TUSCALOOSA PLANNING AND ZONING COMMISSION MEETING AGENDA
Monday, May 18, 2026

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-39-26: Tennix Townhomes, consisting of three lots on approximately 0.4 acres located at 620 23rd Avenue East. (Council District 5)

S-42-26: The McLester, a Resurvey of Greensboro University Towers Condominiums, consisting of 20 condominium units, 22 common area lots, and 19 limited common area lots on approximately 1.2 acres located at 550 Greensboro Avenue. (Council District 4)

S-43-26: 13th Street Condominiums, consisting of nine condominium units and one common area lot on approximately 0.7 acres located at 1223-1227 Convent Street and 1410-1428 13th Street. (Council District 4)

4. CASES REQUESTING TO WITHDRAW

5. CASES REQUESTING TO CONTINUE

Z-14-26: Longleaf Engineering petitions to rezone approximately 4.6 acres located at 3311 & 3327 Hargrove Road East and 3278 34th Avenue East from SFR-1 to SFR-4 in conjunction with S-32-26. (Council District 6)

S-32-26: Hargrove Heights Townhomes, a Resurvey of Lot 1 of Bobbye Hagler Subdivision & unplatted land, consisting of 24 townhome lots and three open space lots on approximately 2.3 acres located at 3311 & 3327 Hargrove Road East in conjunction with Z-14-26. (Council District 6)

S-34-26: Capitol Farms Subdivision, consisting of 56 lots and two open space lots on approximately 48.8 acres located north of Highway 82 East and east of Wuthering Heights Lane at 3700 Bear Ridge Road. (Not in City Limits)

S-38-26: Sanford Farms, consisting of 24 lots and one common area lot on approximately 49.2 acres located south of Walton Lane, east of Martin Spur Road, and north of 12745 Sanford Lane. (Not in City Limits)

S-41-26: Lake Estates, consisting of seven lots on approximately 4 acres located at 2501 Stokes Bluff Drive. (Not in City Limits)

S-44-26: 1613 & 1615 5th Avenue East, a Resurvey of Part of Lots 6 & 7 Block C Happy Acres, consisting of nine lots and one common area lot on approximately 0.8 acres located at & around 1613 & 1615 5th Avenue East. (Council District 2)

6. UNFINISHED BUSINESS

Z-07-26: James Bearden petitions to rezone approximately 0.2 acres located at 2842 18th Street from MR-1 to SFR-5. (Council District 1) **CONTINUED FROM THE APRIL 2026 MEETING**

7. CASES TO BE HEARD

OTHER BUSINESS

The Tuscaloosa Planning and Zoning Commission will receive an update, overview, and establish a timeline for the Subdivision Regulation Updates that resulted from the Framework Comprehensive Plan, adopted in February 2021, and the Updated Zoning Ordinance, effective January 2025.

The Tuscaloosa Planning and Zoning Commission will consider updates to the Zoning Ordinance in the following Sections:

- Sec. 25-79, Downtown Perimeter, and Sec. 25-80 Downtown Historic Edge, related to Design Standards
- Sec. 25-101.a related to allowed uses in the D, DP, & DHE districts
- Sec. 25-101.c related to standards specific to commercial uses

COMPANION CASES

a. **S-33-26: The Meridian, Being a Resurvey of Part of Lots 375 & 376 Original Survey of The City of Tuscaloosa and Lots 1 & 2 Resurvey of a Portion of Blocks 375 & 376 Original Survey of The City of Tuscaloosa,** consisting of eleven lots and one common area lot on approximately 0.7 acres located at 1016 & 1020 Almon Avenue and 2112-2120 Maxie Thomas Way in conjunction with SD-02-26. (Council District 4)

SD-02-26: Construction of eleven townhome units within a special district located at 1016 & 1020 Almon Avenue and 2112-2120 Maxie Thomas Way in conjunction with S-33-26. (Zoned DP) (Council District 4)

b. **AN-06-26:** Annexing approximately 221 acres located south and west of the Ashley Hill at the Woodlands subdivision & the Willshire at the Woodlands subdivision at and around 6800 Hargrove Road East in conjunction with GPD-03-26 and PS-03-26.

GPD-03-26: Jake Williams petitions to rezone approximately 221 acres located south and west of the Ashley Hill at the Woodlands subdivision & the Willshire at the Woodlands subdivision at and around 6800 Hargrove Road East from SFR-1 to GPD as a General Planned Development consisting of 647 single-family lots, 216 townhome lots, two commercial lots, and 37 open space lots in conjunction with AN-06-26 & PS-03-26. (Not in City Limits)

PS-03-26: Markwood Preserve (Phase 1), consisting of 144 single-family lots, 117 townhome lots, one commercial lot, and 16 open space lots on approximately 66.6 acres located south and west of the Ashley Hill at the Woodlands subdivision & the Willshire at the Woodlands subdivision at and around 6800 Hargrove Road East in conjunction with AN-06-26 & GPD-03-26. (Not in City Limits)

PRELIMINARY PLATS

S-35-26: Resurvey of Lot 25 Tuscaloosa County Industrial Park, Site "A", consisting of two lots on approximately 6.8 acres located at 1600 Industrial Park Drive. (Council District 1)

S-36-26: Boutant-Greensboro Subdivision #1, a Resurvey of Lots 4, 6, & Part of Lot 5 Searcy Heights Subdivision, consisting of two lots on approximately 1.6 acres located at 3878 Greensboro Avenue and 2410-2418 39th Street. (Not in City Limits)

S-37-26: Beulah Baptist Church Subdivision, a Resurvey of Lots 17-20 Brown Circle Subdivision and unplatted land, consisting of one lot on approximately 2.4 acres located at 3100 & 3102 25th Street and 2317-2405 31st Avenue. (Council District 2)

S-40-26: Epsilon Subdivision, a Resurvey of Lot 4A of the Resurvey of Lot 4 Site A Tuscaloosa County Industrial Park No. 1 and Lots 4BR & 6R of CLSB Subdivision, consisting of two lots on approximately 33.4 acres located at 1301-1401 Industrial Park Drive. (Council District 1)

S-45-26: A Resurvey of Lot 2 Riverchase No. 2 & Part of Lot 1 Riverchase No. 3, consisting of one lot on approximately 0.6 acres located at and around 2435 Trenton Drive. (Council District 3)

REZONING CASES

Z-13-26: The City of Tuscaloosa petitions to rezone approximately 2.2 acres located at 1209 James I Harrison Junior Parkway East from IL to IP. (Council District 6)

8. ADJOURN