



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 7/9/2026

File ID: TMP-7168

Department: Planning

Subject:

Type of Action: Approval/Action

Resolution to set a public hearing on the zoning of 1.98 acres of land lying on the north side of Capshaw Rd and west of Wall Triana Hwy to Neighborhood Business C-1 District; and the introduction of an Ordinance pertaining to the same. (Set August 27, 2026 Regular Council Meeting)

Ordinance No.

Does this item need to be published? Yes

If yes, please list preferred date(s) of publication: Resolution: July 29 and August 5, 2026/ Ordinance: September 2, 2026

Finance Information:

Account Number: n/a

City Cost Amount: \$ 0

Total Cost: \$ 0

Special Circumstances:

Grant Funded: \$ 0

Grant Title - CFDA or granting Agency: n/a

Resolution #: n/a

Location:

Address: 6570 Wall Triana Hwy, Madison, AL 35757

District: District 1 ☐ District 2 ☐ District 3 ☐ District 4 ☐ District 5 ☒

Additional Comments: Recommended by Planning Commission

RESOLUTION NO. 26-

WHEREAS, certain property has recently been annexed to the City of Huntsville, Alabama; and

WHEREAS, said property is now legally part of the incorporated municipality of the City of Huntsville, Alabama, and as such is subject to the laws and ordinances governing the City of Huntsville, Alabama; and

WHEREAS, said property, having been outside the boundaries of the City of Huntsville, Alabama, prior to the annexing of same to the City of Huntsville, Alabama, has never been subject to the Zoning Ordinances of the City of Huntsville, Alabama; and

WHEREAS, the Planning Commission of the City of Huntsville, Alabama, has given consideration to an amendment to the Zoning Ordinance, a synopsis of said amendment being as follows:

- (1) The zoning of 1.98 acres of land lying on the north side of Capshaw Rd and west of Wall Triana Hwy to Neighborhood Business C-1 District.
- (2) The first publication of this resolution, this synopsis, and the ordinance hereinafter set out at length shall be in the *Speakin' Out News* on 29th day of July, 2026, and the second publication shall be one week thereafter on the 5th day of August, 2026, both of which publications shall be at least 15 days in advance of the date of the public hearing hereinafter referred to.

WHEREAS, it is the judgement and opinion of the City Council of the City of Huntsville, Alabama, that consideration should be given to the adoption of an amendment to the Zoning Ordinance of the City of Huntsville, Alabama, in accordance with said request;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Huntsville, Alabama, as follows:

1. That the City Council of the City of Huntsville, Alabama, shall meet at 5:30 p.m. on the 27th day of August, 2026, in the Council Chambers of the City of Huntsville Administration Building at 305 Fountain Circle in the City of Huntsville, Alabama, for the purpose of holding a public hearing at which time and place all persons, parties in interest and cities who desire, shall have an opportunity to be heard in opposition to or in favor of said Ordinance No. 26-_____, which was introduced by the City Council of the City of Huntsville on the 9th day of July, 2026, amending the Zoning Ordinance of the City of Huntsville, Alabama.

2. That the proposed amendment to the Zoning Ordinance of the City of Huntsville, Alabama, is substantially in words and figures as follows:

ORDINANCE NO. 26-

AN ORDINANCE TO AMEND THE ZONING ORDINANCES OF THE CITY OF HUNTSVILLE, ALABAMA

The public welfare requiring it, and under authority granted by Section 11-52-78 of the 1975 Code of Alabama, **BE IT ORDAINED** by the City Council for the City of Huntsville, Alabama, as follows:

1. That the following area, land lying on the north side of Capshaw Rd and west of Wall Triana Hwy, which area is a newly annexed area of the City of Huntsville, Madison County, Alabama, and which has not been zoned previously, shall be shown and classified on the Official Zoning Maps of the City of Huntsville, Alabama, as Neighborhood Business C-1 District, in the Zoning Ordinances of the City of Huntsville, Alabama, said property being particularly described as follows:

All that part of the Southeast Quarter of Section 17, Township 03 South, Range 02 West of the Huntsville Meridian, in the City of Huntsville, Madison County, Alabama; more particularly described as beginning at the Southeast Corner of said Section 17; thence from the Point of Beginning, North 89 Degrees 23 Minutes 55 Seconds West a distance of 197.19 feet; thence North 01 Degree 09 Minutes 00 Seconds East a distance of 315.98 feet; thence South 90 Degrees 00 Minutes 00 Seconds West a distance of 24.00 feet; thence North 01 Degree 07 Minutes 46 Seconds East a distance of 105.57 feet; thence South 89 Degrees 33 Minutes 46 Seconds East a distance of 224.92 feet; thence South 01 Degree 39 Minutes 00 Seconds West a distance of 421.99 feet back to the Point of Beginning and containing 1.98 Acres, more or less.

2. The boundaries of the above district as described and defined above are hereby established and shall be shown on the Official Zoning Maps of the City of Huntsville, Alabama, on file in the Planning Division of the Urban Development Department, in accordance with the various classifications herein enumerated and hereafter the regulations governing said district under the Zoning Ordinance of the City of Huntsville, Alabama, shall apply to the area so described.

3. This ordinance shall take effect from and after the date of publication.

ADOPTED this the _____ day of _____, 2026.

President of the City Council of
the City of Huntsville, Alabama.

APPROVED this the _____ day of _____, 2026.

Mayor of the City of Huntsville, Alabama

ADOPTED this the ____ day of _____, 2026.

President of the City Council of
the City of Huntsville, Alabama.

APPROVED this the ____ day of _____, 2026.

Mayor of the City of Huntsville, Alabama

PROPOSED NEIGHBORHOOD BUSINESS C-1 DISTRICT

OUT

W
745.1

OUT

R1A

OUT

C1

R2

N

1 inch = 265 feet

Capshaw Rd

Wall Triana Hwy

Little Rd

