

LEGAL NOTICE
TUSCALOOSA PLANNING AND ZONING COMMISSION
FEBRUARY 16, 2026

The Tuscaloosa Planning and Zoning Commission will hold a public hearing in the Council Chamber of City Hall at 2201 University Boulevard at 5:00 p.m., on Monday, the 16th day of February 2026. You are welcome to attend the meeting in person and speak during the public hearing by joining us in the Council Chambers at City Hall. We recommend arriving on time for the meeting, as agendas move at an unpredictable pace. Access to the public hearing will end by 7:00 p.m. if the meeting has not concluded prior to then. Parking is available in the parking deck located at 601 23rd Avenue, at the corner of 23rd Avenue and 7th Street. Enter City Hall through the entrance at the top level of the parking deck. If you require special accommodations or auxiliary aids to participate in the hearing due to a disability, please contact the Office of Urban Development, Planning Division at 205-248-5100 at least 48 hours in advance.

REZONINGS

Z-01-26: The City of Tuscaloosa petitions to rezone approximately 11 acres located at 914-920 14th Ave East, and 2-37 Beverly Heights from SFR-4 to SFR-1. (Council District 5) **CONTINUED FROM THE JANUARY 2026 MEETING**

Z-02-26: Build Art LLC petitions to rezone approximately 0.35 acres located at 1209 & 1211 18th Street from MR-1 to MR-2. (Council District 2)

Z-03-26: Abdulhai Muthana petitions to rezone approximately 0.15 acres located at 2101 & 2107 Jemison Avenue from SFR-5 to NC in conjunction with S-07-26. (Council District 2)

GPD-02-26 Cambridge Creek: Longleaf Engineering petitions to amend a previously-approved General Planned Development consisting of 121 single family residential lots, 25 townhomes lots, five commercial lots, ten open space lots, and one additional lot on approximately 81 acres located at 565 Old Colony Road in conjunction with PS-02-26. (Council District 3)

PRELIMINARY SUBDIVISION PLATS

S-106-25: Cottage Hill, a Resurvey of Lot 58 Lake Hills North and unplatted land, consisting of 13 lots, four satellite lots, and one private road on approximately 20 acres located at and around 15711-15735 Cottage Hill. (Not in City Limits) **CONTINUED FROM THE JANUARY 2026 MEETING, WITHDRAWN**

S-04-26: Resurvey Lot 1 Nutters Run, consisting of three lots on approximately 7.4 acres located at 17719 Highway 43 North. (Not in City Limits) **CONTINUED FROM THE JANUARY 2026 MEETING, WITHDRAWN**

S-06-26: The Overlook at Northriver, consisting of seven lots on approximately 22 acres located east of 3621 & 3620 Grand Arbor Drive in conjunction with AN-02-26. (Not in City Limits)

S-07-26: A Resurvey of Lot Part of 7 Block 523 T C I L Subdivision, consisting of one lot on approximately 0.18 acres located at 2101 & 2107 Jemison Avenue in conjunction with Z-03-26. (Council District 2)

S-08-26: Channing Park No. 2 Subdivision, consisting of six lots and one open space lot on approximately 7.2 acres located at 5851 31st Street. (Council District 1)

S-09-26: Resurvey of Lots 11 & 12 Hagler Mill Estates No. 2, a reconfiguration of two lots on approximately 2.7 acres located at and around 15846 Edwardian Drive. (Not in City Limits)

S-10-26: 600 12th Street, a Resurvey of Lots 15 & 16 Block 74 T C I L, consisting of one lot on approximately 0.37 acres located at 600 & 602 12th Street and 1122 6th Avenue. (Council District 4)

S-11-26: TCAT Subdivision, consisting of two lots on approximately 19.4 acres located at and around 6110 & 6120 Watermelon Road. (Council District 3)

PS-02-26: Cambridge Creek, consisting of 121 single family residential lots, 25 townhomes lots, five commercial lots, ten open space lots, and one additional lot on approximately 81 acres located at 565 Old Colony Road in conjunction with GPD-02-26. (Council District 3)

OTHER BUSINESS

SD-01-26: Exterior renovation of two existing buildings within a special district located at 611-621 Greensboro Avenue. (Zoned D) (Council District 4)

AN-02-26: Annexing approximately 22 acres located east of 3621 & 3620 Grand Arbor Drive in conjunction with S-06-26.

AN-03-26: Annexing approximately 0.7 acres located east of 12053 Grandview Drive.

Appeal Pursuant to Rule 13: Beeker Property Group petitions to waive the bar against reconsideration within six (6) months and place the following previously denied petition on the March 2026 agenda:

S-104-25: Martin Estates, Being a Resurvey of Lots 1R & 2R Martin Crossings, consisting of 27 lots and 2 open space lots on approximately 38.2 acres located north of 85 Martin Road, west of 12860 Martin Spur Road, and east of 200 Martin Road. (Not in City Limits)

All current case files can be found at www.tuscaloosa.com/pzc approximately one week before the meeting. **The deadline for submission of materials for the March 16, 2026 meeting of the Tuscaloosa Planning and Zoning Commission is 12:00 p.m. on February 13, 2026.**

Tuscaloosa Planning and Zoning Commission

Zach Ponds, Secretary