

**LEGAL NOTICE**  
**TUSCALOOSA PLANNING AND ZONING COMMISSION**  
**JUNE 15, 2026**

The Tuscaloosa Planning and Zoning Commission will hold a public hearing in the Council Chamber of City Hall at 5:00 p.m., on Monday, the 15th day of June 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 2230 7<sup>th</sup> Street, 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**

**GPD-03-26:** Jake Williams petitions to rezone approximately 221 acres located south and west of the Ashley Hill at the Woodlands subdivision & the Willshire at the Woodlands subdivision at and around 6800 Hargrove Road East from SFR-1 to GPD as a General Planned Development consisting of 640 single-family lots, 203 townhome lots, two commercial lots, and 39 open space lots in conjunction with AN-06-26 & PS-03-26. (Not in City Limits) **CONTINUED FROM THE APRIL 2026 MEETING**

**Z-14-26:** Longleaf Engineering petitions to rezone approximately 4.6 acres located at 3311 & 3327 Hargrove Road East and 3278 34<sup>th</sup> Avenue East from SFR-1 to SFR-4 in conjunction with S-32-26. (Council District 6) **CONTINUED TO THE JULY 2026 MEETING**

**Z-15-26:** Corey Shoop petitions to rezone approximately 5.8 acres located at 704 Patriot Parkway from SFR-1 to HC in conjunction with AN-07-26 & S-46-26. (Not in City Limits)

**Z-16-26:** Mike Hicks petitions to rezone approximately 0.8 acres located at and around 916 22<sup>nd</sup> Avenue East from GC to MR-2 in conjunction with S-47-26. (Council District 5)

**Z-17-26: WITHDRAWN**

**Z-18-26:** 7150 Commerce Drive, LLC petitions to rezone approximately 11.8 acres located at 7150 Commerce Drive from IP to IH. (Council District 1)

**Z-19-26:** Jesse Madison petitions to rezone approximately 1.2 acres located at 3401 & 3313 Loop Road from NC to MR-2. (Council District 6)

**PRELIMINARY SUBDIVISION PLATS**

**PS-03-26: Markwood Preserve (Phase 1),** consisting of 137 single-family lots, 72 townhome lots, one commercial lot, and 16 open space lots on approximately 66.6 acres located south and west of the Ashley Hill at the Woodlands subdivision & the Willshire at the Woodlands subdivision at and around 6800 Hargrove Road East in conjunction with AN-06-26 & GPD-03-26. (Not in City Limits) **CONTINUED FROM THE APRIL 2026 MEETING**

**S-32-26: Hargrove Heights Townhomes, a Resurvey of Lot 1 of Bobbye Hagler Subdivision & unplatted land,** consisting of 24 townhome lots and three open space lots on approximately 2.3 acres located at 3311 & 3327 Hargrove Road East in conjunction with Z-14-26. (Council District 6) **CONTINUED TO THE JULY 2026 MEETING**

**S-34-26: Capitol Farms Subdivision,** consisting of 57 lots and two open space lots on approximately 48.8 acres located north of Highway 82 East and east of Wuthering Heights Lane at 3700 Bear Ridge Road. (Not in City Limits) **CONTINUED FROM THE APRIL 2026 MEETING**

**S-38-26: Sanford Farms**, consisting of 24 lots and one common area lot on approximately 49.2 acres located south of Walton Lane, east of Martin Spur Road, and north of 12745 Sanford Lane. (Not in City Limits) **CONTINUED FROM THE APRIL 2026 MEETING**

**S-41-26: Lake Estates**, consisting of seven lots on approximately 4 acres located at 2501 Stokes Bluff Drive. (Not in City Limits) **CONTINUED FROM THE APRIL 2026 MEETING**

**S-44-26: 1613 & 1615 5<sup>th</sup> Avenue East, a Resurvey of Part of Lots 6 & 7 Block C Happy Acres**, consisting of nine lots and one common area lot on approximately 0.8 acres located at & around 1613 & 1615 5<sup>th</sup> Avenue East. (Council District 2) **CONTINUED FROM THE APRIL 2026 MEETING**

**S-46-26: RPI Three LLC Subdivision, a Resurvey of Lot 4 H-P 2 Subdivision 3**, consisting of six lots on approximately 19.6 acres located at 704 Patriot Parkway in conjunction with AN-07-26 & Z-15-26. (Council District 2 & Not in City Limits)

**S-47-26: Parkside Flats, a Resurvey of Lots 13, 14, & 15 Block B W.E. Bowers Subdivision & Part of Lot 5 Block 2 W.E. Bowers Addition to Elberta City**, consisting of one lot on approximately 0.8 acres located at and around 916 22<sup>nd</sup> Avenue East in conjunction with Z-16-26. (Council District 5)

**S-48-26: CCVFD Subdivision, Being a Resurvey of Lot 1 Stonehedge Place & Lots 1-3 Stonehedge Place No. 3**, consisting of one lot on approximately 5.2 acres located at and around 11604 Stonehedge Road. (Not in City Limits)

**S-49-26: Maguire Addition to Old Farmhouse Subdivision, a Resurvey of Lots 1 & 2 Old Farmhouse Subdivision**, consisting of one lot on approximately 6.1 acres located north of Joe Namath Road & east of John Swindle Road. (Not in City Limits)

**S-50-26: 12<sup>th</sup> Avenue Townhomes, a Resurvey of Lots 9 & 10 Block 318 T C I L Subdivision**, consisting of seven lots and one open space lot on approximately 0.4 acres located at and around 1124 17<sup>th</sup> Street. (Council District 2)

## **OTHER BUSINESS**

**AN-06-26**: Annexing approximately 221 acres located south and west of the Ashley Hill at the Woodlands subdivision & the Willshire at the Woodlands subdivision at and around 6800 Hargrove Road East in conjunction with GPD-03-26 and PS-03-26. **CONTINUED FROM THE APRIL 2026 MEETING**

**AN-07-26**: Annexing approximately 5.8 acres located at 704 Patriot Parkway in conjunction with Z-15-26 & S-46-36.

The Tuscaloosa Planning and Zoning Commission will review Subdivision Regulation Updates covering:

- General Provisions (Article I)
- Definitions and Rules for Measurement (Article II)
- Administration, Amendments, and Legal Considerations (Currently Article VIII)

All current case files can be found at [www.tuscaloosa.com/pzc](http://www.tuscaloosa.com/pzc) approximately one week before the meeting. **The deadline for submission of materials for the July 20, 2026 meeting of the Tuscaloosa Planning and Zoning Commission is 12:00 p.m. on June 18, 2026.**

Tuscaloosa Planning and Zoning Commission

Zach Ponds, Secretary