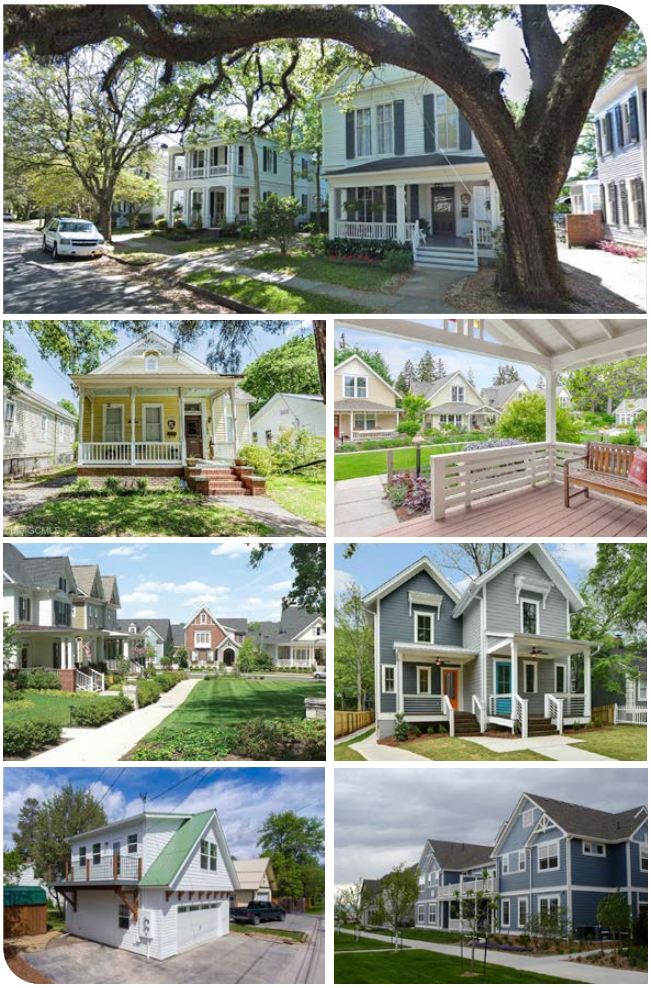
Secondary Uses

- Residential, Multifamily
- Commercial
- Civic
- Parks

Housing mix

- Single family on small to medium sized lots
- Attached residential such as duplexes, multiplexes, and townhomes
- Small scale multifamily buildings

Character Example



A mixed density neighborhood may include a range of housing types and densities at a similar scale.

Rendering: Dover Kohl