

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: July 28, 2025

FROM: Maria De Mesa, Project Planner

SUBJECT: Ordinance 2025-07 – **First Reading** – The Parke at Houston Levee Planned Development, Area 10,11, and 12 - An Ordinance Amending the Official Zoning Map of the Town of Collierville by Rezoning Approximately 19.89 Acres from FAR: Forest Agricultural Residential to MPO: Medical Professional Office, Approximately 15.65 Acres from FAR: Forest Agricultural Residential to SCC: Shopping Center Commercial, and Approximately 10.04 Acres from FAR: Forest Agricultural Residential to MU: Mixed Use, All on the West Side of Houston Levee Road, North of State Route 385, Case #250834

INTRODUCTION:

McCarty Granberry Engineering (John McCarty, P.E.), representing the property owner, HL385 Investments LLC (Jason Crews), is requesting approval to rezone a 45.58-acre +/- property within The Parke at Houston Levee PD, located west side of Houston Levee Road and north of State Route (SR) 385 (see Exhibit 1). Ordinance 2025-07 would rezone 10.04 acres from FAR: Forest Agriculture Residential to Mixed Use (MU), 15.65 acres from FAR: Forest Agriculture Residential to SCC: Shopping Center Commercial, and 19.89 acres from FAR: Forest Agriculture Residential to MPO: Medical Professional Office (see Exhibit 3). A companion request through Resolution 2025-30 will amend The Parke PD Outline Plan and Pattern Book to include the additional three (3) design districts mentioned, namely: MU: Mixed Use, SCC: Shopping Center Commercial, and MPO: Medical Professional Office. The subject property is currently zoned FAR: Forest Agriculture Residential and is surrounded by MPO: Medical Professional Office zoning to the north, west and east, and R-1: Low Density Residential zoning to the south. This property is currently undeveloped (see Exhibit 2) and has been used for agricultural purposes.

BACKGROUND:

The Parke at Houston Levee PD was originally approved in 2022 through the adoption of Resolution 2021-37 which allowed the creation of a 150.89-acre mixed used development on the west side of Houston Levee Road, north of SR 385. In August 2023, a Preliminary Subdivision Plat was approved for Phase 1, creating the initial road, water, and sewer infrastructure. A Development Agreement for Phase 1 was approved on September 25, 2023, but the subdivision infrastructure was never installed. The site has been mass graded. A separate Preliminary Plat application to amend Phase 1 received in May 2025 is being reviewed by staff and is not being approved at this time. In October 2024, Resolution 2024-06 was adopted to amend the Place Types in the Collierville 2040 Land Use Plan for the 46.31-acre +/- portion of the 252.58-acre tract as a Mixed Use Center Place Type which allows a variety of uses, such as “live above” residential dwellings located above ground-floor commercial, retail, professional office, live-work units, single family detached, and townhomes. The Resolution also established a maximum gross residential density for the tract north of The Parke PD. The densities requested of 1.51 to 2.0 dwelling units per acre (westernmost area) and 4.01 to 6.0 dwelling units per acre (northernmost area) are similar to the maximum densities approved in 2022. The Place Type

amendments established a policy framework for future zoning and Major PD amendment requests. A separate Final Site Plan application for a 18,360-sq. ft. church received in May 2025 is currently being reviewed by Staff. On July 8, 2025, the Planning Commission recommended approval for Ordinance 2025-07 and Resolution 2025-30.

DISCUSSION:

1. The rezoning will support the expansion of The Parke PD northward onto land owned by HL385 Investments.

- This related Major PD Amendment (Resolution 2025-30) will establish the use types, location and acreages while the rezoning request will establish the “base” zoning districts for the subject property to match up with the revised conceptual layout.
- This requested bulk requirements for each "Area" of the PD and the waiver requests will be addressed in the separate staff report for Resolution 2025-30.

2. The rezoning is consistent with the Collierville 2040 Land Use Plan (See Exhibit 4).

- The 2040 Land Use Plan, as amended by Resolution 2024-26, says the 45.58-acre tract property is mostly designated as Mixed Use Center Place Type, which would support the rezoning from FAR to districts allowing uses appropriate for mixed use areas including “live above” residential dwellings located above ground-floor commercial, retail, and professional office, live-work units, single family detached, and townhomes.
- The design and scale of a Mixed-Use Center Place Type encourages active living, with a comprehensive and interconnected network of walkable streets.
- In mixed use developments, buildings are built at or near the sidewalk with parking to the side or rear.
- Applicant is requesting waiver from §151.158 of the Zoning Ordinance to allow Mixed Use District to be used outside of the Downtown Small Area Plan.

3. Houston Levee Road, an Arterial Roadway as designated by the Major Road Plan, is already improved along the frontage of the subject property to an urban section with a six-lane divided cross section; however, additional improvements at site access points, such as turn lanes, access control, etc., may be needed (see Exhibit 6).

- Per the applicant’s Traffic Study, access to the site will be provided in six (6) driveways onto Houston Levee Road. Phase 1 will utilize three (3) of these driveways, with the remaining driveways to be constructed as other phases of the development are built.
- Proposed Phase 1 land uses include a fast casual restaurant (8,400 sf), a high-turnover restaurant (4,900 sf), and fast-food restaurants (12,000 sf).
- A separate Final Site Plan application for a 18,360-sq. ft. church for Area 10 is currently being reviewed by Staff. The church trips as well as any additional access points should be included in the updated analysis of Phase 1 Total Build Volumes.
- Phase 2, which is being proposed for 2040 build out, will include the following land uses: 106 single-family homes, 247 multi-family units, 182 senior housing units, a 214-room hotel, church (30,000 sf), office (26,800 sf), shopping center (169,000 sf), supermarket (94,000 sf), drive-in bank (4,400 sf), fast-casual restaurant (24,900 sf), high-turnover restaurant (29,800 sf), fast food restaurant (18,200 sf) and a gas station with 16 fueling positions.

4. The full traffic study has been reviewed, and the Town’s Traffic Engineer expressed some concerns (see Exhibit 7). Lane geometry, intersection control, and allowed movements at intersections and driveways will be finalized upon the study's approval by the Town Engineer. Per the PC's recommendation, the BMA will not consider the PD Amendment until the study (Exhibit 6) is revised and approved.

5. There is adequate water and sewer capacity to serve the entire 252.58-acre Crews Development property based on the proposed zoning and uses.

- Public Utilities has no concerns with the request; however, copies of the state-approved Water Plan and Sewer Plan must be submitted before any construction can begin.
- Build-out sewer flows for the PD will be tracked with each phase of development by staff based on the sewer demand information provided by the applicant.

6. Per the applicant's drainage narrative, site drains mostly to the west toward a tributary of Nonconnah Creek (Exhibit 5).

- Since proposed development will maintain natural drainage paths & discharge at the same outfall locations as predeveloped conditions, applicant is requesting limited or no detention on site.
- A drainage report submitted with the Preliminary Plat and Construction Drawings will be reviewed by the Town Engineer to ensure there are no adverse off-site impacts.

NEXT STEPS:

Rezoning Process Continues: The Board of Mayor and Aldermen must approve Ordinance 2025-07 to rezone the property on three separate readings, with the second reading being a public hearing. The second reading/public hearing is planned for August 11, 2025.

- Preliminary Subdivision Plat(s) & Subdivision Infrastructure Construction Plans
- Final Subdivision Plats
- Site Plans
- Building Permits

PD Amendment Process Continues: The public hearing for Resolution 2025-30 is planned for August 11, 2025.

STAFF RECOMMENDATION: Approval of Ordinance 2025-07 is recommended as there are grounds to rezone the property per §151.312 (E), the request is consistent with the 2040 Land Use Plan and the proposed uses within the northern tract are compatible with the PD's zoning districts.

ATTACHMENTS:

[Exhibit 1 - Vicinity Map 6-3-25.pdf](#)

[Exhibit 2 - Applicant Cover Letter 3-24-25.pdf](#)

[Exhibit 3 - Ordinance 2025-07.pdf](#)

[Exhibit 3a - Existing Zoning.pdf](#)

[Exhibit 3b - Proposed Zoning.pdf](#)

[Exhibit 4 - Staff Analysis for Grounds for an Amendment.pdf](#)

[Exhibit 5 - Applicant Drainage Letter 3-25-25.pdf](#)

[Exhibit 6 - Traffic Study Executive Summary 5-27-25.pdf](#)

[Exhibit 7 - Staff Analysis of Traffic Study & Recommendations 6-30-25.pdf](#)

PROPOSED MOTION:

To approve Ordinance 2025-07 on the First Reading.

Board Action: Motion By_____ Seconded By_____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						