

# TUSCALOOSA PLANNING AND ZONING COMMISSION MEETING AGENDA

Monday, August 18, 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-71-25: Jones Addition to Indian Hills**, consisting of two lots on approximately 1.02 acres located at 907 Indian Hills Drive. (Council District 3)

**S-75-25: Resurvey of Lots 1 & 2 Resurvey of Lots 8 & 9 Block 12 University Place**, consisting of six lots on approximately 0.34 acres located at 202 & 210 16th Street. (Council District 2)

**S-81-25: Emerson Court Condominiums**, consisting of 12 condominium units and one open space lot on approximately 0.33 acres located at 900 Gene Stallings Avenue. (Council District 4)

**S-82-25: 711 12th Street Condominiums**, consisting of three condominium units and one open space lot on approximately 0.18 acres located at 711 12th Street. (Council District 4)

## 4. CASES REQUESTING TO WITHDRAW

## 5. CASES REQUESTING TO CONTINUE

**S-76-25: Resurvey of a Portion of Lot 10 Thomson Place**, consisting of four lots on approximately 4.7 acres located at 15329-15343 Bluff Drive. (Not on City Limits)

## 6. UNFINISHED BUSINESS

- 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) **CONTINUED FROM THE JULY 2025 MEETING**

**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) **CONTINUED FROM THE JULY 2025 MEETING**

## 7. CASES TO BE HEARD

### REZONING PETITIONS

**Z-19-25**: Jammie Gray petitions to rezone approximately 0.55 acres located at and around 2678 21st Street from NC to MR-1. (Council District 2)

## COMPANION CASES

- a. **AN-14-25:** Annexing approximately 2.3 acres located at 3311 and 3327 Hargrove Road East in conjunction with S-69-25 & Z-20-25.

**Z-20-25:** Longleaf Engineering, LLC petitions to rezone approximately 2.3 acres located at 3311 and 3327 Hargrove Road East from SFR-1 to GC in conjunction with AN-14-25 & S-69-25. (Not in City Limits)

**S-69-25: Resurvey of Lot 1 of Bobbye Hagler Subdivision and unplatted land,** consisting of one lot on approximately 2.3 acres located at 3311 and 3327 Hargrove Road East in conjunction with AN-14-25 & Z-20-25. (Not in City Limits)

- b. **AN-15-25:** Annexing approximately 40.8 acres located south of 3685 River Bluff Drive in conjunction with S-70-25.

**S-70-25: River Bluff Subdivision,** consisting of 31 lots on approximately 40.8 acres located south of 3685 River Bluff Drive in conjunction with AN-15-25. (Council District 3)

- c. **RPD-01-25 Ivory Bluff:** Ivory Bluff, LLC petitions to rezone approximately 1.3 acres located at 605-617 5th Street Northeast, 604-612 4th Street Northeast, and 618 4th Street Northeast from R to RPD as a Riverfront Planned Development consisting of 20 townhouse lots and one open space lot in conjunction with PS-08-25 & V-02-25. (Council District 5)

**PS-08-25: Ivory Bluff, a Resurvey of Part of Lot 7 & Lots 8-19 Warrior Heights Block 2 and vacated ROW,** 20 townhouse lots and one open space lot on approximately 1.3 acres located 605-617 5th Street Northeast, 604-612 4th Street Northeast, and 618 4th Street Northeast in conjunction with RPD-01-25 & V-02-25. (Council District 5)

**V-02-25:** Vacating 0.05 acres of part of the right-of-way of a public alley abutting Lot 7 & Lots 8-19 Warrior Heights Block 2 in conjunction with RPD-01-25 & PS-08-25. (Council District 5)

## PRELIMINARY PLATS

**S-72-25: McNelly-Fair Subdivision,** consisting of four lots on approximately 13.4 acres located 5900-6006 New Watermelon Road. (Council District 3)

**S-73-25: Resurvey of Sally Hamner Road Subdivision,** consisting of two lots on approximately 8.3 acres located east of 14830 Sally Hamner Road and north of 14755 Sally Hamner Road. (Not in City Limits)

**S-74-25: Melvin Subdivision,** consisting of two lots on approximately 0.72 acres located at 3525 Oak Bend Road. (Council District 3)

**S-77-25: Resurvey of Lots 17 & 18 Edgewater Phase 1B,** consisting of two lots on approximately 2.19 acres located at 14922 & 14930 Edgewater Drive. (Not in City Limits)

**S-78-25: Resurvey of the Resurvey of Lot 1 Tosyali Subdivision,** consisting of one lot on approximately 2.4 acres located at 1023-1025 15th Street, 1006-1010 16th Street, and 1500 10th Avenue. (Council District 2)

**S-79-25: Resurvey of the Resurvey Lot 2 Kamp Subdivision,** consisting of two lots on approximately 6.0 acres located at 3755 & 3801 McFarland Boulevard East. (Council District 6)

**S-80-25: Resurvey of Lot 74G The Gates of Emerald's Edge and unplatted land,** consisting of two lots on approximately 12.0 acres located north of 14612 Lake Island Road. (Council District 3 & Not in City Limits)

**8. ADJOURN**