

# TUSCALOOSA PLANNING AND ZONING COMMISSION MEETING AGENDA

Monday, July 21, 2025

## 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-60-25: 5th Avenue Townhomes, a Resurvey of Newton 3 Subdivision**, consisting of 19 townhome lots and one open space lot on approximately 1.81 acres located at and around 2820 and 2830 5th Avenue. (Council District 7) **CONTINUED FROM THE JUNE 2025 MEETING**

**S-67-25: Resurvey of Lots 12-14 and 19-21 The Knoll Subdivision**, consisting of one lot on approximately 1.58 acres located at 3604 & 3618 University Boulevard East and 12 The Knoll. (Council District 5)

**S-68-25: 426 Reed Street Condominiums**, consisting of three condominium units and one open space lot on approximately 0.17 acres located at 426 Reed Street. (Council District 4)

## 4. CASES REQUESTING TO WITHDRAW

## 5. CASES REQUESTING TO CONTINUE

## 6. UNFINISHED BUSINESS

## 7. CASES TO BE HEARD

### ANNEXATION REQUESTS

**AN-11-25**: Annexing approximately 1.8 acres located at 15104 Burnt Pines Road.

**AN-12-25**: Annexing approximately 0.58 acres located at 15440 Sandstone Road.

**AN-13-25**: Annexing approximately 81.06 acres consisting of several parcels acquired to create the public right-of-way for McWrights Ferry Road generally located from 3600 Oak Glen Drive Southwesterly to the Northern Bypass at Bryant Bridge.

### PRELIMINARY PLATS

**S-66-25: Foster Acres Subdivision**, consisting of nine lots on approximately 67 acres located south of 11892 & 11969 Meadowview Drive and east of 17180 & 17174 Fennell Road. (Not in City Limits)

### COMPANION CASES

- a. **Z-17-25:** JL Pate Construction petitions to rezone approximately 0.84 acres located at 2100 & 2102 5th Avenue East from SFR-1 to MR-1 in conjunction with S-63-25. (Council District 2)

**S-63-25: Resurvey of Lot 1 M.I. Harper No. 2,** consisting of five lots on approximately 0.84 acres located at 2100 & 2102 5th Avenue East in conjunction with Z-17-25. (Council District 2)

- b. **Z-18-25:** Bradley Wyatt petitions to rezone approximately 5.52 acres located at and around 3910 Fosters Ferry Road from GC to IL in conjunction with S-64-25. (Council District 1)

**S-64-25: Resurvey of Lot 2 & 3 T.L. Turner Subdivision,** consisting of one lot on approximately 5.52 acres located at and around 3910 Fosters Ferry Road in conjunction with Z-18-25. (Council District 1)

- c. **SD-04-25:** Construction of three townhome units within a special district located at 2121 14th Street in conjunction with S-66-25. (Zoned DHE) (Council District 4)

**S-65-25: 2121 Townhomes, Being a Resurvey of Lots 4-6 & Part of Lot 7 of Subdivision of Parts of Lots 491-490 & 511 of the Original Town of Tuscaloosa Alabama,** consisting of four lots on approximately 0.2 acres located at 2121 14th Street in conjunction with SD-04-25. (Council District 4)

#### **OTHER BUSINESS**

**SD-03-25:** Exterior renovation of a five-story building within a special district located at 550 Greensboro Avenue. (Zoned D) (Council District 4)

#### **8. ADJOURN**