

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: May 26, 2026

FROM: Donquetta M. Singleton, AICP, Assistant Town Planner

SUBJECT: First Amendment to the Development Agreement for First Methodist Church Collierville, The Parke PD, Parcel 10, Case #251492

INTRODUCTION:

McCarty Granberry Engineering, LLC, (John McCarty), on behalf of First Methodist Church Collierville, is requesting approval of the First Amendment to an existing Development Agreement related to the exterior color finishes (see Exhibit 3). The property is located on the west side of South Houston Levee Road, just south of Winchester Boulevard (see Exhibit 2).

BACKGROUND:

The subject property is within Area 10 of The Parke at Houston Levee PD. The Development Agreement and Final Site Plan for the development was conditionally approved on August 25, 2025. A Work Session with the Design Review Commission (DRC) was held on April 9, 2026, to discuss the applicant's requested revised color scheme (see Exhibit 4) and whether it complies with the DRC Design Guidelines.

DISCUSSION:

1. During the Final Site Plan review, staff advised the developer, based on previous DRC decisions, the brightest white that could be administratively approved by staff was Benjamin Moore "Edgecomb Gray".

- The developer requested the use of a different color scheme, such as the use of "Alabaster White" (used in the Schilling Farms PD) instead of "Edgecomb Gray" as they believe the approved color scheme is too dark (see Exhibits 4 & 5).
- The Parke PD Outline Plan does not have design standards for non-residential buildings; therefore, all non-residential buildings shall meet the Town's Zoning Ordinance and Design Guidelines.
- Since using the color "Edgecomb Gray" is a Condition of Approval within the Development Agreement, it needs to be amended by the BMA. Staff cannot administratively amend the conditions.

2. A 2024 change in the Design Guidelines better clarified the Town's intent regarding the use of the color white. The intent is not to prevent the use of white, but to prevent the use of "bright white" as the predominant color of the building.

- From 2007 to 2024, the Guidelines said to, "Avoid white by using cream colors" prompting the DRC to approve Edgecomb Gray as they brightest white also considered a "cream color".
- In 2024, Chapter IV of the Guidelines were amended to say, "While bright white can be appropriate for trim and accent (less than 25 of the net façade area), avoid bright white by using off-white or cream colors."
- Prior to 2007, the Town did not expressly limit the use of the color white on exterior facades.
- At the April 9, 2026, DRC meeting, the DRC believed a brighter white than Edgecomb Gray is

- appropriate for the First Methodist Church Collierville, as well as for other buildings in Town.
- The DRC reviewed the characteristics of Alabaster White, including its Light Reflective Value (LRV) and RGB (red, green, and blue) values, as well as its use with other exterior building materials. The consensus was it is an "off-white" color, and not a "bight white" color.

STAFF RECOMMENDATION: Staff recommends approval of the Amendment to the Development Agreement because “Alabaster White” is considered an "off-white" color and its use on the First Methodist Church Collierville is consistent with the Design Guidelines.

ATTACHMENTS:

- [Exhibit 1 - Amended Development Agreement - 5-11-26.pdf](#)
- [Exhibit 2 - Vicinity Map - 8-8-25.pdf](#)
- [Exhibit 3 - Amendment Request Letter - 4-20-26.pdf](#)
- [Exhibit 4 - Design Review Commission Meeting Draft Minutes - 4-9-26.pdf](#)
- [Exhibit 5 - Approved Exterior Elevations - 8-25-25.pdf](#)

PROPOSED MOTION:

To approve the First Amendment (Exhibit 1) to the Development Agreement for First Methodist Church Collierville at The Parke at Houston Levee Planned Development.

Board Action: Motion By _____ Seconded By _____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						