

TUSCALOOSA PLANNING AND ZONING COMMISSION MEETING AGENDA

Monday, June 15, 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

4. CASES REQUESTING TO WITHDRAW

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)

5. CASES REQUESTING TO CONTINUE

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

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**

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**

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**

6. UNFINISHED BUSINESS

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-44-26: 1613 & 1615 5th 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 5th Avenue East. (Council District 2)
CONTINUED FROM THE APRIL 2026 MEETING

7. CASES TO BE HEARD

OTHER BUSINESS

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)

REZONING CASES

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)

COMPANION CASES

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

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)

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)

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

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 22nd Avenue East in conjunction with Z-16-26. (Council District 5)

PRELIMINARY PLATS

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: 12th 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 17th Street. (Council District 2)

8. ADJOURN