



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION
February 21, 2025

Shabbir Hossain
Smith Scott Royal Trustee
1100 Azie Morton Road
Apartment 1105
Austin, Texas 78704

Re: 162 & 186 East Drive
ZON-UDC-003166-2024
Shabbir Hossain (Vincent D. LaCoste, II, Bethel Engineering, Agent)
District 6
Rezoning from Two-Family Residential Suburban District (R-2) to Multi-Family Residential Suburban District (R-3).

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

After discussion the Planning Commission denied the Rezoning request due to the following:

- A) The proposed amendment is not consistent with the Comprehensive Plan;
- B) There was no mistake or error in the original zoning map; and
- C) The proposed amendment is not compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) It would adversely impact neighboring properties; and
 - (4) Cause a loss in property values.
- D) The proposed amendment does not promote the community's public health, safety, and general welfare.
- E) The infrastructure is not in place to accommodate the proposed amendment; and,
- F) There are no changing conditions in a particular area that make an amendment necessary and desirable.
- G) 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.

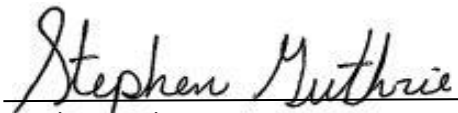
If you have any questions regarding this action, please call this office at 251-208-5895.

ZON-UDC-003166-2024 Shabbir Hossain (Vincent D. LaCoste, II, Bethel Engineering, Agent)
February 21, 2025

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 
Stephen Guthrie
Deputy Director of Planning and Zoning