

TUSCALOOSA PLANNING AND ZONING COMMISSION MEETING AGENDA

Monday, February 16, 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-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)

4. CASES REQUESTING TO WITHDRAW

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 (Not in City Limits) **CONTINUED FROM THE JANUARY 2026 MEETING, WITHDRAWN**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 (Not in City Limits) **CONTINUED FROM THE JANUARY 2026 MEETING, WITHDRAWN**

5. CASES REQUESTING TO CONTINUE

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)

6. UNFINISHED BUSINESS

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**

7. CASES TO BE HEARD

ANNEXATION PETITIONS

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

REZONING PETITIONS

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)

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)

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)

COMPANION CASES

- a. **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)

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)

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

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)

- c. **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)

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)

PRELIMINARY PLATS

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)

8. ADJOURN