REPORT TO THE PLANNING COMMISSION

MEETING DATE: December 3, 2026

SUBJECT: Case #262815 – Price Farm PD, Area 2, Parcel 1B (Convenience Store) – Request approval of a Conditional Use Permit (CUP) for a convenience store/service station with a carwash on 1.5-acres located northeast of the Shelby Drive and Houston Levee Road intersection

INTRODUCTION:

- The applicant, McCarty Granberry Engineering (Josh Hankins, AICP), representing the owner, Ramzi Hassan, is requesting a recommendation from the Planning Commission (PC) for a CUP to allow for a convenience store with a car wash (see Exhibit 3).
- The vacant 1.5-acre property, owned by CE Collierville, LLC, is zoned R-1: Low Density Residential with a Planned Development (PD) overlay, allowing for SCC: Shopping Center Commercial uses.
- Jared Jewelers lies to north of the subject property, with the Carriage Crossing shopping center to the north and east.

BACKGROUND:

- The Price Farm PD was originally adopted by Board of Mayor and Aldermen (BMA) in 1996 and has had several amendments.
- The subject property is within Area 2 of Price Farm PD. This approximately 95-acre portion of the Price Farm PD includes the Carriage Crossing Mall and allows for SCC uses.
- A similar CUP application was recommended for approval at the PC on September 5, 2024; it was on the October 14, 2024, Board of Mayor and Aldermen (BMA) Agenda but was deferred to the November 25, 2024, BMA at the applicant's request and eventually withdrawn from consideration.
- Two neighborhood meetings were held. The first was held in-person and no one attended. The second was held virtually and twenty-five (25) people attended (see Exhibit 9). Staff received two (2) letters of opposition (see Exhibit 10).

KEY POINTS:

1. Uses such as convenience stores/service stations are only allowed with an approved CUP in SCC Zoning Districts (see Exhibit 1).

- A Conditional Use is a use of land not necessarily appropriate to be allowed by right for all properties within a zoning district without enhanced review by the Town.
- The PD's Outline Plan states development in the outparcel adjacent to the Houston Levee Road and Shelby Drive intersection should be carefully located and designed, as this intersection is a focal point of the larger development in the Price Farm PD.
- The 2040 Plan shows this area as appropriate for developing per the Suburban Commercial Place Type policies. SCC Zoning is effective at implementing this Place Type.

2. A non-binding conceptual lot layout indicates the developer's intent to develop the property with a 4,994-square foot convenience store with a 2,515-square foot carwash (see Exhibits 3 & 5).

- The 4,994-square foot convenience store will be located south of the 2,515-square foot proposed accessory carwash.
- The conceptual lot layout shows five (5) rows of dual gas pumps, located east of the convenience

store (facing away from Houston Levee Road), and 29 parking spaces.

- The developer is proposing two (2) access points. One (1) access point will be located on Merchants Park Circle, which is a private internal street to the Carriage Crossing Mall. The second access point is shown along Shelby Drive as a right-in/right-out-only.
- The lot will have a 50-foot building setback line along Houston Levee Road and Shelby Drive.
- The applicant will have to submit a Preliminary Site Plan and Final Site Plan for staff to review. Revisions to the site layout may be required to comply with Town requirements.
- The applicant's conceptual layout shows no planned connection to the property to the north, a jewelry store.
- The need for on-site detention will be reviewed during the site plan process.

3. This site complies with the Zoning Ordinance requirement for each new convenience store to be at least 1,320 feet from other convenience stores and to be at least 1,000 feet from a single-family residential neighborhood or development (see Exhibit 6).

4. The surrounding public and private roadway network has the capacity to accommodate the trips generated by this development (see Exhibits 7 & 8).

- Shelby Drive and Houston Levee Road are both fully improved to comply with the Major Road Plan.
- This development will generate 149 new AM Peak Hour trips, 147 new PM Peak Hour trips, and120 Saturday new Peak Hour trips.
- Access to this development will be primarily provided from a full-movement driveway onto Merchant Park Circle (an internal private drive) and one (1) right-in/right-out driveway onto Shelby Drive.
- There is adequate capacity at all the surrounding signalized intersections to accommodate trips from this development.

5. Public Utilities has determined this site is adequately serviced by existing water and sewer lines for the intended use. Further analysis will take place with the Preliminary Site Plan, using the applicant's Water/Sewer Availability form estimates.

6. Staff have analyzed the 6-Prong CUP test (see Exhibit 4) to determine if there are adverse impacts and have added conditions (see Exhibit 2) to minimize any negative impacts to surrounding properties.

STAFF RECOMMENDATION: Staff recommends approval of the CUP as the Grounds for Issuance have been met, and the Conditions of Approval will help mitigate any adverse impacts. The SCC District allows for convenience stores/service stations, and this site exceeds the minimum separation distances from other convenience stores/service stations and single-family uses. The site is located at the signalized intersection of two major roadways already improved per the Major Road Plan.

ATTACHMENTS:

Exhibit 1 - Vicinity Map and Contact Info 11-16-26.pdf
Exhibit 2 - Example Conditions of Approval 11-24-26.pdf
Exhibit 3 - Cover Letter 10-26-26.pdf
Exhibit 4 - Staff Analysis CUP Test 11-24-26.pdf
Exhibit 5 - Rendered Site Plan 10-24-2026.pdf
Exhibit 6-1000 Foot Buffer & Gas Station Locations 11-24-26.pdf
Exhibit 7 - Traffic Study Executive Summary 11-16-26.pdf
Exhibit 8 - Town Traffic Engineer Comments 11-20-26.pdf

Exhibit 9 - Neighborhood Meeting Summaries 11-20-26.pdf
Exhibit 10 - Public Comments 11-25-26.pdf

PROPOSED MOTION: To recommend approval of a Conditional Use Permit (CUP) for a Convenience Store on 1.5-acres located northeast of the Shelby Drive and Houston Levee Road intersection, subject to the conditions in Exhibit 2.