

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: August 11, 2025

FROM: Maria De Mesa, Project Planner

SUBJECT: Resolution 2025-30 - **Public Hearing** - A Resolution to Request Approval of a Major Amendment to The Parke at Houston Levee Planned Development (PD) Outline Plan and Pattern Book for a 194.93-Acre+/- Portion of the 252.58-Acre Tract Located on the West Side of Houston Levee Road, North of State Route 385, Known as The Parke at Houston Levee Planned Development Northern Expansion, Case #250791

INTRODUCTION:

McCarty Granberry Engineering (John McCarty, P.E.), representing the property owner, HL385 Investments LLC (Jason Crews), is requesting approval for the rezoning of a 44.04-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). This companion request through Resolution 2025-30, if approved by the Board of Mayor and Aldermen (BMA), will amend The Parke PD Outline Plan and Pattern Book to include the additional three (3) design districts: MU: Mixed Use, SCC: Shopping Center Commercial, and MPO: Medical Professional Office (see Exhibit 4). 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. Ordinance 2025-07 would rezone 10.04 acres from FAR: Forest Agriculture Residential to Mixed Use (MU), 15.65 acres to SCC: Shopping Center Commercial, and 19.89 acres to MPO: Medical Professional Office (see Exhibit 3). The required neighborhood meeting for the proposed PD Amendment was held on June 23, 2025 (see Exhibit 8). 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 by 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 and is

not being approved at this time.

The Planning Commission (PC) recommended approval of the PD amendment on July 8, 2025. The BMA held a non-voting work session on July 28, 2025, related to this project. Condition #5 (see Exhibit 4) of the PC has been revised by staff to address the developer's concerns about selling portions of the property to other entities. Key Point #4 has been added to address the developer's concerns about vehicular interconnectivity requirements.

DISCUSSION:

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

- This requested Major PD Amendment 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. Summary of proposed changes is found in Figure 1.
- The setbacks shown comply with SCC and MU Zoning District requirements.
- To match the residential districts in Area 1, the following deviations for the MPO Zoning are being requested:
 - Reduce Front Yard from 40 feet to 20 feet;
 - Reduce Side Yard from 50 feet to 5 feet;
 - Reduce Rear Yards from 50 feet to 20 feet;
 - Design plans shall be reviewed and approved by the declarant or his representatives prior to Town review and approval as declared in the covenants and restrictions; and,
 - Street facing garages shall be setback 35 feet from the back of the curb.
- The following deviations for the Mixed Use Zoning are being requested:
 - Use of Mixed Use outside of the Downtown Small Area Plan;
 - Front setback & facade zone to be measured from back of required landscape buffer; and,
 - No ground floor residential allowed.

Figure 1: Summary of Proposed Changes Between 2022 and 2025 The Parke PD Outline Plan

	2022	2025	Difference
Site Acreage	150.89 acres	194.93 acres	+44.05 acres
Single-family dwellings (not age restricted)	65.75 acres (114 units)	63.91 acres (106 units)	-8 units
Nonresidential (office, retail, etc.)*	452,262 sq. ft.	622,473 sq. ft.	+170,211 sq. ft.
Attached Dwellings (including townhouses, lofts over nonresidential, & condominiums)	180 units	247 units	+67 units
Senior Living (including detached senior housing)	120 units	182 units	+62 units
Required Usable Open Space in Residential Neighborhoods	46.53 acres	52.94 acres	+6.41 acres
Required Usable Open Space in Retail, MU & Office Zones	1.51 acres	1.93 acres	+0.42 acres

Access Points to Houston Levee Rd	3 (2 signalized)	8 (3 signalized)	+5 (includes 1 more signalized)
“South Tract” included in PD?	No	No	New condition added

*Schools are permitted “by right” in all zoning districts. A school is not expressly listed in PD Amendment application and was not studied by the related traffic impact analysis.

2. The requested PD amendment is consistent with the Collierville 2040 Land Use Plan (See Exhibit 10).

- The 2040 Land Use Plan, as amended by Resolution 2024-26, says the northern tract property is mostly designated as Mixed Use Center Place Type, which would support the rezoning from FAR to districts that allow 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., are needed (see Exhibits 7 & 8).

- Per the applicant’s Traffic Study, access to the site will be provided in eight (8) 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), fast-food restaurants (12,000 sf) and a church (18,300sf). A separate Final Site Plan application for the church in Area 10 is currently being reviewed by Staff.
- 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 PD will require each area to be interconnected per the Internal Street Network plan in the Pattern Book.

- Street stubs will be provided to the adjacent properties to the south and west, as well as to the north for “compatible uses”. The term compatible is not defined by the PD, which means the BMA will have to decide if a connection to the north is appropriate during the review of a site plan or subdivision for that area.
- The PD will also require adjoining nonresidential and mixed-use parking lots to be interconnected unless expressly waived by the BMA during the site plan process.
- Any property owner could initiate an amendment to the PD Outline Plan to update the Internal Street Network plan if they believe an interconnected road system is not appropriate for their use.

5. The traffic study has been reviewed, and the Town's Traffic Engineer expressed some concerns about potential impacts of the development at full build out on the surrounding road network. Recommended mitigation is to be addressed as conditions of approval for the PD. The applicant agrees with these improvements (see Exhibit 8).

6. 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.

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

- Since proposed development will maintain natural drainage paths and 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:

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

STAFF RECOMMENDATION: Staff recommends acceptance of public comment and approval of Resolution 2025-30, finding 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 3a - Existing Zoning.pdf](#)

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

[Exhibit 4 - Resolution 2025-30.pdf](#)

[Attachment A - Outline Plan.pdf](#)

[Attachment B - Pattern Book.pdf](#)

[Exhibit 5 - Staff Analysis for Grounds for an Amendment.pdf](#)

[Exhibit 6 - Applicant Drainage Letter 3-25-25.pdf](#)

[Exhibit 7 - Traffic Study Executive Summary 7-18-25.pdf](#)

[Exhibit 8 - Staff Analysis of Traffic Study & Recommendations 6-26-25 & 7-31-25.pdf](#)

[Exhibit 9 - Neighborhood Meeting Letter & Sign-in Sheet 6-23-25.pdf](#)

[Exhibit 10 - Resolution 2024-26.pdf](#)

[Exhibit 11 - Applicant's email re conditions 7-8-25.pdf](#)

PROPOSED MOTION:

To approve Resolution 2025-30 (Exhibit 4).

Board Action: Motion By _____ Seconded By _____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						