

TUSCALOOSA PLANNING AND ZONING COMMISSION MEETING AGENDA

Monday, September 15, 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-84-25: Nisbet Subdivision, Being a Resurvey of Lot 15 Forest Lake Subdivision and unplatted land, consisting of one lot on approximately 0.64 acres located at and around 15 Forest Lake Drive. (Council District 2)

4. CASES REQUESTING TO WITHDRAW

5. CASES REQUESTING TO CONTINUE

- a. **AN-15-25:** Annexing approximately 40.8 acres located south of 3685 River Bluff Drive in conjunction with S-70-25. **CONTINUED TO THE OCTOBER 2025 MEETING**

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. (Not in City Limits) **CONTINUED TO THE OCTOBER 2025 MEETING**

6. UNFINISHED BUSINESS

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) **CONTINUED FROM THE AUGUST 2025 MEETING**

7. CASES TO BE HEARD

COMPANION CASES

- a. **AN-16-25:** Annexing approximately 0.31 acres located at and around 14310 Santorini Street in conjunction with Z-21- 25.

Z-21-25: Grant McCabe petitions to rezone approximately 0.31 acres located at and around 14310 Santorini Street from SFR-1 to LR in conjunction with AN-16-25. (Not in City Limits)

- b. **AN-17-25:** Annexing approximately 0.7 acres located at 6950 University Boulevard East in conjunction with Z-22-25.

Z-22-25: Delta Investments & Development, LLC petitions to rezone approximately 0.7 acres located at 6950 University Boulevard East from SFR-1 to GC in conjunction with AN-17-25.

REZONING PETITIONS

Z-23-25: Chase Adcox petitions to rezone approximately 0.78 acres located 1431 Hackberry Lane from UC to MRU.

PRELIMINARY PLATS

S-83-25: Lake Cove Estates No. 4, consisting of nine lots on approximately 9.8 acres located south of 11992 Grandview Lane and east of 12004 Cherokee Drive. (Not in City Limits)

S-85-25: Noland Addition to Spain Drive, consisting of two lots on approximately 13.6 acres located at 15012 Spain Drive. (Not in City Limits)

S-86-25: Brown Addition to 24th Street, a Resurvey of Lots 42-44 J.J. Harris Survey of the Mallet Lands, consisting of one lot on approximately 0.55 acres located at 2622 24th Street. (Council District 2)

S-87-25: Resurvey of Lot 9 & 10 Old Farm House Subdivision, consisting of one lot on approximately 6.3 acres located at 18495 John Swindle Road. (Not in City Limits)

S-88-25: SBR Subdivision, consisting of two lots on approximately 10.6 acres located at and around 2701 31st Street. (Council District 2)

8. ADJOURN