

TUSCALOOSA PLANNING AND ZONING COMMISSION MEETING AGENDA

Monday, August 17, 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 minutes 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-66-26: Bridge Street Townhomes, Being a Resurvey of Lots 1 & 2 Resurvey of Lots 8 & 9 Block 12 University Place, consisting of five lots on approximately 0.3 acres located at 202 & 210 16th Street. (Council District 2)

4. CASES REQUESTING TO WITHDRAW

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) **CONTINUED FROM THE JULY 2026 MEETING; REQUESTING TO WITHDRAW**

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) **CONTINUED FROM THE JULY 2026 MEETING; CONTINUED TO THE SEPTEMBER 2026 MEETING**

6. UNFINISHED BUSINESS

7. CASES TO BE HEARD

OTHER BUSINESS

AN-08-26: Annexing approximately 2 acres located at 13236 North River Farms Drive.

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

- Permitting, Construction and Inspection of Improvements
- Final Plats
- Appendices

COMPANION CASES

- a. **Z-21-26:** 21st Avenue Development, LLC petitions to rezone approximately 0.4 acres located at and around 2111-2115 8th Street and 802-808 Almon Avenue from D to DP in conjunction with S-64-26 and SD-03-26. (Council District 4)

S-64-26: 21st Avenue Townhomes, a Resurvey of Part of Lot 287 Original City of Tuscaloosa, a Resurvey of Open Space Lot 8th & 21st Townhomes, and unplatted land, consisting of three townhome lots and one open

space lot on approximately 0.3 acres located at and around 808 Almon Avenue in conjunction with SD-03-26 & Z-21-26. (Council District 4)

SD-03-26: Construction of three townhome units within a special district located at and around 808 Almon Avenue in conjunction with S-64-26 & Z-21-26. (Zoned D) (Council District 4)

PRELIMINARY PLATS

S-65-26: Thames-Cochrane Subdivision No. 1, a Resurvey of Lot 1 Colgrove Subdivision & unplatted land, consisting of three lots on approximately 57 acres located at and around 2301 Joe Mallisham Parkway. (Not in City Limits)

S-67-26: Resurvey of Lots 16 & 17 Block 2 South Holt Addition, consisting of one lot on approximately 0.3 acres located at 4403 & 4305 12th Street Northeast. (Not in City Limits)

S-68-26: Omni Market Subdivision, consisting of two lots on approximately 10.7 acres located at 600-702 Skyland Boulevard East & 4200 McFarland Boulevard East. (Council District 7)

8. ADJOURN