

TUSCALOOSA PLANNING AND ZONING COMMISSION MEETING AGENDA

Monday, July 20, 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-54-26: A Resurvey of The Legacy Condominiums, a Resurvey of Units 369, 4, 5, 6, 7, 14, 15, 33 & 34 The Legacy Condominiums, consisting of five condominium units on approximately 0.9 acres located at 1212-1216 12th Street. (Council District 4)

S-56-26: 1115 & 1119 8th Avenue, a Resurvey of Part of Lots 9 & 10 Block 75 T C I L Subdivision, consisting of one lot on approximately 0.2 acres located at 1115 & 1119 8th Avenue. (Council District 4)

4. CASES REQUESTING TO WITHDRAW

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 (Not in City Limits) **CONTINUED FROM THE JUNE 2026 MEETING; WITHDRAWN**

5. CASES REQUESTING TO CONTINUE

S-59-26: Lake Island Subdivision, consisting of two lots on approximately 10.4 acres located south of 14578 Lake Island Road. (Not in City Limits)

6. UNFINISHED BUSINESS

- a. **Z-14-26:** Longleaf Engineering petitions to rezone approximately 4.6 acres located at 3311 & 3327 Hargrove Road East and 3728 34th Avenue East from SFR-1 to SFR-4 in conjunction with S-32-26. (Council District 6) **CONTINUED FROM THE JUNE 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 FROM THE JUNE 2026 MEETING**

- b. **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) **CONTINUED FROM THE JUNE 2026 MEETING**

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) **CONTINUED FROM THE JUNE 2026 MEETING**

- c. **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 JUNE 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 JUNE 2026 MEETING**

PS-03-26: Markwood Preserve (Phase 1), consisting of 137 single-family lots, 72 townhome lots, one commercial lot, eleven open space lots, and six common area lots on approximately 63.8 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 JUNE 2026 MEETING**

7. CASES TO BE HEARD

OTHER BUSINESS

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

- Subdivision Standards and Guidelines
- Condominium Subdivision

PRELIMINARY PLATS

S-51-26: Factory Addition No. 4, a Resurvey of Factory Addition No. 3 & unplatted land, consisting of one lot on approximately 0.8 acres located at and around 2851 Southside Drive. (Council District 2)

S-52-26: Piney Grove Estates, consisting of two lots on approximately 5.4 acres located north of 12133 Sellers Lane. (Not in City Limits)

S-53-26: Lake Tuscaloosa Spillway Subdivision, consisting of four lots on approximately 106 acres located southwest of the Lake Crest subdivision on New Watermelon Road. (Council District 3)

S-55-26: Bryant at 15th Resurvey, a Resurvey of Bryant at 15th, consisting of seven townhome lots, three condominium units, four common space lots, and nine limited common space lots on 0.7 acres located at 1432-1438 Paul W Bryant Drive. (Council District 4)

S-57-26: Resurvey of Lots 1 & 11 Block A Country Club Hills, a reconfiguration of two lots on approximately 0.6 acres located at 1-A Country Club Hills & 11-A Country Club Hills. (Council District 1)

S-58-26: 1300 Greenwood Circle, consisting of two lots on approximately 1.5 acres located at 1300 & 1720 Greenwood Circle. (Not in City Limits)

S-60-26: A Resurvey of the Common Area lot of Palmer Place & a Resurvey of Lot 2 Resurvey of Lots 334-339 Original City of Tuscaloosa, a reconfiguration of two lots on approximately four acres located at and around 912 29th Avenue. (Council District 1)

S-61-26: Resurvey of Lots 1 & 2 Bloom Division Plat No. 1, consisting of one lot on approximately 9.1 acres located at and around 10270 Shore Lake Drive. (Not in City Limits)

S-62-26: Daffron Road Division Plat No. 1, consisting of two lots on approximately 23 acres located at 12984 Daffron Road. (Not in City Limits)

8. ADJOURN