

# TUSCALOOSA PLANNING AND ZONING COMMISSION MEETING AGENDA

Monday, September 18, 2023

## 1. CALL TO ORDER: 5:00 p.m.

Introduction of members and city staff

Verification of “no conflict of interest” and verification of “proper notification”

## 2. APPROVAL OF MINUTES

Chair: As the Planning and Zoning Commission has received a synopsis of the previous meeting, I move that we dispense with the reading of the minutes of the same unless there are any deletions, additions, or corrections.

## 3. CONSENT AGENDA

**S-53-23: Evolve Condominiums**, consisting of 226 condominium units and 61 common area lots on approximately 13.17 acres located at 680 6th Avenue Northeast. (Council District 5)

**S-55-23: Element Subdivision, a Resurvey of Lots 12, 13, & 16 River Margin, and Lot 3 of the Resurvey of Old L&N Railroad Right of Way**, consisting of one lot approximately 2.25 acres located at 300 21st Avenue. (Council District 1)

## 4. CASES REQUESTING TO WITHDRAW

## 5. CASES REQUESTING TO CONTINUE

**Z-16-23**: Mike Hicks petitions to rezone approximately 9.5 acres located at 202 25th Avenue Northeast from R-2 to R-4. (Council District 5) **CONTINUED TO OCTOBER 2023**

## 6. UNFINISHED BUSINESS

**S-36-23: Foster House**, consisting of two residential lots on approximately 0.32 acres located at 625 Queen City Avenue. (Council District 4) **CONTINUED FROM AUGUST 2023**

## 7. CASES TO BE HEARD

### COMPANION CASES

a. **DROD-06-23**: Mark and William Thompson petition to construct four townhomes located at 1410 23rd Avenue in conjunction with S-63-23. (Zoned BGO-DROD) (Council District 4)

**S-63-23: High Tide Townhomes, a Resurvey of Part of Lot 497 Original City Survey**, consisting of four townhome lots and one common space lot on approximately 0.2 acres located at 1410 23rd Avenue in conjunction with DROD-06-23. (Council District 4)

b. **AN-14-23**: Annexing approximately 4.47 acres located at the northeast corner of Patriot Parkway and Highway 69 South in conjunction with Z-18-23 and S-54-23.

**Z-18-23:** Hinton-Puryear Partnership #2 petitions to rezone approximately 4.47 acres located at the northeast corner of Patriot Parkway and Highway 69 South from R-1 to BN in conjunction with AN-14-23 and S-54-23. (Not in City Limits)

**S-54-23: Patriot Parkway Commercial Subdivision,** consisting of four lots on approximately 20.42 acres located at the northeast corner of Patriot Parkway and Highway 69 South in conjunction with AN-14-23 and Z-18-23. (Not in City Limits)

- c. **Z-17-23:** Mike Hicks petitions to rezone approximately 0.5 acres located at 405 15th Street from BNS & R-4 to BN in conjunction with S-60-23. (Council District 2)

**S-60-23: The Resurvey of lots 12, 13, and part of Lot 14, Block 6, University Place,** consisting of one commercial lot on approximately 0.5 acres located at 405 15th Street in conjunction with Z-18-23. (Council District 2)

- d. **Z-19-23:** Al Cabaniss petitions to rezone approximately 4.82 acres located at 1700 23rd Avenue East from R-1 to R-3 in conjunction with S-65-23. (Council District 6)

**S-65-23: Summit Grove,** consisting of 17 single-family residential lots on approximately 4.8 acres located at 1700 23rd Avenue East in conjunction with Z-19-23. (Council District 6)

#### **PRELIMINARY PLATS**

**S-56-23: 5th Street Subdivision, a Resurvey of Lot 135 of Original City Survey,** consisting of four townhome lots and two residential lots on approximately 1.34 acres located at 3014 5th Street. (Council District 1)

**S-57-23: Homewood Townhomes, a Resurvey of Lots 17 & 18 Block 105 Homewood No. 2,** consisting of three townhome lots on approximately 0.34 acres located at 906 & 908 Homewood Drive. (Council District 4)

**S-58-23: Resurvey of Lot 4 Forest Lake Subdivision #2,** consisting of one lot on approximately 0.33 acres at 1609 Lake Avenue. (Council District 2)

**S-59-23: Washington Oaks,** consisting of four residential lots on approximately 1.59 acres located north of 4421 Lee Road and south of 2322 and 2321 46th Avenue. (Council District 1)

**S-61-23: Resurvey of Lots 15 & 16 Block B Jack Johnson Heights,** consisting of one lot on approximately 0.34 acres located at 2101 4th Street East. (Council District 5)

**S-62-23: Resurvey of Lots 50 & 51 Edgewater Phase 1A,** consisting of one lot on approximately 2.96 acres located south of 14936 Highpoint Cove. (Not in City Limits)

**S-64-23: Peak Family Subdivision No. 2, a Resurvey of Lot 1 Peak Family Subdivision,** consisting of three lots on approximately 12.5 acres located directly west of 17104 North Hagler Road. (Not in City Limits)

#### **ANNEXATIONS**

**AN-15-23:** Annexing approximately 5 acres located at 3200 McWrights Ferry Road.

**AN-16-23:** Annexing approximately 1 acre located at 3107 McWrights Ferry Road.

**AN-17-23:** Annexing approximately 3 acres located at 3101 McWrights Ferry Road.

**8. OTHER BUSINESS**

The Tuscaloosa Planning and Zoning Commission will vote to adopt amendments to the City of Tuscaloosa Subdivision Regulations.

**9. ADJOURN**