

MLGW Agenda Committee Discussion



MLGW Committee
May 26, 2026

Fiscal Consent Totals:

1. Total Fiscal Consent Approved Amount Year-to-Date – \$118,644,728.06

Items approved by Council through 04/28/2026.

2. Total Regular/Fiscal Consent Requested Amount – \$ 22,216,368.11

Items requested for 05/26/2026 meeting.

3. Total Regular/Fiscal Consent Year-to-Date Amount – \$140,861,096.17

Total of approvals and requests through 05/26/2026 meetings.

Items for May 26th Agenda

Items approved by BOC on May 6th

1. Resolution awarding Contract No. 12660, Drilled Pier Foundation Installation to Chris-Hill Construction Company, LLC in the funded amount of \$1,205,865.00.
2. Resolution approving the Scope Change and Increase (Change No. 2) to Contract No. 12649 (formerly Contract No. C2839), Nutanix Support and Maintenance with CDW Government, LLC to expand the scope and increase the current contract in the funded amount of \$313,532.52.
3. Resolution awarding Contract No. 12645, NERC Consultant to GDS Associates, Inc. in the funded not-to-exceed amount of \$1,980,000.00.
4. Resolution approving the Scope Change and Increase (Change No. 16) to Contract No. 10332, ABB Software Maintenance with Hitachi Energy (formerly ABB Power Training and Development Company, Incorporated) to expand the scope and increase the current contract value in the funded amount of \$1,113,362.00.
5. Resolution approving the payment for Street Cut Permits to the City of Memphis in the amount of \$2,500,000.00.
6. Resolution awarding a thirty-six-month purchase order for asphalt to Lehman Roberts Co. in the amount of \$1,330,000.00. (SAME NIGHT MINUTES REQUESTED)
7. Resolution awarding Contract No. 12677, Network Maintenance to Logicalis, Inc. in the funded amount of \$729,621.66.
8. Resolution approving the Increase and Renewal (Change No. 3) to Contract No. 12545 (formerly Contract No. C2668), Veritas NetBackup Renewal with Thomas Consultants, Inc. to increase and renew the current contract in the funded amount of \$227,248.68.

Items for May 26th Agenda

Items approved by BOC on May 6th

9. Resolution approving the Scope Expansion and Increase (Change No. 5) to Contract No. 12069, ArcFM Viewer Replacement with SSP Innovations, LLC to expand the scope and increase the current contract in the funded amount of \$20,000.00.
10. Resolution approving the Increase and Extension (Change No. 5) to Contract No. 11594, PowerPlan Maintenance Agreement with PowerPlan, Inc. to increase and extend the current contract in the funded amount of \$2,814,188.38.
11. Resolution awarding purchase orders for four-wheel drive trucks with service bodies to Landers Ford, Inc. and Nashville Automotive dba Serra Chevrolet Buick GMC in the amount of \$948,499.20.
12. Resolution awarding a purchase order for four-wheel drive backhoes to Stribling Equipment, LLC in the amount of \$1,706,625.00.
13. Resolution approving of Increase (Change No. 2) to Contract No. 12371, System Furniture with Office Interiors to increase the current contract in the funded amount of \$1,500,000.00.
14. Resolution awarding Contract No. 12662, Billing Services Assistance to Hometown Hub, LLC in the funded amount of \$5,709,705.67.
15. Resolution approving the Increase and Renewal (Change No. 1) to Contract No. 12533, Division Copy Fleet with Konica Minolta to increase and renew the current contract in the funded amount of \$117,720.00.

Drilled Pier Foundation Installation

- Requested Funding: \$1,205,865.00
- Award Duration: One (1) year from the date of the Notice to Proceed with the option of four (4) annual renewals
- Type of Bid: Sealed Bid
- Awarded to: Chris-Hill Construction Company, LLC
- Plain Language Description: This construction service is needed to install large drilled pier foundations.
- Impact: The need exists to provide construction services to install large drilled pier foundations for transmission and large substation structures that are too large for MLGW's crews to install.

Nutanix Support and Maintenance

- Requested Funding: \$313,532.52
- Award Duration: Scope Change and Increase (March 9, 2026 through March 8, 2031)
- Type of Bid: Sealed Bid
- Awarded to: CDW Government, LLC
- Plain Language Description: This contract change is to purchase software licenses for the Supervisory Control and Data Acquisition (SCADA) and Energy Management System (EMS) Nutanix software.
- Impact: This service is needed for the continuance of software licensing for the SCADA hardware that operates the electric, gas, and water systems; to implement Advanced Distribution Management System (ADMS); and to monitor distributed energy resources.

NERC Consultant

- Requested Funding: \$1,980,000.00
- Award Duration: Three (3) years from the date of the Notice to Proceed with an option of two (2) annual renewals.
- Type of Bid: RFQ
- Awarded to: GDS Associates, Inc.
- Plain Language Description: This contract is in place to ensure that MLGW maintains compliance with NERC standards. The contractor will be expected to review and update compliance documents, train employees on audit processes and interviews, perform mock audits, lead audit preparation, and other compliance-related tasks.
- Impact: The previous NERC consultant contract expired at the end of 2025. This contract will replace that one. An expert has been deemed necessary to maintain MLGW's compliance program and work to become best in class.

Hitachi Energy Software Maintenance

- Requested Funding: \$1,113,362.00 (includes \$1,083,362.00 scope change and increase amount, plus \$30,000.00 in contingency)
- Award Duration: Scope Expansion and Increase (January 1, 2026 through December 31, 2028)
- Type of Bid: Sole Source
- Awarded to: Hitachi Energy (formerly ABB Power Training and Development Company, Incorporated)
- Plain Language Description: This contract change is for an Outage Management System (OMS) upgrade.
- Impact: This system is used to predict and manage electric outages.

Resolution approving the prepayment for Street Cut Permit Fees to the City of Memphis in the amount of \$2,500,000.00.

Pursuant to a Resolution passed by Memphis City Council in 2022, to avoid interruption by the City administration of MLGW's continued work on MLGW facilities located in the right of way, MLGW and the City of Memphis agreed that MLGW could pre-pay its Street Cut Permit fees, and that the City Engineer would draw down duly assessed fees from the pre-payment funds.

Typically MLGW's work within the City of Memphis street right of way is assessed at \$750 per occurrence.

Asphalt

- Requested Funding: \$1,330,000.00
- Award Duration: Thirty-Six Months
- Type of Bid: Sealed Bid
- Awarded to: Lehman Roberts Co.
- Plain Language Description: To procure aggregate hot mix used to create asphalt needed for pavement repairs. The asphalt will be used by Division crews for road repairs throughout Shelby County.
 - 17,000 tons approximately – Asphalt, small aggregate hot mix
- Impact: The asphalt is used to support ongoing road and pavement repairs. Keeping asphalt on hand allows crews to quickly restore streets providing safer and smoother roads for the public.



Network Maintenance

- Requested Funding: \$729,621.66 (\$634,453.62 bid amount plus \$95,168.04 in contingency)
- Award Duration: One (1) year from the date of the Notice to Proceed with provisions for annual maintenance and support services
- Type of Bid: Sealed Bid
- Awarded to: Logicalis, Inc.
- Plain Language Description: This network maintenance service keeps MLGW's corporate network running safely and smoothly. It provides access to manufacturer support from Cisco, Palo Alto, and Array Network. If problems occur, it ensures MLGW receive critical security updates for our switches, routers, and firewalls. It covers replacement parts if equipment fails and includes the software licenses and subscriptions required for these systems to continue operating properly.
- Impact: The services rendered are needed for manufacturer support on troubleshooting issues, access to replacement parts if equipment fails, and to keep important software licenses from expiring. This could lead to longer outages, increased security risks, and potential disruptions to network services.

Veritas NetBackup Renewal

- Requested Funding: \$227,248.68
- Award Duration: Increase and Renewal for annual software maintenance, support services, and licensing renewal (October 1, 2026 through September 30, 2027).
- Type of Bid: Sealed Bid
- Awarded to: Thomas Consultants, Inc.
- Plain Language Description: Veritas NetBackup is a software platform used by MLGW to back up and restore data across our IT environments—protecting data on servers, virtual machines, databases, and applications.
- Impact: MLGW chose Veritas NetBackup for its enterprise-grade reliability, broad platform support, and centralized management for protection of data such as Customer Information System (CIS), Geographical Information System (GIS), and other applications.

ArcFM Viewer Replacement

- Requested Funding: \$20,000.00
- Award Duration: Valid through October 31, 2027
- Type of Bid: Competitive Bid
- Awarded to: SSP Innovation, LLC
- Plain Language Description: Premium support for the Mobile Information Management System (MIMS) provides professional services that will be used to add new functionality which will replace current paper-based processes. MLGW field crews use MIMS to view MLGW GIS maps, utility locations, and to submit electronic reports. MLGW uses other SSP tools to save map changes and keep the map data updated.
- Impact: The additional funding will improve by replacing paper and provide GIS database support.



PowerPlan Renewal Maintenance & Upgrade

- Requested Funding: \$2,814,188.38
- Award Duration: Ratification of the approval of a payment after the fact, Increase and Extension (December 19, 2026, through December 18, 2031)
- Type of Bid: RFP
- Awarded to: PowerPlan, Inc.
- Plain Language Description: PowerPlan is the enterprise software used by the MLGW Property Accounting team to manage plant accounting within the fixed asset ledger. Designed specifically for utility operations, PowerPlan provides the financial and operational asset data required for accurate job costing, depreciation, and PILOT calculations. Through this system, MLGW ensures that investments in construction, installation, and upgrades to utility assets are properly capitalized and recorded as long-term assets, rather than operational expenses.
- Impact: Without the PowerPlan application, MLGW would be unable to accurately apply plant accounting to actual project costs, which would compromise proper asset capitalization and financial reporting.

Four-Wheel Drive Trucks with Service Bodies

- Requested Funding: \$948,499.20
- Award Duration: One-Time Purchase
- Type of Bid: Sealed Bid
- Awarded to: Landers Ford, Inc. and Nashville Automotive dba Serra Chevrolet Buick GMC
- Plain Language Description: A total of fifteen, four-wheel drive trucks with service bodies will be acquired to facilitate the efficient transportation of crews, equipment, and materials for Division operations. All fifteen trucks will replace existing units that will be retired from service based on age, operational usage, and repair costs. These vehicles are essential to sustain the reliability of the electric, gas, and water infrastructures.
- Impact: The acquisition of the trucks ensures the fleet remains current and fully equipped to provide dependable support for routine maintenance activities and emergency response. Replacing obsolete units and increasing capacity to meet growing demand strengthens service reliability and improves operational efficiency. The Transportation Department currently operates 200 trucks of this type.



Four-Wheel Drive Backhoes

- Requested Funding: \$1,706,625.00
- Award Duration: One-Time Purchase
- Type of Bid: Utilizing Sourcewell Contract #011723-JDC
- Awarded to: Stribling Equipment, LLC
- Plain Language Description: A total of 13, four-wheel drive backhoes A total of 13, four-wheel drive backhoes will be acquired for Division crews to perform digging, trenching, back-filling, excavation, and customer service functions necessary to maintain the electric, gas, and water systems.
- Impact: The four-wheel drive backhoes will replace 13 of the 108 currently in service that will be decommissioned due to age, usage, and repair costs.



System Furniture

- Requested Funding: \$1,500,000.00
- Award Duration: Increase (October 11, 2022 through October 10, 2027)
- Type of Bid: Sole Source
- Awarded to: Office Interiors
- Plain Language Description: This contract is to purchase modular furniture and cubicles including work stations, chairs, conference tables, filing systems, etc.
- Impact: Due to wear and tear, furniture is needed to avoid the continuous efforts to remodel the current furniture, and maintain a productive environment for employees.

Billing Services Assistance

- Requested Funding: \$5,709,705.67
- Award Duration: Two (2) years from the date of the Notice to Proceed with the option of two (2) annual renewals.
- Type of Bid: RFP
- Awarded to: Hometown Hub, LLC
- Plain Language Description: MLGW is hiring a temporary partner to provide experienced billing staff who will help process customer bills, reduce backlogs, and support daily operations while new employees are being trained.
- Impact: The firm will help maintain accurate and timely customer billing, assist with resolving billing delays and backlogs, support the training and onboarding of new employees, and help reduce operational risk during workforce transitions.

Division Copy Fleet

- Requested Funding: \$117,720.00
- Award Duration: Increase Renewal one (1) of three (3) annual renewals (October 1, 2026 through September 30, 2027)
- Type of Bid: RFP
- Awarded to: Konica Minolta
- Plain Language Description: This contract consists of walk-up floor model copiers over the footprint of MLGW division locations.
- Impact: Copiers are used by MLGW employees to copy, scan, and email material.

Questions



THE AGING COMMISSION *OF THE MID-SOUTH*

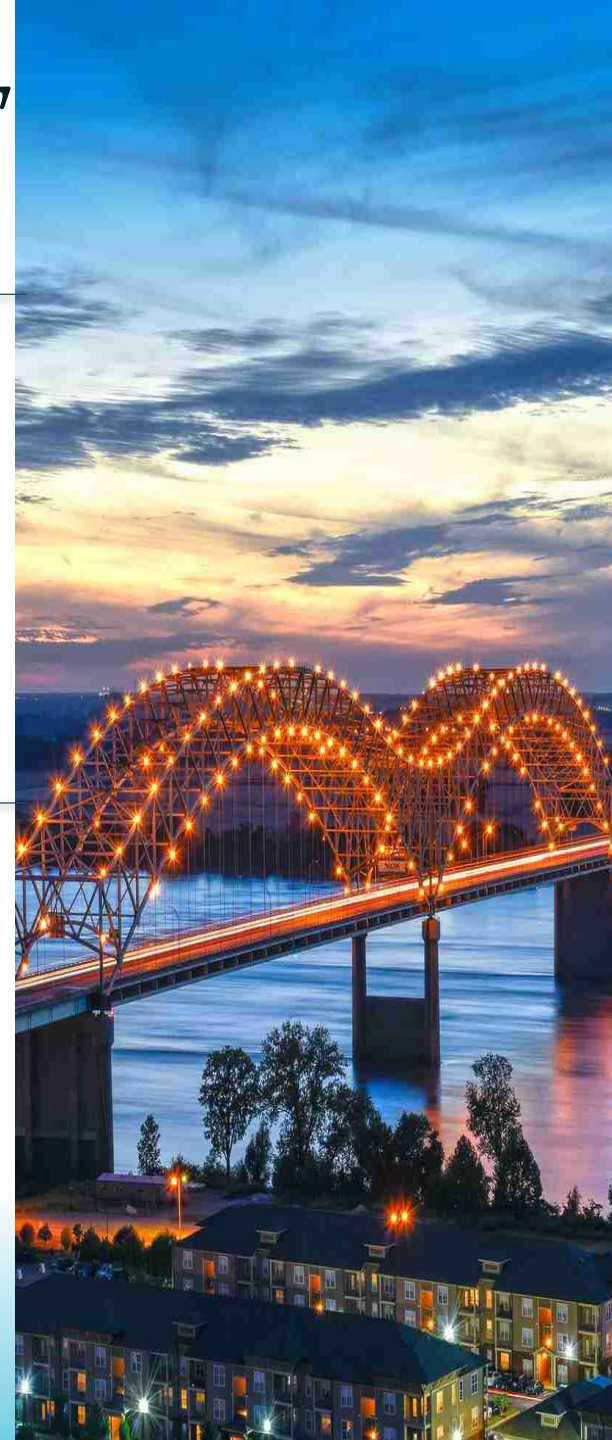


As Memphians live longer and healthier lives, age-inclusive infrastructure will be essential in our community to ensure we all have access to resources and opportunities as we age.

WHO IS THE AGING COMMISSION OF THE MID-SOUTH?

In 1973, the Project on Aging began in Shelby County and was administered through the Memphis and Shelby County Planning Commission. In 1981, the Aging Commission was established by the City of Memphis and the county governments of Fayette, Lauderdale, Shelby, and Tipton to provide services and programs for older adults (ages 60 and older).

The Commission is funded by the Older Americans Act (OAA), established through federal legislation in 1965, which supports programs designed to help older adults maximize their independence and safety within their communities. In addition to serving older adults, the Aging Commission also provides services and programs for individuals with disabilities aged 21 and older.

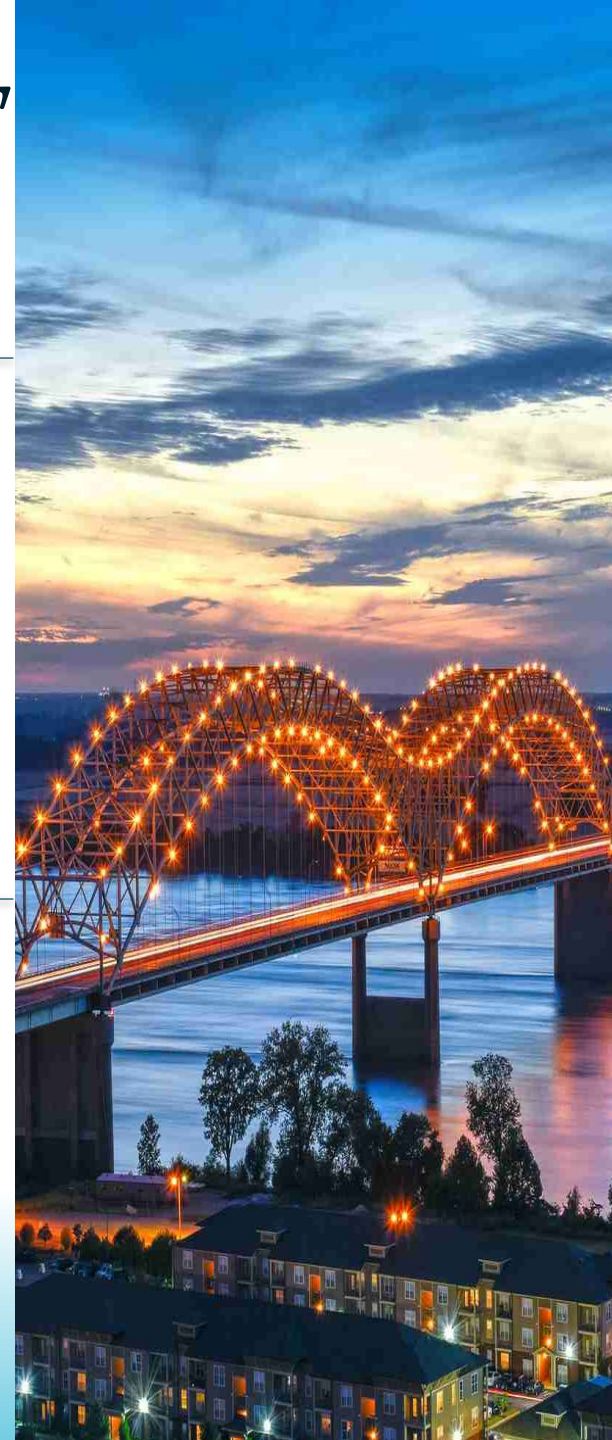


WHO IS THE AGING COMMISSION OF THE MID-SOUTH?

The Aging Commission of The Mid- South is 1 of 662 federally designated Area Agency on Aging and Disability (AAAD) in the nation. The Aging Commission of the Mid-South is the local Area Agency on Aging and Disability (AAAD), which coordinates and offers services to help older persons remain in their homes and make independent living an option. (Serving Fayette, Lauderdale, Shelby, and Tipton Counties.)

Our Mission:

Provide information and assistance to connect seniors, adults with disabilities, their families and caregivers with the tools needed to maximize their independence and safety in their chosen community



Zip codes	Total People Served
38103	202
38104	954
38105	237
38106	1257
38107	491
38108	593
38109	2331
38111	823
38112	406
38114	1089
38115	601
38116	1262
38117	273
38118	740
38119	250
38120	150
38122	348
38125	597
38126	278
38127	1229
38128	1069
38131	2
38133	182
38134	523
38135	428
38138	296
38139	43
38141	301
Total	16955

City of Memphis Services
FY 24/25



Services	People Served	Total Units
Adult Day Care	31	11,043
Congregate Meals	1,206	911,626
Home Delivered Meals	2,288	345,989
Personal Emergency Response	23	195
Senior Center Activities	670	16,452
In Home Respite	10	1,499
Support Groups	16	41
Transportation	228	4,391
Information and Assistance	5,117	16,462
Homemaker/ Personal Care	341	49,599
State Health Insurance Program- SHIP	1,886	6,951
SNAP	2,272	2,961
CHOICES	2,867	3,846

* Please note: Some people received multiple services.

Services	People Waiting
Home Delivered Meals	3,207
Home and Community Based Services	2,062
Caregiver	514
Shelby County Data	
191,691	60+ population
46.5%	% of 65+ who are minority
4.3%	% of 65+ who speak other language at home
13.3%	% of individuals 65+ who are below 100% FPL
City of Memphis Data	
129,317	60+ population
64.8%	% of 65+ who are minority
2.44%	% of 65+ who speak other language at home
16.6%	% of individuals 65+ who are below 100% FPL
*2024 American Community Living Survey	

Challenges

Hunger

Demographics

Housing

Transportation

Opportunities

Accessible
Public Services

Local Housing
Resources

Employment

Listen to the
voices of people
who are Aging

THE AGING COMMISSION OF THE MID-SOUTH



We are all aging and have a stake in age- inclusive policies to strengthen essential community programs, including transportation, community services, nutrition, and health care.



Memphis City Council Summary Sheet

1. Description of the Item (Resolution, Ordinance, etc.)

This is a resolution to accept grant funds in the additional grant funds in the amount of One Million Three Hundred Three Thousand Nine Hundred Ninety-One Dollars (\$1,303,991.00) from the U.S. Department of Justice through the United States Marshals Service Western District of Tennessee for Joint Law Enforcement Operations Task Force for the purpose of overtime funding for personnel.

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

The City of Memphis Division of Police Services is awarded this grant from the U.S. Department of Justice.

3. State whether this is a change to an existing ordinance or resolution, if applicable.

This item does not change an existing ordinance or resolution

4. State whether this will impact specific council districts or super districts.

All Districts

5. State whether this requires a new contract, or amends an existing contract, if applicable.

This is a grant amendment and will require amending the existing contract pending Council approval

6. State whether this requires an expenditure of funds/requires a budget amendment.

Acceptance will require an amendment to the FY 2026 Operating Budget to appropriate the funds.

G208



A Resolution to accept additional grant funds in the amount of One Million Three Hundred Three Thousand Nine Hundred Ninety-One Dollars (\$1,303,991.00) from U.S. Department of Justice through the United States Marshals Service Western District of Tennessee.

WHEREAS, The City of Memphis Division of Police Services has been awarded additional grant funds in the amount of One Million Three Hundred Three Thousand Nine Hundred Ninety-One Dollars (\$1,303,991.00) from the U.S. Department of Justice through the United States Marshals Service Western District of Tennessee for Joint Law Enforcement Operations Task Force; and

WHEREAS, this award will be used for the purpose of overtime funding for personnel during the Joint Law Enforcement Operations Task Force; and

WHEREAS, it is necessary to accept the additional grant funding and amend FY 2026 Operating Budget to establish funds for the U.S. Department of Justice United States Marshals Service Western District of Tennessee for Joint Law Enforcement Operations Task Force; and

WHEREAS, it is necessary to appropriate the FY 2026 grant funds in the additional amount of One Million Three Hundred Three Thousand Nine Hundred Ninety-One Dollars (\$1,303,991.00) for the U.S. Department of Justice United States Marshals Service Western District of Tennessee for Joint Law Enforcement Operations Task Force;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis that the U.S. Department of Justice United States Marshals Service Western District of Tennessee for Joint Law Enforcement Operations Task Force funds in the additional amount of One Million Three Hundred Three Thousand Nine Hundred Ninety-One Dollars (\$1,303,991.00) be accepted by the City of Memphis.

BE IT FURTHER RESOLVED, that the Fiscal Year 2026 Operating Budget be and is hereby amended by appropriating the Expenditures and Revenues for the U.S. Department of Justice United States Marshals Service Western District of Tennessee for Joint Law Enforcement Operations Task Force funds in the additional amount of One Million Three Hundred Three Thousand Nine Hundred Ninety-One Dollars (\$1,303,991.00) as follows:

REVENUE	
U.S. Department of Justice	<u>\$1,303,991.00</u>
Total	\$1,303,991.00
EXPENDITURES	
<u>Overtime</u>	<u>\$1,303,991.00</u>
Total	\$1,303,991.00

U.S. Department of Justice
United States Marshals Service

**Joint Law Enforcement Operations Task Force
Modification Document**

INSTRUCTIONS: See last page for detailed instructions.

SECTION 1: OBLIGATION

DOCUMENT CONTROL #: M-26-D76-O-000010

SECTION 2: PARTICIPATING AGENCIES

The United States Marshals Service will modify funding provided pursuant to the Memorandum of Understanding (MOU) in place between:

Memphis Police Department (MPD)

and

Western District of Tennessee (76)

All other terms and conditions of the MOU remain the same.

SECTION 3: APPROPRIATION DATA

FISCAL YEAR	ORGANIZATION	FUND	PROJECT	SOC / PURPOSE
2026	D76	AFF-B-OP	JLEOSURG	25205 - TFO Overtime
				Current Funded Amount: \$634,009.00
				Adjusted Amount: \$1,303,991.00
				Revised Amount: \$1,938,000.00

SECTION 4: DESCRIPTION OF MODIFICATION

In support of the Memphis Safe Task Force, an increase in State and Local Overtime funding has been received and updated allocations are being sent to state and local partners. The Memphis Police Department's original obligation will be increased by \$1,303,991.00.

SECTION 5: CONTACT INFORMATION

DISTRICT/RFTF CONTACT:

Name: Tyreece Miller, USM
Phone: (901) 467-6286
E-mail: tyreece.miller@usdoj.gov

STATE/LOCAL CONTACT:

Name: C.J. Davis, Chief
Phone: (901) 484-1490
E-mail: cj.davis@memphistn.gov

SECTION 6: AUTHORIZATION

USMS Representative - Certification of Funds:

Signature: JILL STRAUSS Digitally signed by JILL STRAUSS
Date: 2025.12.11 09:19:07 -0500 Date: 12/11/2025
Jill Strauss, Administrative Officer

Chief Deputy or RFTF Commander - Obligation Approval:

Signature: CHAD HUNT Digitally signed by CHAD HUNT
Date: 2025.12.14 15:58:04 -0500 Date: 12/14/2025
Chad B. Hunt, Commander (Memphis Safe)

Reimbursement of overtime work shall be consistent with the Fair Labor Standards Act. Annual overtime for each state or local law enforcement officer is capped at the equivalent of 25% of a GS-1811-12, Step 1, of the general pay scale for the RUS. Reimbursement for all types of qualified expenses shall be contingent upon availability of funds and the submission of a proper request for reimbursement which shall be submitted monthly or quarterly on a fiscal year basis, and which provides the names of the investigators who incurred overtime for the Task Force during the quarter; the number of overtime hours incurred, the hourly regular and overtime rates in effect for each investigator.

Departmental Representative - Acknowledgement:

Signature:  Date: 12/21/25
C.J. Davis, Chief

WHEREAS, when worthy circumstances arise, the Memphis City Council has seen fit to name certain public roads to honor citizens who have served the City of Memphis, **Reverend Dr. Gerald Rayborn Sr.**, is certainly befitting of this great honor; and

WHEREAS, **Reverend Dr. Gerald Rayborn, Sr.**, a faithful servant of God, visionary leader, gifted gospel preacher, and beloved community pillar, was born on April 23, 1946, in Hernando, Mississippi, to the late Mr. C.G. Rayborn and Mrs. Elsie Elion Rayborn, and rose from humble beginnings as one of ten children to become a powerful voice of faith and hope throughout the city of Memphis; and

WHEREAS, **Reverend Dr. Gerald Rayborn, Sr.**, is a devoted husband to Bonnie Rayborn and a loving father to Gerald Rayborn, Jr. and Stacy Rayborn, exemplifying the values of faith, family, integrity, and unwavering commitment throughout his life and ministry; and

WHEREAS, after receiving his education at Delta Center High School in Walls, Mississippi, **Reverend Dr. Gerald Rayborn, Sr** answered the divine call upon his life by pursuing theological training at the William Herbert Brewster Clinic in Memphis, Tennessee, where his passionate preaching and electrifying spirit earned him the unforgettable name “Fireball” Rayborn; and

WHEREAS, **Reverend Dr. Gerald Rayborn, Sr.**, has faithfully dedicated his life to the work of the Gospel, beginning his ministry in 1976 and answering the pastoral call to Mt. Moriah Baptist Church in Eads, Tennessee, before being called in 1977 to lead Mt. Sinai Baptist Church in Memphis, Tennessee, where his dynamic leadership transformed lives, strengthened families, and expanded the ministry far beyond the church walls; and

WHEREAS, under **Reverend Dr. Gerald Rayborn, Sr.**, anointed leadership, Mt. Sinai Baptist Church flourished spiritually and numerically, resulting in the establishment of New Mt. Sinai M.B. Church and the expansion of countless outreach efforts designed to uplift the hurting, feed the hungry, encourage the discouraged, and bring hope to the community; and

WHEREAS, for more than forty years, **Reverend Dr. Gerald Rayborn, Sr.**, has stood boldly as a beacon of truth, compassion, and righteousness, preaching with conviction and power while reaching multitudes through his ministry broadcasts on 1340 WLOK radio station, ensuring that the message of Christ reached beyond just his community; and

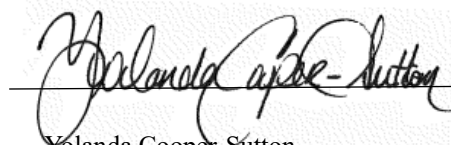
WHEREAS, the City of Memphis wishes to honor **Reverend Dr. Gerald Rayborn, Sr’s** outstanding contributions and lasting legacy by bestowing a symbolic recognition near the church that he will leave a lifelong legacy, lifetime of dedicated service, and undeniable impact.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMPHIS CITY COUNCIL that Horn Lake Road and Honduras Drive between Horn Lake Road and West Shelby Drive and Horn Lake Road and West Holmes Road shall be designated honorarily as

“Reverend Dr. Gerald Rayborn Sr. Drive”

BE IT FURTHER RESOLVED that the City Engineer is requested to affix suitable signs designating this public road.

ADOPTED: Tuesday, May 26, 2026



Yolanda Cooper-Sutton
Memphis City Council, Super District 8-3



Memphis City Council Summary Sheet

PD 2025-008

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 4387 RALEIGH LAGRANGE, KNOWN AS CASE NUMBER PD 2025-008

- This item is a resolution with conditions to allow a lawn, tree, and/or garden service with limited outdoor storage; and
- This resolution, if approved with conditions, will supersede the existing zoning for this property; and
- The item may require future public improvement contracts.

LAND USE CONTROL BOARD RECOMMENDATION

At its regular meeting on **Thursday, December 11, 2025**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

CASE NUMBER:	PD 2025-008
DEVELOPMENT:	Rey's Tree Service Planned Development
LOCATION:	4387 Raleigh Lagrange Road
COUNCIL DISTRICT(S):	District 1 and Super District 9 – Positions 1, 2, and 3
OWNER/APPLICANT:	Rey Vasquez, Rey Tree Service
REPRESENTATIVE:	David Upton
REQUEST:	Planned Development to allow lawn, tree, and/or garden service with limited outdoor storage
EXISTING ZONING:	Residential Urban – 3 (RU-3)
AREA:	+/-1.793 acres

The following spoke in support: David Upton, Rey Vasquez

The following spoke in opposition: None

The Land Use Control Board reviewed the application and the staff report. A motion was made and seconded to recommend approval with conditions.

The motion passed by a vote of 7-1-0-0 on the regular agenda.

Respectfully,



Alexis Longstreet
Planner
Land Use and Development Services
Division of Planning and Development

Cc: Committee Members
File

**PD 2025-008
CONDITIONS**

Outline/General Plan Conditions

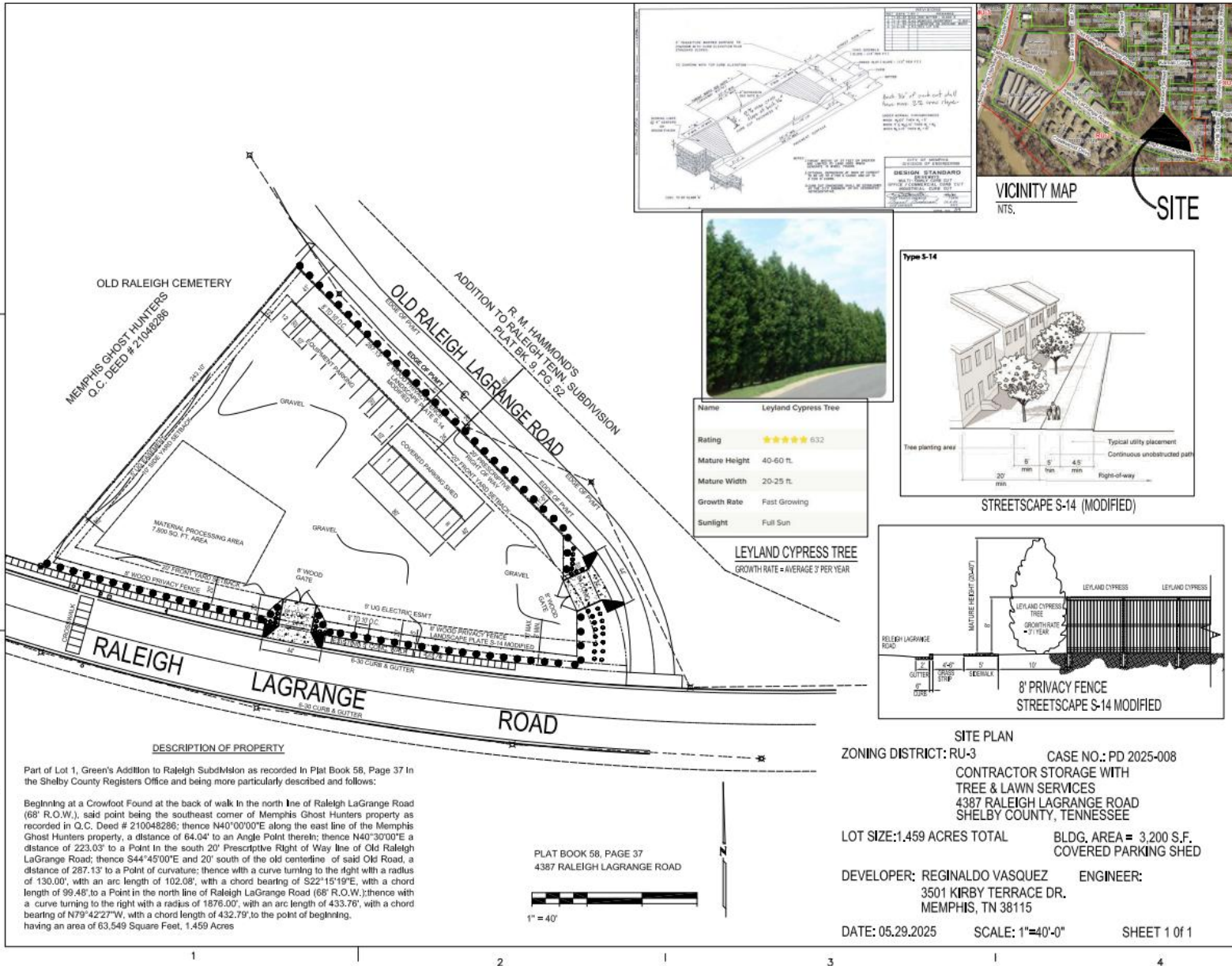
- I. Uses Permitted
 - A. Lawn, tree, and/or garden service with limited outdoor storage including:
 - 1. Vehicle and equipment parking covered and uncovered, incidental to tree cutting and wood removal business.
 - 2. Trucks may be parked after hours, overnight for transfer of wood and trees to the landfill on the next business day.
- II. Bulk Requirements
 - A. The bulk regulations of the cmu-1 district shall apply.
- III. Access, Parking, and Circulation
 - A. There will be two entrances, one on Raleigh LaGrange and the existing entrance on old Raleigh LaGrange Road. The number, location and design of curb cuts shall be determined as part of the final plan review and is subject to the approval of the City Engineer.
 - B. Raleigh LaGrange shall be dedicated to 34 feet from the centerline.
 - C. Equipment and vehicle parking shall be inside the fence on the back north west of the property along old Raleigh LaGrange Road with 12 outdoor spaces and 8 covered spaces.
- IV. Landscaping
 - A. The entire property shall be screened with an 8 to 12 foot wood privacy fence (plate 14 modified) and Leyland Cyprus trees on the street side of the fence along Raleigh LaGrange and old Raleigh LaGrange as depicted in on the site plan.
 - B. Existing trees on the interior of the fence shall be preserved
 - C. Equivalent landscaping may be substituted for that required above subject to the approval of the Division of Planning and Development.
 - D. Lighting shall be directed to not glare onto adjacent property.
 - E. Refuse containers shall be completely screened from view from adjacent properties.
- V. Signage
 - A. Detached and attached signs shall be governed by the cmu-1 district regulations.
 - B. Off-Premise signs (billboards) are prohibited.
- VI. Drainage
 - A. All drainage plans shall be submitted to the city engineer for review.
- VII. The Land Use Control Board may modify the building setback and height, access, parking, landscaping and signage requirements if equivalent alternatives are presented.
- VIII. A final plan shall be filed within five years of approval of the outline plan. the land use control!

board may grant extensions, at the request of the applicant.

IX. Any final plan shall include the following.

- A. The outline plan conditions.
- B. The exact location and dimensions, including height, of all buildings or buildable areas, parking areas, drives, required landscaping.
- C. The number of parking spaces.
- D. The location and ownership, whether public or private of any easement.

CONCEPT PLAN



RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 4387 RALEIGH LAGRANGE, KNOWN AS CASE NUMBER PD 2025-008

WHEREAS, Chapter 9.6 of the Memphis and Shelby County Unified Development Code, being a section of the Joint Ordinance Resolution No. 5367, dated August 10, 2010, authorizes the Council of the City of Memphis to grant a planned development for certain stated purposes in the various zoning districts; and

WHEREAS, the Rey Vasquez, Rey Tree Service filed an application with the Memphis and Shelby County Division of Planning and Development to allow lawn, tree, and/or garden service with limited outdoor storage; and

WHEREAS, the Division of Planning and Development has received and reviewed the application in accordance with procedures, objectives and standards for planned developments as set forth in Chapter 9.6 with regard to the proposed development's impacts upon surrounding properties, availability of public facilities, both external and internal circulation, land use compatibility, and that the design and amenities are consistent with the public interest; and has submitted its findings and recommendation subject to outline plan conditions concerning the above considerations to the Memphis and Shelby County Land Use Control Board; and

WHEREAS, a public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on December 11, 2025, and said Board has submitted its findings and recommendation subject to outline plan conditions concerning the above considerations to the Council of the City of Memphis; and

WHEREAS, the Council of the City of Memphis has reviewed the aforementioned application pursuant to Tennessee Code Annotated Section 13-4-202(B)(2)(B)(iii) and has determined that said development is consistent with the Memphis 3.0 General Plan; and

WHEREAS, the Council of the City of Memphis has reviewed the recommendation of the Land Use Control Board and the report and recommendation of the Division of Planning and Development and has determined that said development meets the objectives, standards and criteria for a special use permit, and said development is consistent with the public interests.

NOW, THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF MEMPHIS, that, pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code, a planned development is hereby granted in accordance with the attached outline plan conditions.

BE IT FURTHER RESOLVED, that the requirements of said aforementioned clause of the Unified Development Code shall be deemed to have been complied with; that the outline plan shall bind the applicant, owner, mortgagee, if any, and the legislative body with respect to the contents of said plan; and the applicant and/or owner may file a final plan in accordance with said outline plan and the provisions of Section 9.6.11 of the Unified Development Code.

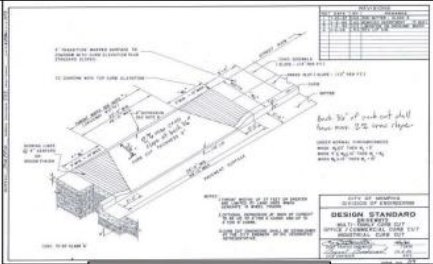
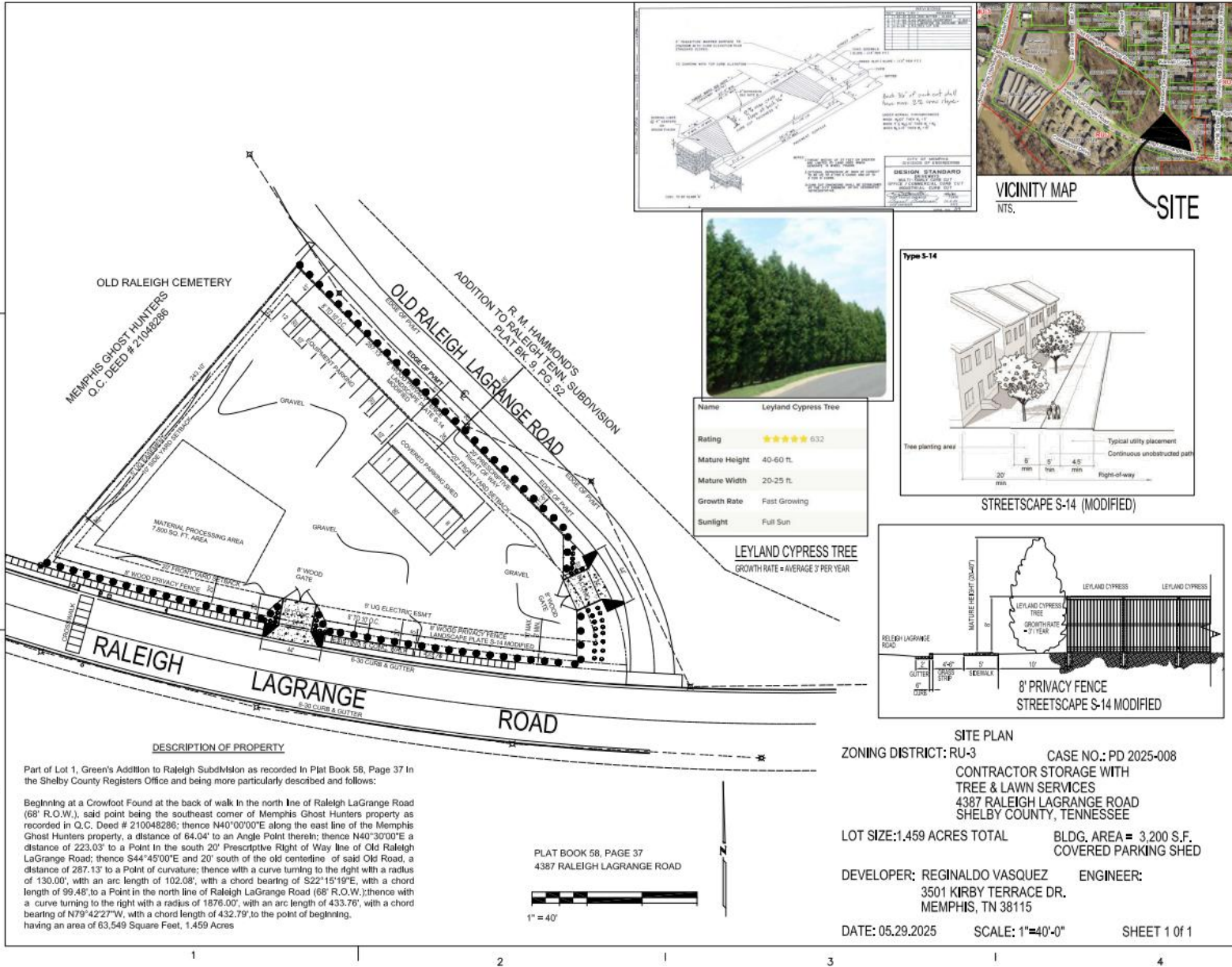
OUTLINE PLAN CONDITIONS

- I. Uses Permitted
 - A. Lawn, tree, and/or garden service with limited outdoor storage including:
 1. Vehicle and equipment parking covered and uncovered, incidental to tree cutting and wood removal business.
 2. Trucks may be parked after hours, overnight for transfer of wood and trees to the landfill on the next business day.
- II. Bulk Requirements
 - A. The bulk regulations of the cmu-1 district shall apply.
- III. Access, Parking, and Circulation
 - A. There will be two entrances, one on Raleigh LaGrange and the existing entrance on old Raleigh LaGrange Road. The number, location and design of curb cuts shall be determined as part of the final plan review and is subject to the approval of the City Engineer.
 - B. Raleigh LaGrange shall be dedicated to 34 feet from the centerline.
 - C. Equipment and vehicle parking shall be inside the fence on the back north west of the property along old Raleigh LaGrange Road with 12 outdoor spaces and 8 covered spaces.
- IV. Landscaping
 - A. The entire property shall be screened with an 8 to 12 foot wood privacy fence (plate 14 modified) and Leyland Cypress trees on the street side of the fence along Raleigh LaGrange and old Raleigh LaGrange as depicted in on the site plan.
 - B. Existing trees on the interior of the fence shall be preserved
 - C. Equivalent landscaping may be substituted for that required above subject to the approval of the Division of Planning and Development.
 - D. Lighting shall be directed to not glare onto adjacent property.
 - E. Refuse containers shall be completely screened from view from adjacent properties.
- V. Signage
 - A. Detached and attached signs shall be governed by the cmu-1 district regulations.
 - B. Off-Premise signs (billboards) are prohibited.
- VI. Drainage
 - A. All drainage plans shall be submitted to the city engineer for review.
- VII. The Land Use Control Board may modify the building setback and height, access, parking, landscaping and signage requirements if equivalent alternatives are presented.
- VIII. A final plan shall be filed within five years of approval of the outline plan. the land use control! board may grant extensions, at the request of the applicant.

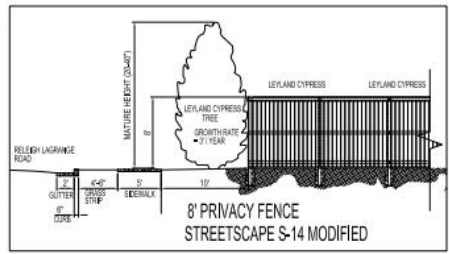
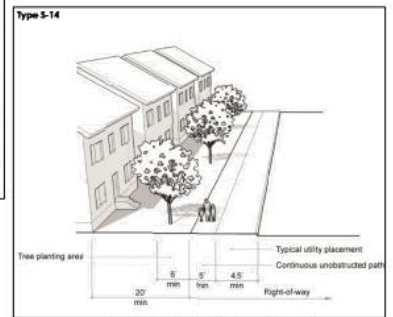
IX. Any final plan shall include the following.

- A. The outline plan conditions.
- B. The exact location and dimensions, including height, of all buildings or buildable areas, parking areas, drives, required landscaping.
- C. The number of parking spaces.
- D. The location and ownership, whether public or private of any easement.

CONCEPT PLAN



Name	Leyland Cypress Tree
Rating	★★★★★ 6.32
Mature Height	40-60 ft.
Mature Width	20-25 ft.
Growth Rate	Fast Growing
Sunlight	Full Sun



SITE PLAN
 ZONING DISTRICT: RU-3 CASE NO.: PD 2025-008
 CONTRACTOR STORAGE WITH
 TREE & LAWN SERVICES
 4387 RALEIGH LAGRANGE ROAD
 SHELBY COUNTY, TENNESSEE
 LOT SIZE: 1.459 ACRES TOTAL BLDG. AREA = 3,200 S.F.
 COVERED PARKING SHED
 DEVELOPER: REGINALDO VASQUEZ ENGINEER:
 3501 KIRBY TERRACE DR.
 MEMPHIS, TN 38115
 DATE: 05.29.2025 SCALE: 1"=40'-0" SHEET 1 of 1

ATTEST:

**CC: Division of Planning and Development
– Land Use and Development Services
– Office of Construction Enforcement**

AGENDA ITEM: 3 **L.U.C.B. MEETING:** December 11, 2025

CASE NUMBER: PD 2025-008

DEVELOPMENT: Rye's Tree Service Planned Development

LOCATION: 4387 Raleigh Lagrange Road

COUNCIL DISTRICT: District 1 and Super District 9 – Positions 1, 2, and 3

OWNER/APPLICANT: Rey Vasquez, Rey Tree Service

REPRESENTATIVE: David Upton

REQUEST: Planned Development to allow lawn, tree, and/or garden service with limited outdoor storage

EXISTING ZONING: Residential Urban – 3 (RU-3)

CONCLUSIONS

1. The applicant is proposing to establish a planned development to permit lawn, tree, and/or garden service with limited outdoor storage.
2. There is a code enforcement violation (ENF 2025-00060) issued on January 07, 2025, due to failure to obtain a fence permit. The applicant has been operating illegally at the subject property.
3. Prior to the applicant occupying the subject property, it was vacant and heavily wooded.
4. There was one (1) letter of opposition submitted before the deadline for public comments and there was one (1) letter of support submitted after the completion of this staff report.
5. Staff is not in support of this request given that it would encourage the expansion of industrial uses into non-industrial zoned properties within this area. The Wolf River Greenway trailhead runs into the southwest corner of the subject property. Despite there being an industrial zoned property in the immediate vicinity, that property is owned by the City of Memphis and designated as John F. Kennedy Park.
6. The project will have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare.

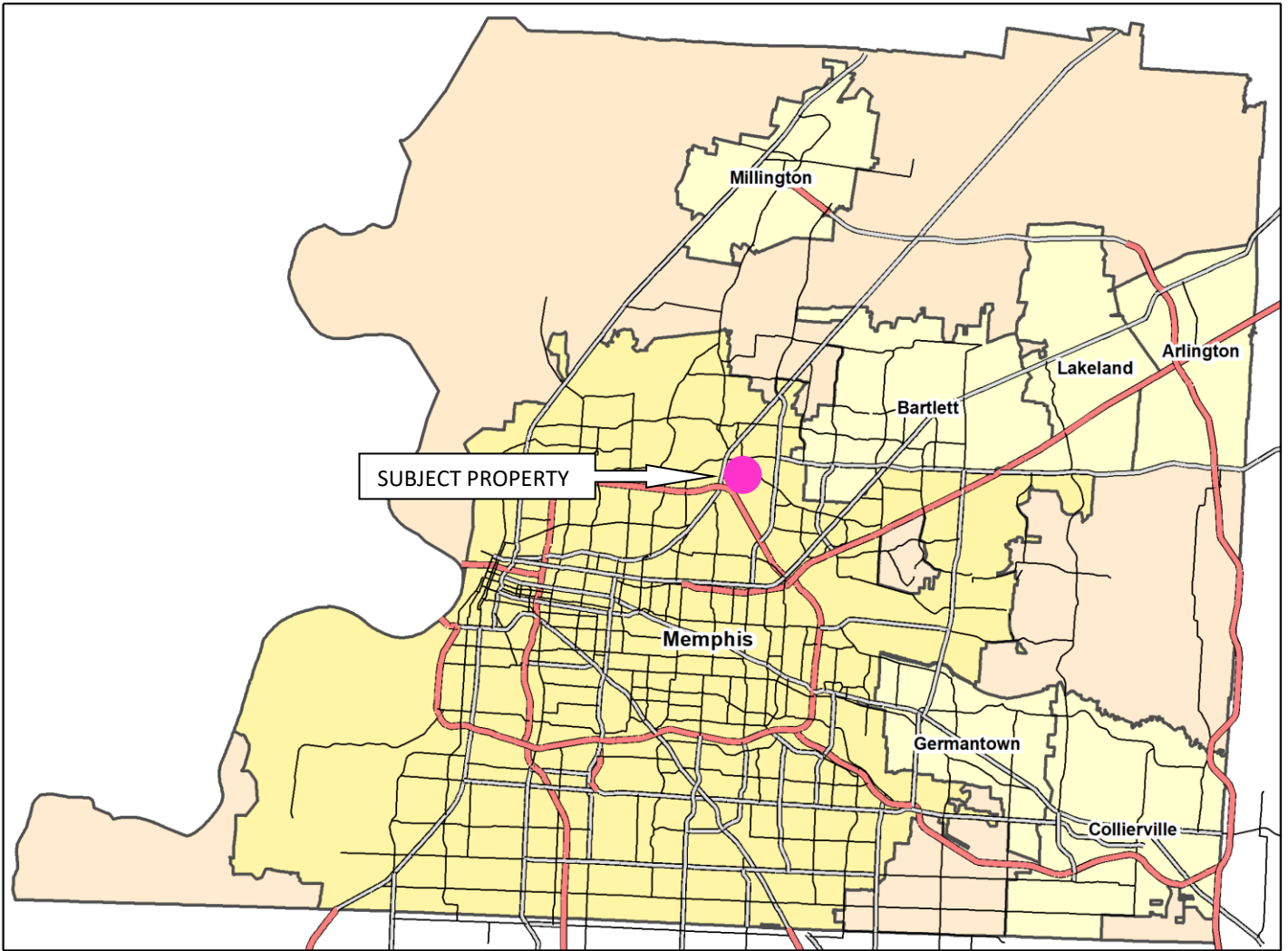
CONSISTENCY WITH MEMPHIS 3.0

This proposal is inconsistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on page 25 - 28 of this report.

RECOMMENDATION:

Rejection

LOCATION MAP



Subject property located within the pink circle

PUBLIC NOTICE VICINITY MAP



Subject property highlighted in yellow

PUBLIC NOTICE DETAILS

In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signage posted. A total of 43 notices were mailed on August 22, 2025, see page 28 of this report for a copy of said notice. Additionally, two signs were posted at the subject property, see page 29 of this report for a copy of the sign affidavit.

NEIGHBORHOOD MEETING

The meeting was held at 10:00 AM on Saturday, August 30, 2025, at the Raleigh Community Center, 3678 Powers Road.

AERIAL



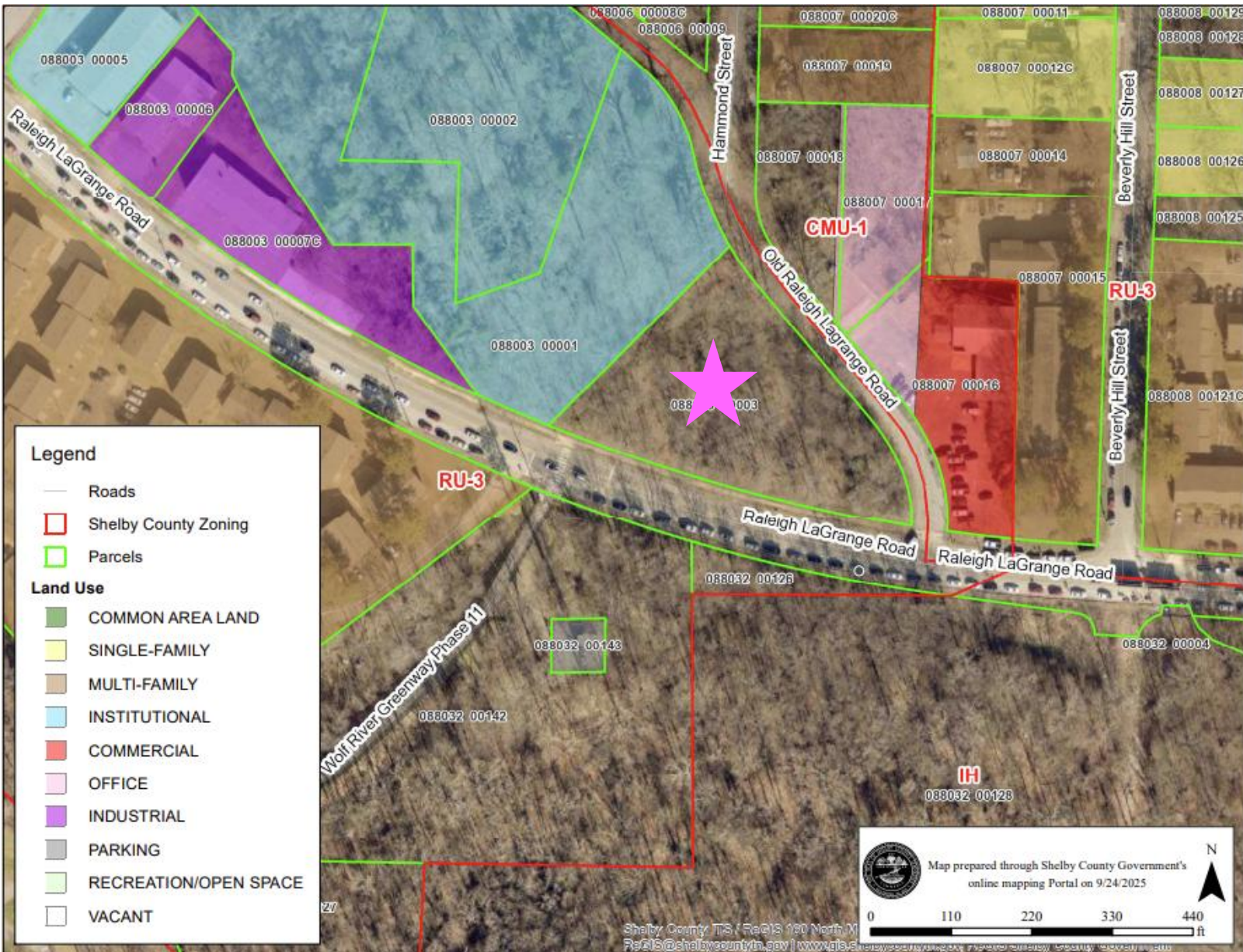
Subject property outlined in yellow,

ZONING MAP



Subject property highlighted in yellow

LAND USE MAP



Subject property indicated by a pink star

SITE PHOTOS



View of subject property from Raleigh LaGrange Road looking Northeast, Dec. 2024



View of subject property from Raleigh LaGrange Road looking Northwest, Dec. 2024



View of subject property from Raleigh LaGrange Road, Dec. 2024



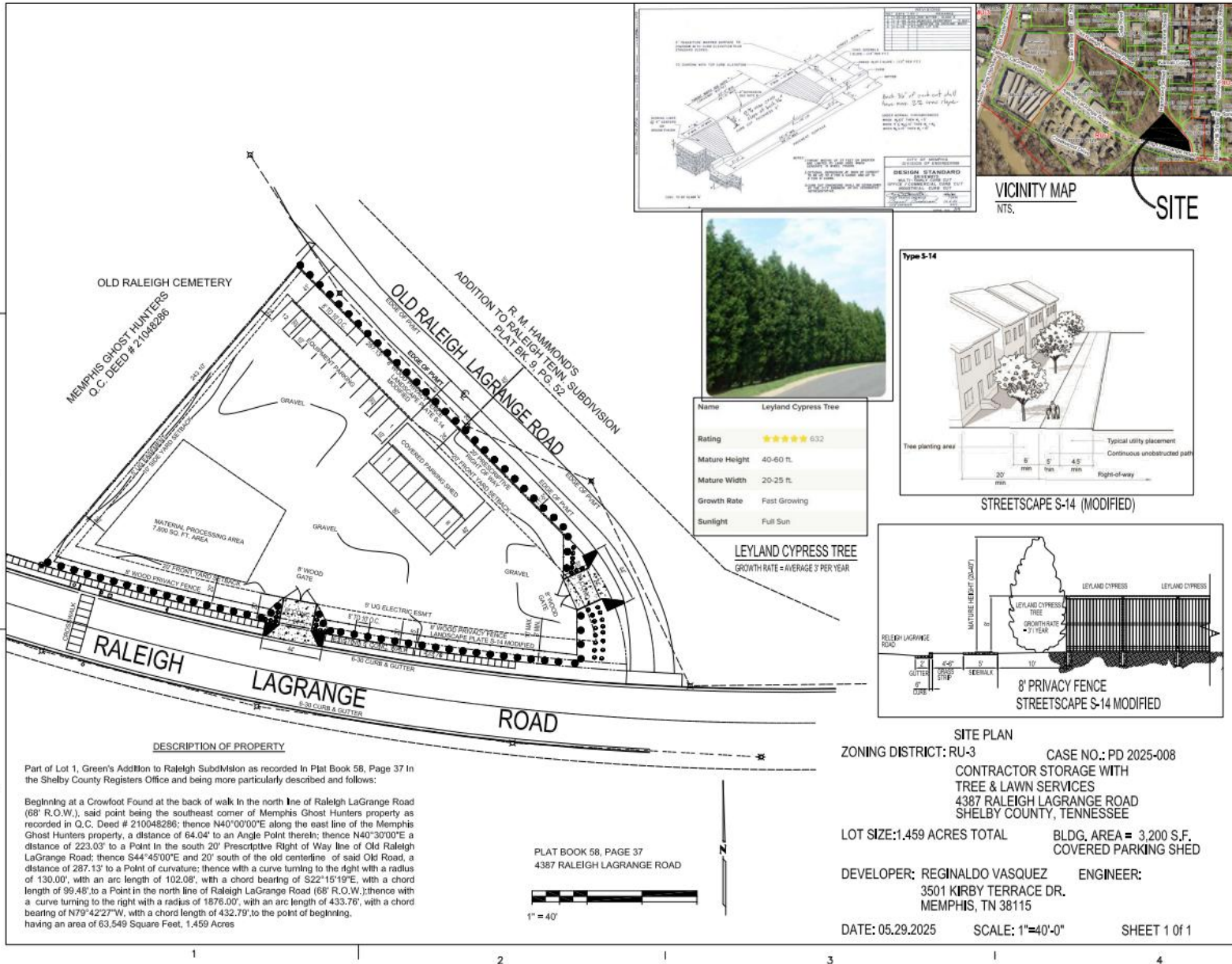
Aerial view of subject property, Dec. 2024

CODE ENFORCEMENT STAFF PHOTOS

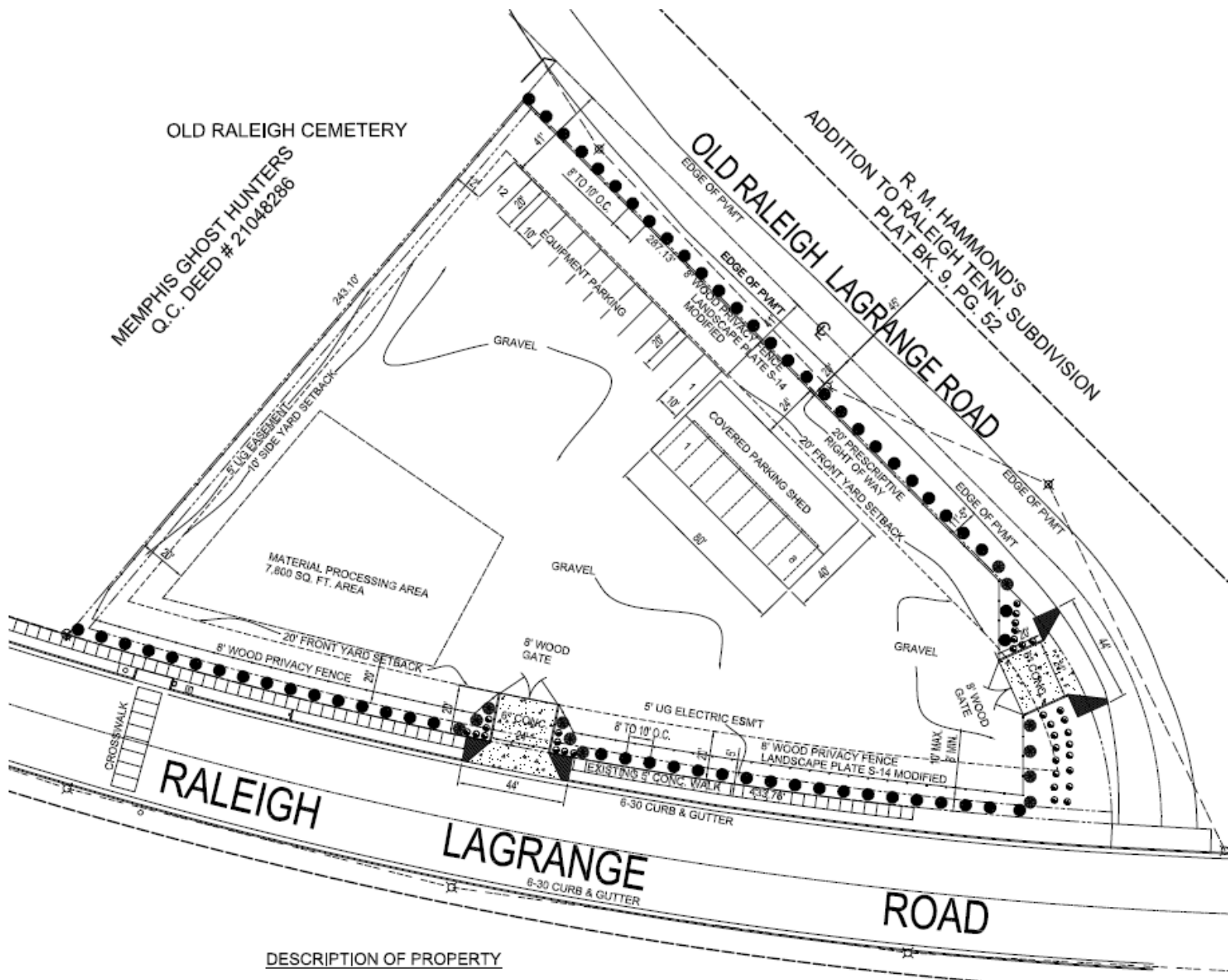




OUTLINE PLAN



CONCEPT PLAN – MAGNIFIED



DESCRIPTION OF PROPERTY

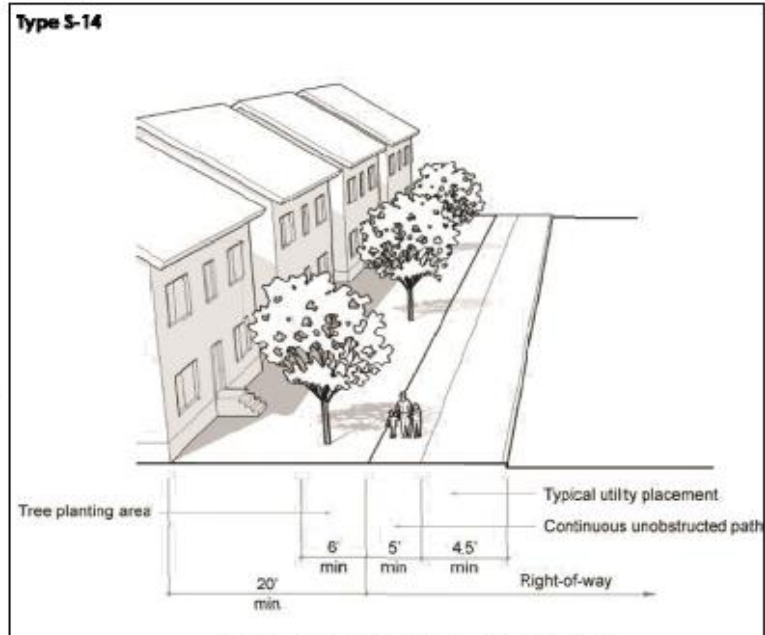
LANDSCAPE PLAN



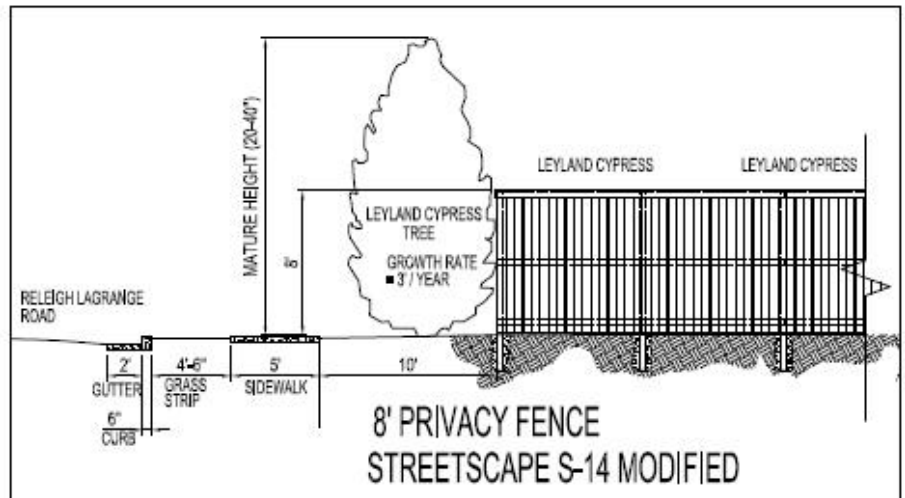
Name	Leyland Cypress Tree
Rating	★★★★★ 632
Mature Height	40-60 ft.
Mature Width	20-25 ft.
Growth Rate	Fast Growing
Sunlight	Full Sun

LEYLAND CYPRESS TREE

GROWTH RATE = AVERAGE 3' PER YEAR



STREETSCAPE S-14 (MODIFIED)



STAFF PHOTOS







CASE REVIEW

Request

The request is a planned development to allow lawn, tree, and/or garden service with limited outdoor storage.

Applicability

Staff disagrees the applicability standards and criteria as set out in Section 4.10.2 of the Unified Development Code are or will be met.

4.10.2 Applicability

The governing bodies may, upon proper application, grant a special use permit for a planned development (see Chapter 9.6) for a tract of any size within the City or for tracts of at least three acres in unincorporated Shelby County to facilitate the use of flexible techniques of land development and site design, by providing relief from district requirements designed for conventional developments, and may establish standards and procedures for planned developments in order to obtain one or more of the following objectives:

- A. Environmental design in the development of land that is of a higher quality than is possible under the regulations otherwise applicable to the property.*
- B. Diversification in the uses permitted and variation in the relationship of uses, structures, open space and height of structures in developments intended as cohesive, unified projects.*
- C. Functional and beneficial uses of open space areas.*
- D. Preservation of natural features of a development site.*
- E. Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.*
- F. Rational and economic development in relation to public services.*
- G. Efficient and effective traffic circulation, both within and adjacent to the development site, that supports or enhances the approved transportation network.*
- H. Creation of a variety of housing compatible with surrounding neighborhoods to provide a greater choice of types of environment and living units.*
- I. Revitalization of established commercial centers of integrated design in order to encourage the rehabilitation of such centers in order to meet current market preferences.*
- J. Provision in attractive and appropriate locations for business and manufacturing uses in well-designed buildings and provision of opportunities for employment closer to residence with a reduction in travel time from home to work.*
- K. Consistency with the Memphis 3.0 General Plan.*

General Provisions

Staff disagrees the general provisions standards and criteria as set out in Section 4.10.3 of the Unified Development Code are or will be met.

4.10.3 General Provisions

The governing bodies may grant a special use permit for a planned development which modifies the applicable district regulations and other regulations of this development code upon written findings and recommendations of the Land Use Control Board and the Zoning Administrator which shall be forwarded pursuant to provisions contained in this Chapter.

- A. The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the*

current development policies and plans of the City and County.

- B. An approved water supply, community waste water treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development.*
- C. The location and arrangement of the structures, parking areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses, and any part of the proposed development not used for structures, parking and loading areas or access way shall be landscaped or otherwise improved except where natural features are such as to justify preservation.*
- D. Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest.*
- E. Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements.*
- F. Lots of record are created with the recording of a planned development final plan.*

Commercial or Industrial Criteria

Staff disagrees the additional planned commercial or industrial development criteria as set out in Section 4.10.5 of the Unified Development Code are or will be met.

4.10.5 Planned Commercial or Industrial Developments

Approval of a planned commercial or industrial development may be issued by the governing bodies for buildings or premises to be used for the retail sale of merchandise and services, parking areas, office buildings, hotels and motels and similar facilities ordinarily accepted as commercial center uses and those industrial uses which can be reasonably be expected to function in a compatible manner with the other permitted uses in the area. In addition to the applicable standards and criteria set forth in Section 4.10.3, planned commercial or industrial developments shall comply with the following standards:

- A. Screening*

When commercial or industrial structures or uses in a planned commercial or industrial development about a residential district or permitted residential buildings in the same development, screening may be required by the governing bodies.
- B. Display of Merchandise*

All business, manufacturing and processing shall be conducted, and all merchandise and materials shall be displayed and stored, within a completely enclosed building or within an open area which is completely screened from the view of adjacent properties and public rights-of-way, provided, however, that when an automobile service station or gasoline sales are permitted in a planned commercial development, gasoline may be sold from pumps outside of a structure.
- C. Accessibility*

The site shall be accessible from the proposed street network in the vicinity which will be adequate to carry the anticipated traffic of the proposed development. The streets and driveways on the site of the proposed development shall be adequate to serve the enterprises located in the proposed development.
- D. Landscaping*

Landscaping shall be required to provide screening of objectionable views of uses and the reduction of noise. High-rise buildings shall be located within the development in such a way as to minimize any adverse impact on adjoining low-rise buildings.

Site Details

Address:

4387 Raleigh LaGrange Road

Parcel ID:

088003 00003

Area:

+/-1.793 acres

Description:

The subject property is known as Lot 1 of Green's Addition to Raleigh Subdivision recorded on plat book 310, page 39. Per the Assessor's website, the subject property has a residential appraisal classification and a vacant land use category and is surrounded by a mix of multi-family, single-family, institutional, office and commercial land use designations.

Concept Plan Review

- The subject property is located between Old Raleigh LaGrange Road and Raleigh LaGrange Road (minor collector functional classification).
- The lots parking surface is gravel.
- There is an existing 44-foot-wide curb cut located on Old Raleigh LaGrange Road and a proposed 44-foot-wide curb cut along Raleigh LaGrange Road.
 - o There are two (2) 8-foot wooden gates that open inward to the subject property at each proposed curb cuts.
- There is a proposed material processing area of +/- 7,800 square feet located at the southwest portion of the lot.
 - o There is a 10-foot side yard setback, and the material processing area is setback 20 feet.
- There is an 80-foot by 40-foot (+/- 3,000 square feet) eight (8) stall covered parking shed being proposed at the northeast portion of the lot.
 - o There is a total of twelve (12) 20' by 12' parking spaces.
- The applicant is proposing to install an 8-foot wooden privacy fence along Raleigh LaGrange Road and Old Raleigh LaGrange Road.
 - o Barbwire is prohibited.
- There will be an S-14 modified streetscape installed along Raleigh LaGrange Road and Old Raleigh LaGrange Road with the planting of Leyland Cypress trees.
- All traffic traveling to and from the subject property shall take access from Raleigh LaGrange Road.

Analysis

The applicant is proposing to establish Rey's Tree Service Planned Development to allow lawn, tree, and/or garden service with limited outdoor storage to include vehicle and equipment parking and overnight storage of wood and trees to be transferred the following business day. The applicant began operating at this location sometime between February 2022 – December 2024 based on Google Streetview data. The property is located within the Residential Urban – 3 zoning district and with a vacant land use designation. This property abuts Commercial Mixed Use – 1 zoning northeast, Phase 11 of the Wolf River Greenway trailhead runs into the southwest corner of the lot and there is heavy industrial zoned property located southeast that is located in the floodplain.

Although, the applicant is proposing to establish proper landscaping and fencing. Due to the topography of the subject property, commuters and neighborhood members will be able to see interior beyond the fencing and landscaping possibly until Leyland Cypress tree plantings reach mature height.

Despite the non-residential zoning districts surrounding the property, there are also multi-family and single-family developments in proximity. The only industrial zoned property in the immediate vicinity of the subject property is owned by the City of Memphis and designated as John F. Kennedy Park. Comprehensive Planning finding this proposal incompatible with the Anchor Neighborhood-Primarily Single-Unit (AN-S) future land use is also supported by staff given the location of the Greenway and its accessibility. Also, staff was unable to locate any permits/certificates related to any improvements or occupancy at the subject property.

The project will have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare.

RECOMMENDATION

Staff recommends rejection; however, if approved, staff recommends the following revisions to the outline plan conditions:

Outline Plan Conditions – Revisions

Proposed language is indicated in **bold, underline**; deletions are indicated in ~~**bold strikethrough**~~

I. Uses Permitted

~~A. ANY USE PERMITTED BY RIGHT OR ADMINISTRATIVE SITE PLAN REVIEW IN THE CMU-1 DISTRICT, AND OUTDOOR STORAGE, WITH THE FOLLOWING ADDITIONAL USES.~~

~~i. Vehicle and equipment parking covered and uncovered, incidental to a tree cutting and wood removal business.~~

~~ii. Trucks may be parked after hours, overnight for transfer of wood and trees to the landfill on the next business day.~~

~~B. Additional Non permitted uses~~

~~i. There will be no chipping or mulching of wood on the property~~

~~ii. The following eligible uses under CMU-1 will not be permitted:~~

~~1. Smoke shop~~

~~2. Vehicle parts and repair~~

~~3. Microbrewery~~

A. Lawn, tree, and/or garden service with limited outdoor storage including:

1. Vehicle and equipment parking covered and uncovered, incidental to tree cutting and wood removal business.

2. Trucks may be parked after hours, overnight for transfer of wood and trees to the landfill on the next business day.

II. Bulk Requirements

A. The bulk regulations of the cmu-1 district shall apply.

III. Access, Parking, and Circulation

A. There will be two entrances, one on Raleigh LaGrange and the existing entrance on old Raleigh LaGrange Road. The number, location and design of curb cuts shall be determined as part of the final plan review and is subject to the approval of the City Engineer.

B. Raleigh LaGrange shall be dedicated to 34 feet from the centerline. ~~Improvements not required.~~

C. Equipment and vehicle parking shall be inside the fence on the back north west of the property along old Raleigh LaGrange Road with 12 outdoor spaces and 8 covered spaces.

IV. Landscaping

- A. The entire property shall be screened with an 8 to 12 foot wood privacy fence (plate 14 modified) ~~with barbed wire on the top~~ and Leyland Cyprus trees on the street side of the fence along Raleigh LaGrange and old Raleigh LaGrange as depicted in on the site plan.
- B. Existing trees on the interior of the fence shall be preserved
- C. Equivalent landscaping may be substituted for that required above subject to the approval of the Division of Planning and Development.
- D. Lighting shall be directed to not glare onto adjacent property.
- E. Refuse containers shall be completely screened from view from adjacent properties.

V. Signage

- A. Detached and attached signs shall be governed by the cmu-1 district regulations.
- B. ~~Advertising~~ **Off-Premise** signs (billboards) are prohibited.

VI. Drainage

- A. All drainage plans shall be submitted to the city engineer for review.

VII. The Land Use Control Board may modify the building setback and height, access, parking, landscaping and signage requirements if equivalent alternatives are presented.

VIII. A final plan shall be filed within five years of approval of the outline plan. the land use control! board may grant extensions, at the request of the applicant.

IX. Any final plan shall include the following.

- A. The outline plan conditions.
- ~~B. A standard subdivision contract as defined by the subdivision regulations.~~
- B. The exact location and dimensions, including height, of all buildings or buildable areas, parking areas, drives, required landscaping.
- C. The number of parking spaces.
- D. The location and ownership, whether public or private of any easement.

DEPARTMENTAL COMMENTS

The following comments were provided by agencies to which this application was referred:

City Engineer:

1. Standard Public Improvement Contract or Right-Of-Way Permit as required in Section 5.5.5 of the Unified Development Code.

Sewers:

2. City sanitary sewer capacity is available to serve this development.

Roads:

3. The Developer shall be responsible for the repair and/or replacement of all existing curb and gutter along the frontage of this site as necessary.

4. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The developer shall be responsible for any reconstruction or repair necessary to meet City standards.

Traffic Control Provisions:

5. The developer shall provide a traffic control plan to the city engineer that shows the phasing for each street frontage during demolition and construction of curb gutter and sidewalk. Upon completion of sidewalk and curb and gutter improvements, a minimum 5 foot wide pedestrian pathway shall be provided throughout the remainder of the project. In the event that the existing right of way width does not allow for a 5 foot clear pedestrian path, an exception may be considered.

6. Any closure of the right of way shall be time limited to the active demolition and construction of sidewalks and curb and gutter. Continuous unwarranted closure of the right of way shall not be allowed for the duration of the project. The developer shall provide on the traffic control plan, the time needed per phase to complete that portion of the work. Time limits will begin on the day of closure and will be monitored by the Engineering construction inspectors on the job.

7. The developer's engineer shall submit a Trip Generation Report that documents the proposed land use, scope and anticipated traffic demand associated with the proposed development. A detailed Traffic Impact Study will be required when the accepted Trip Generation Report indicates that the number for projected trips meets or exceeds the criteria listed in Section 210-Traffic Impact Policy for Land Development of the City of Memphis Division of Engineering Design and Policy Review Manual. Any required Traffic Impact Study will need to be formally approved by the City of Memphis, Traffic Engineering Department.

Curb Cuts/Access:

8. The City Engineer shall approve the design, number, and location of curb cuts.

9. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter, and sidewalk.

10. Will require engineering ASPR.

11. The queue space depth shall be 40' measured from the back of sidewalk to the gate or control device.

Drainage:

12. A grading and drainage plan for the site shall be submitted to the City Engineer for review and approval prior to recording of the final plat.

13. Drainage improvements, including possible on-site detention, shall be provided under a Standard Subdivision contract in accordance with Unified Development Code and the City of Memphis/Shelby County Storm Water Management Manual.

14. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.

15. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building

site or filled without first obtaining written permission from the City and/or County Engineer. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owners' association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City and/or County Engineer's Office. Such maintenance shall include, but not be limited to removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.

16. The developer should be aware of his obligation under 40 CFR 122.26(b)(14) and TCA 69-3-101 et. seq. to submit a Notice of Intent (NOI) to the Tennessee Division of Water Pollution Control to address the discharge of storm water associated with the clearing and grading activity on this site.

General Notes:

17. Development is greater than 1 acre and requires detention.

18. No other utilities or services may occupy sanitary sewer easements in private drives and yards except for crossings.

19. All connections to the sewer shall be at manholes only.

20. Required landscaping shall not be placed on sewer or drainage easements.

City/County Fire Division:	No comments received.
City Real Estate:	No comments received.
County Health Department:	No comments received.
Shelby County Schools:	No comments received.
Construction Code Enforcement:	No comments received.
Memphis Light, Gas and Water:	No comments received.
Office of Sustainability and Resilience:	No comments received.
Office of Comprehensive Planning:	See pages 25 – 28.

Comprehensive Planning Review of Memphis 3.0 Consistency

This summary is being produced in response to the following application to support the Land Use and Development Services department in their recommendation: PD 2025-008: Raleigh

Site Address/Location: 4387 Old Raleigh Lagrange Rd.

Overlay District/Historic District/Flood Zone: It's not in Overlay District, Historic District or Flood Zone.

Future Land Use Designation: Anchor Neighborhood-Primarily Single-Unit (AN-S)

Street Type: Avenue

The applicant is seeking approval to commercial planned development to allow equipment and vehicle storage as part of contractor's storage.

The following information about the land use designation can be found on pages 76 – 122:

1. Future Land Use Planning Map



Red polygon indicates the application site on the Future Land Use Map.

2. Land Use Description/Intent

Anchor Neighborhood-Primarily Single-Unit (AN-S) are walkable neighborhoods within a 5 – 10-minute walk of a Community Anchor. These neighborhoods are made up of single-unit and duplex housing. Graphic portrayal of AN-S is to the right.



“AN-S” Form & Location Characteristics

NURTURE

Primarily detached, single-family residences. Attached single-family residences permitted on parcels within 100 feet of an anchor. Height: 1-2 stories. Scale: house-scale.

SUSTAIN

Primarily detached, single-family residences. Attached single-family residences permitted on parcels within 100 feet of an anchor and along avenues, boulevards and parkways as identified in the Street Types Map. Height: 1-3 stories. Scale: house-scale.

ACCELERATE

Primarily detached, single-family residences. Attached single-family, duplexes, triplexes and quadplexes permitted on parcels within 100 feet of an anchor; at intersections where the presence of such housing type currently exists at the intersection and along avenues, boulevards and parkways as identified in the Street Types Map. Height: 1-3 stories. Scale: house-scale

“AN-S” Zoning Notes

Generally compatible with the following zone districts: R-15, R-10, R-8, R-6, R-3, RU-1, MDR in accordance with Form and characteristics listed above.

Existing, Adjacent Land Use and Zoning

Existing Land Use and Zoning: Vacant, RU-3

Adjacent Land Use and Zoning: Vacant, Institutional, Industrial, Office, Commercial, and Multi-Family; RU-3, CMU-1, IH

Overall Compatibility: *The requested use is not compatible with the land use description and intent, form and location characteristics, zoning notes, or the existing and adjacent land uses and zoning. The proposed commercial planned development for equipment and vehicle storage is located very close to multi-family residential buildings and is situated across from the greenway, making it inconsistent with the surrounding context.*

3. Degree of Change Map



Red polygon denotes the proposed site in Degree of Change area. The Degree of Change is Nurture.

4. Degree of Change Description

Nurture areas rely primarily on public and philanthropic resources to stabilize the existing pattern of a place.

5. Objectives/Actions Consistent with Goal 1, Complete, Cohesive, Communities

N/A

6. Pertinent Sections of Memphis 3.0 that Address Land Use Recommendations

N/A

Consistency Analysis Summary

The applicant is seeking approval to commercial planned development to allow equipment and vehicle storage as part of contractor's storage.

The requested use is not compatible with the land use description and intent, form and location characteristics, zoning notes, or the existing and adjacent land uses and zoning. The proposed commercial planned development for equipment and vehicle storage is located very close to multi-family residential buildings and is situated across from the greenway, making it inconsistent with the surrounding context.

Nurture areas rely primarily on public and philanthropic resources to stabilize the existing pattern of a place.

Based on the information provided, the proposal is NOT CONSISTENT with the Memphis 3.0 Comprehensive Plan.

Summary Compiled by: Negin Hamidi, Comprehensive Planning.

MAILED PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

You have received this notice because you own or reside on a property that is near the site of a development application to be considered at an upcoming public hearing of the Memphis and Shelby County Land Use Control Board. You are not required to attend this hearing, but you are invited to do so if you wish to speak for or against this application. You may also submit a letter of comment to the staff planner listed below no later than **Thursday, September 4, 2025 at 8 AM.**

CASE NUMBER: PD 2025-008
ADDRESS: 4387 Old Raleigh Lagrange
REQUEST: Planned Development: commercial planned development to allow equipment and vehicle storage as part of contractor's storage
APPLICANT: David Upton

Meeting Details

Location: Council Chambers
City Hall 1st Floor
125 N Main St.
Time: 9:00 AM
Date: Thursday, Sept. 11, 2025

Staff Planner Contact:

Alexis Longstreet
✉ alexis.longstreet@memphistn.gov
☎ (901) 636-7120



VICINITY MAP



To learn more about this proposal, contact the staff planner or use the QR code to view the full application.



43 Notices Mailed 08/22/2025

SIGN AFFIDAVIT

AFFIDAVIT

Shelby County
State of Tennessee

I, David UPTON, being duly sworn, depose and say that at 9.30 @m/pm
on the 28th day of Sept 28, 2025 I posted 2 Public Notice Sign(s)
pertaining to Case No. PD 2025-008 at 4387 Old Raleigh
providing notice of a Public Hearing before the (check one): La Grange

- Land Use Control Board
- Board of Adjustment
- Memphis City Council
- Shelby County Board of Commissioners

for consideration of a proposed land use action, a photograph of said sign(s) being attached hereon and a copy of the sign purchase receipt or rental contract attached hereto.

David UPTON
Owner, Applicant or Representative

David W. UPTON
OCT 1/2025
Date

Subscribed and sworn to before me this 1st day of OCTOBER, 2025.

Mark T. Weber
Notary Public

My Commission Expires Nov. 09, 2025
My commission expires: _____



APPLICATION



**Memphis and Shelby County Division of
Planning and Development**

East Service Center: 6465 Mullins Station Rd; Memphis,
Tennessee 38134
Downtown Service Center: 125 N. Main Street;
Memphis, Tennessee 38103

website: www.develop901.com

Record Summary for Planned Development

Record Detail Information

Record Type: Planned Development

Record Status: Assignment

Opened Date: May 30, 2025

Record Number: PD 2025-008

Expiration Date:

Record Name: REYS TREE SERVICE

Description of Work: The property is seeking approval of a planned development for Vehicle and equipment storage for his business Rey's Tree Storage . He will have park trucks , employee vehicles and store tree maintenance and landscaping equipment as well as consolidate surplus tree and wood materials into trucks for efficient delivery for disposal.

The property is zoned RU-3 and is highly unlikely to be developed as residences . It is abutted by Commercially zoned properties on the North and East. There is a large overgrown older Cemetery on the West. There is a large undeveloped Heavy industrial site to the South . We are proposing a well maintained fence with landscaping on the primary artery Raleigh Lagrange with 2 gated entrances.

Parent Record Number:

Address:

4387 OLD RALEIGH LAGRANGE RD, MEMPHIS 38128

Owner Information

Primary Owner Name

Y VASQUEZ REINALDO & ESPERANZA S LOPEZ

Owner Address

3501 KIRBY TERRACE DR, MEMPHIS, TN 38115

Owner Phone

Parcel Information

088003 00003

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner

Alexis Longstreet/ Chip Saliba

Date of Meeting

04/28/2025

Pre-application Meeting Type

Phone

GENERAL PROJECT INFORMATION

Planned Development Type	New Planned Development (PD)
Previous Docket / Case Number	NA
Medical Overlay / Uptown	No
If this development is located in unincorporated Shelby County, is the tract at least three acres? (Note a tract of less than three acres is not eligible for a planned development in unincorporated Shelby County)	NA
Is this application in response to a citation, stop work order, or zoning letter	No
If yes, please provide a copy of the citation, stop work order, and/or zoning letter along with any other relevant information	owner was cited on May 25 for improper storage of vehicles and no fence permit
APPROVAL CRITERIA	
UDC Sub-Section 9.6.9A	THE TRUCKS ARE USED TRIMMING TREES AROUND SHELBY COUNTY AND NOT OPERATED ON THE PROPERTY . THE SITE IS BUFFERED BY A WOODED CEMETARY COMMERCIAL BUSINESSES AND A LARGE WOODED UNDEVELOPED INDUSTRIAL PROPERTY ON THE SOUTH INDUSTRIAL SITE ON
UDC Sub-Section 9.6.9B	THE USE OF THE PTOPEERTY WILL NOT ADVERSLY AFFECT ADJACENT PROPERTIES
UDC Sub-Section 9.6.9C	YES ITS IN THE CITY LIMITS AND HAS ACCESS TO ALL NEEDED SERVICES
UDC Sub-Section 9.6.9D	THERE WILL BE NO LOSS OF ANY STRUCTURES OR NATURAL ELEMENTS
UDC Sub-Section 9.6.9E	YES
UDC Sub-Section 9.6.9F	THE PROJECT POSES NO CONFLICT WITH EXISTING OR FUTURE PLANS
GENERAL PROVISIONS	
UDC Sub-Section 4.10.3A	THE PROJECT POSES NO CONFLICT WITH EXISTING OR FUTURE PLANS
B) An approved water supply, community waste water treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development	YES
C) The location and arrangement of the structures, parking and loading areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses, and any part of the proposed development not used for such facilities shall be landscaped or otherwise improved except where natural features are such as to justify preservation	YES

GENERAL PROVISIONS

D) Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest

THE EXTERIOR FENCING WILL BE ATTRACTIVE AND LANDSCAPING WILL ADORN THE PROPERTY FRONTAGE

E) Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements

NA

F) Lots of record are created with the recording of a planned development final plan

ITS ALREADY A LOT OF RECORD

GIS INFORMATION

Case Layer	-
Central Business Improvement District	No
Class	-
Downtown Fire District	No
Historic District	-
Land Use	-
Municipality	-
Overlay/Special Purpose District	-
Zoning	-
State Route	-
Lot	-
Subdivision	-
Planned Development District	-
Wellhead Protection Overlay District	No
County Commission District	-
City Council District	-
City Council Super District	-

Data Tables

AREA INFORMATION

Name: raleigh
 Size (Acres): 2
 Existing Use of Property: residential
 Requested Use of Property: pud

Contact Information

Name
 DAVID W UPTON

Contact Type
 APPLICANT

Address
 2106 LEE PLACE,

Phone
 (901)315-9707

Name
 RAY VASQUEZ

Contact Type
 PROPERTY OWNER OF
 RECORD

Address

Phone
 (901)590-7322

Name
 DAVID W UPTON

Contact Type
 REPRESENTATIVE

Address
 2106 LEE PLACE,

Phone
 (901)315-9707

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1652805	Credit Card Use Fee (.026 x fee)	1	39.00	INVOICED	0.00	05/30/2025
1652805	Planned Development - 5 acres or less	1	1,500.00	INVOICED	0.00	05/30/2025

Total Fee Invoiced: \$1,539.00 Total Balance: \$0.00

Payment Information

Payment Amount	Method of Payment
\$1,539.00	Credit Card

OWNER AFFIDAVIT



Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

OWNER: Includes the holder of legal title as well as holders of any equitable interest, such as trust beneficiaries, contract purchasers, option holders, lessees under leases having an unexpired term of at least ten years, and the like. Whenever a statement of ownership is required by the Memphis and Shelby County Unified Development Code, full disclosure of all legal and equitable interest in the property is required. Memphis and Shelby County Unified Development Code Section 12.3.1.

I, REINALDO VASQUEZ Reinaldo Vasquez, state that I have read the definition of
(Print Name) (Sign Name)

"Owner" as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box):

- I am the owner of record as shown on the current tax rolls of the county Assessor of Property; the mortgage holder of record as shown in the mortgage records of the county Register of Deeds; purchaser under a land contract; a mortgagee or vendee in possession; or I have a freehold or lesser estate in the premises
- I have charge, care or control of the premises as trustee, agent, executor, administrator, assignee, receiver, guardian or lessee (and have included documentation with this affidavit)

of the property located at 4387 OLD RALEIGH-LAGRANGE RD MEMPHIS TN 38128
and further identified by Assessor's Parcel Number 088003 - 00003
for which an application is being made to the Division of Planning and Development.

Subscribed and sworn to (or affirmed) before me this 17th day of FEBRUARY in the year of 2025

Signature of Notary Public

My Commission Expires

LETTER OF INTENT

Reys Tree Service Outline plan & Letter of Intent

4387 Old Raleigh LaGrange Rd

The property owner Ray Vasquez, is seeking approval of a planned development for vehicle and equipment storage for his business Rey's Tree Storage . He will have park trucks, employee vehicles and store tree maintenance and landscaping equipment as well as consolidate surplus tree and wood materials into trucks for efficient delivery for disposal.

The property is zoned RU-3 and is highly unlikely to be developed as residences. It is abutted by commercially zoned properties on the North and East. There is a large overgrown older Cemetery on the West. There is a large undeveloped heavy industrial site to the South. We are proposing a well maintained fence with landscaping on the primary artery Raleigh Lagrange with 2 gated entrances. One alternate entrance will be on Old Raleigh Lagrange which has much less traffic and plenty of clearance at the corner . The business is quiet with employees primarily providing tree and landscaping services around the county . Employee parking will be on site as well . We are proposing a future covered parking area on the site plan .

LETTERS RECEIVED

One letter of opposition was received at the time of completion of this report and has subsequently been attached.

c/o Memphis Land Control Board
Re: PD 2025-008 Raleigh Planned Development
August 4, 2025

Dear Ms. Longstreet,

Lakewood Hills is a well established 153 home subdivision in Raleigh with Covenants being registered in 1949. We are predominately senior homeowners committed to the wellbeing of our community.

Myself and several members of our Homeowners Association accompanied the President to visit the site of the referenced Development and currently in strong Opposition of approval. Reasons as follows:

1. The site is adjacent to the Old Raleigh Cemetery which is a historical landmark in the community. Currently the existing property is enclosed with a hideous fence that absolutely should not be in compliance. A scary eye sore to say the least!
2. Although not immediately adjacent to any homes, it is approximately a block or so away from a main thoroughfare on one side (Stage RD) and 2-3 blocks from another on opposite side (Austin Peay) We do not want what could appear to be a dump site in our neighborhood.
3. Developer mentions a double entrance, location is confusing and in need of further clarification
4. Developer also mentions storage of heavy equipment. This is extremely concerning given the propensity for damage to streets and grounds. Heavy equipment on non concreted areas give rise to destruction of ground. There is also concern for street deterioration from excessive trafficking. There is currently a city wide concern for attention to damaged streets.
5. Developer states excess trees would be stored on property until sold. This leads to decayed tree debri becoming a breeding site for snakes and other rodents.
6. Allowing this development to proceed could attract other unfavorable developments in the area.
7. As stated in #4 above, a non concreted area for employee parking generates the same concern.
8. We are of the opinion this is not a development that would be accepted in Central Gardens, East Memphis, Germantown, Collierville or any area seeking to preserve their neighborhood. . Our community is due the same respect and consideration.
9. I would respectfully ask any council member willing to approve this development to personally visit the site and ask if they would want it in their neighborhood.
10. At the very least before any consideration is given, this Developer should come before the community to address these concerns.

Respectfully,
Norma Lester on behalf of President Gary McNeal and residents of
Lakewood Hills Homeowners Association

cc: Neighborhood Association

Re: PD 2025-008 Raleigh Planned Development

From NORMA LESTER <lester4139@bellsouth.net>

Date Tue 9/2/2025 1:02 PM

To Longstreet, Alexis <Alexis.Longstreet@memphistn.gov>

Cc Gary McNeal <beech222@gmail.com>; Jim Garts <gartsjim@gmail.com>; Susan and Jim <churchlady38134@aol.com>; Kathy Buckman Gibson <kbgibson@kbgtech.com>; Cheryl Floyd <cherylfloyd98@gmail.com>; Deborah Hackett <bookkeeper411@yahoo.com>; k-and-p@att.net <k-and-p@att.net>; Keith N. Shelly Houston <keithahouston@gmail.com>; Garrett Rylander <newdeltasoul@gmail.com>; Logan, Rhonda <Rhonda.Logan@memphistn.gov>; Commissioner Charlie Caswell <charlie.caswell@shelbycountyttn.gov>; Blackmarketstrategies Info <info@blackmarketstrategies.com>; NORMA LESTER <lester4139@bellsouth.net>

CAUTION: This email originated outside of the **City of Memphis** organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Longstreet

Members of Lakewood Hills Property Owners Association in collaboration with several other members of the Raleigh Community met with the developer on Saturday morning August 30th at the Raleigh Community Center.

While the group overall was sympathetic to the concerns of the developer and understands the value of the service his business offers, our community vision for the area is to establish a Historical District which will include honoring the memories and gravesites of our Raleigh and Shelby County forefathers who are buried in the immediately adjacent Raleigh Cemetery. This historic cemetery is among the oldest non-operating cemeteries in the county, with many well established Shelby County families and former leaders of the county and community interred there. Moreover there are indeed a number of private homes on [2] adjacent streets as well as an apartment complex and the beginning of a Wolf River Trail directly across the street from this location. We would like, and discussed with the Developer, the possibility of establishing his business in a more appropriate commercially zoned area within the Raleigh community. We discussed areas more in keeping with our overall vision for our community and encouraged him to consider expanding his business to include repurposing his tree debris into mulch that he can sell and which his current location cannot accommodate for customers. With these considerations in mind we remain in strong opposition of this development and will pursue further action as necessary to voice our opposition and continue to build our community's vision for Raleigh.

Sincerely,
Norma Lester
Lakewood Hills Property Owners Association.

cc: Lakewood Hills Property Owners
Councilwoman Rhonda Logan
Commissioner Charlie Caswell
Representative TuShay Parkinson



Memphis and Shelby County Division of Planning and Development

East Service Center: 6465 Mullins Station Rd; Memphis, Tennessee 38134

Downtown Service Center: 125 N. Main Street; Memphis, Tennessee 38103

website: www.develop901.com

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Record Detail Information

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Record Status: Assignment

Opened Date: May 30, 2025

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Parent Record Number:

Address:

4387 OLD RALEIGH LAGRANGE RD, MEMPHIS 38128

Owner Information

Primary Owner Name

Y VASQUEZ REINALDO & ESPERANZA S LOPEZ

Owner Address

3501 KIRBY TERRACE DR, MEMPHIS, TN 38115

Owner Phone

Parcel Information

088003 00003

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner

Alexis Longstreet/ Chip Saliba

Date of Meeting

04/28/2025

Pre-application Meeting Type

Phone

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Previous Docket / Case Number	NA
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If yes, please provide a copy of the citation, stop work order, and/or zoning letter along with any other relevant information	owner was cited on May 25 for improper storage of vehicles and no fence permit
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UDC Sub-Section 4.10.3A	THE PROJECT POSES NO CONFLICT WITH EXISTING OR FUTURE PLANS
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NA

F) Lots of record are created with the recording of a planned development final plan

ITS ALREADY A LOT OF RECORD

GIS INFORMATION

Case Layer	-
Central Business Improvement District	No
Class	-
Downtown Fire District	No
Historic District	-
Land Use	-
Municipality	-
Overlay/Special Purpose District	-
Zoning	-
State Route	-
Lot	-
Subdivision	-
Planned Development District	-
Wellhead Protection Overlay District	No
County Commission District	-
City Council District	-
City Council Super District	-

Data Tables

AREA INFORMATION

Name:	raleigh
Size (Acres):	2
Existing Use of Property:	residential
Requested Use of Property:	pud

Contact Information

Name
DAVID W UPTON

Contact Type
APPLICANT

Address
2106 LEE PLACE,

Phone
(901)315-9707

Name
RAY VASQUEZ

Contact Type
PROPERTY OWNER OF
RECORD

Address

Phone
(901)590-7322

Name
DAVID W UPTON

Contact Type
REPRESENTATIVE

Address
2106 LEE PLACE,

Phone
(901)315-9707

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed
1652805	Credit Card Use Fee (.026 x fee)	1	39.00	INVOICED	0.00	05/30/2025
1652805	Planned Development - 5 acres or less	1	1,500.00	INVOICED	0.00	05/30/2025

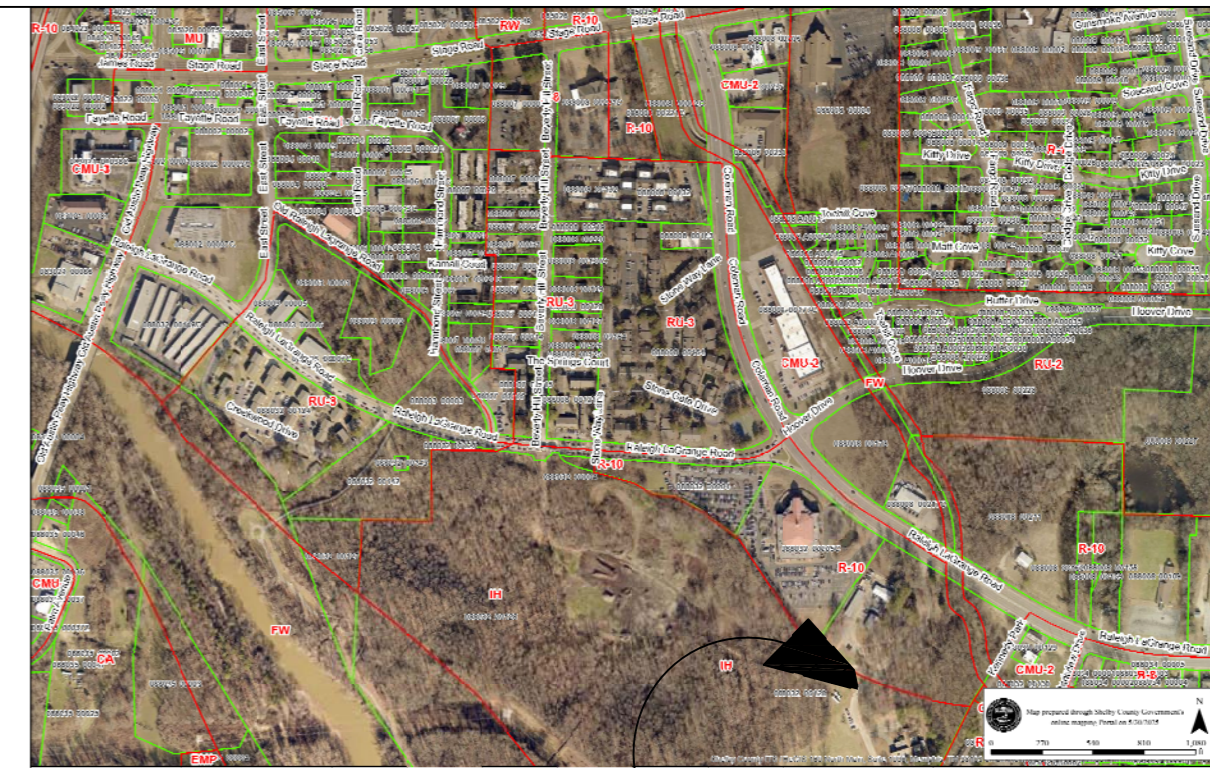
Total Fee Invoiced: \$1,539.00

Total Balance: \$0.00

Payment Information

Payment Amount
\$1,539.00

Method of Payment
Credit Card

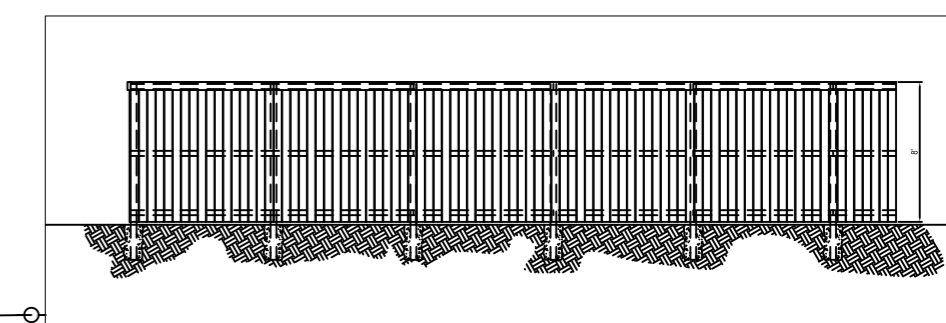


VICINITY MAP

SITE

Name	Leyland Cypress Tree
Rating	★★★★★ 632
Mature Height	40-60 ft.
Mature Width	20-25 ft.
Growth Rate	Fast Growing
Sunlight	Full Sun

STREETSCAPE S-14

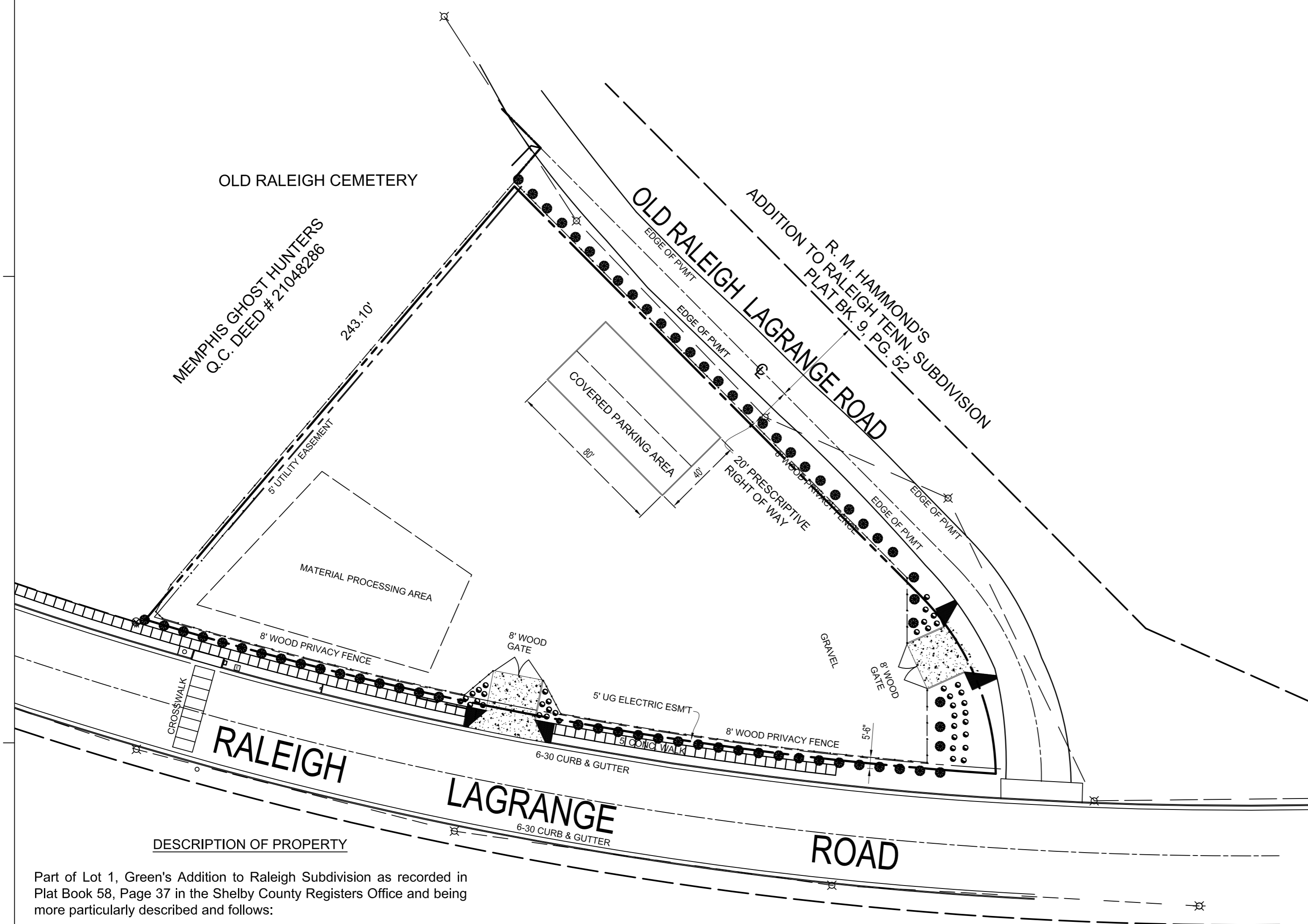


8' PRIVACY FENCE

C

B

A

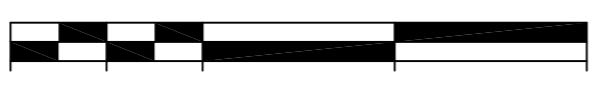


DESCRIPTION OF PROPERTY

Part of Lot 1, Green's Addition to Raleigh Subdivision as recorded in Plat Book 58, Page 37 in the Shelby County Registers Office and being more particularly described and follows:

Beginning at a Crowfoot Found at the back of walk in the north line of Raleigh LaGrange Road (68' R.O.W.), said point being the southeast corner of Memphis Ghost Hunters property as recorded in Q.C. Deed # 210048286; thence N40°00'00"E along the east line of the Memphis Ghost Hunters property, a distance of 64.04' to an Angle Point therein; thence N40°30'00"E a distance of 223.03' to a Point in the south 20' Prescriptive Right of Way line of Old Raleigh LaGrange Road; thence S44°45'00"E and 20' south of the old centerline of said Old Road, a distance of 287.13' to a Point of curvature; thence with a curve turning to the right with a radius of 130.00', with an arc length of 102.08', with a chord bearing of S22°15'19"E, with a chord length of 99.48', to a Point in the north line of Raleigh LaGrange Road (68' R.O.W.); thence with a curve turning to the right with a radius of 1876.00', with an arc length of 433.76', with a chord bearing of N79°42'27"W, with a chord length of 432.79', to the point of beginning, having an area of 63,549 Square Feet, 1.459 Acres

PLAT BOOK 58, PAGE 37
4387 RALEIGH LAGRANGE ROAD



1" = 40'



Reys Tree Service Outline plan & Letter of Intent

4387 Old Raleigh LaGrange Rd

The property owner Ray Vasquez, is seeking approval of a planned development for vehicle and equipment storage for his business Rey's Tree Storage . He will have park trucks, employee vehicles and store tree maintenance and landscaping equipment as well as consolidate surplus tree and wood materials into trucks for efficient delivery for disposal.

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Shelby County Tennessee
Willie F. Brooks, Jr.
Shelby County Register

As evidenced by the instrument number shown below, this document
has been recorded as a permanent record in the archives of the
Office of the Shelby County Register.

23107985
12/21/2023 - 10:50:30 AM

3 PGS

CEPEDRA 2654572-23107985

VALUE	58000.00
MORTGAGE TAX	0.00
TRANSFER TAX	214.60
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
EFILE FEE	2.00
TOTAL AMOUNT	234.60

WILLIE F. BROOKS JR
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

WARRANTY DEED

Property address: 0 Raleigh Lagrange Road Memphis, TN 38128 Parcel Number: 088003 00003 Owner's name and address: Reinaldo Vasquez 0 Raleigh Lagrange Road Memphis, TN 38128 Mail tax bills to: <u>Reinaldo Vasquez</u> <u>3501 Kirby Terrace Dr.</u> <u>Memphis TN 38115</u>	I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is 58,000.00, which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale. <u>Sheila McElwain</u> Affiant Subscribed and sworn to before me this 5th day of July, 2023. <u>[Signature]</u> Notary Public My Commission Expires: <u>11/18/2024</u>
This instrument prepared by: Sure Title Company, LLC 3265 W. Sarazens Circle, Ste 101 Memphis, TN 38125 File No.: 2023-2024-TN	

THIS INDENTURE, made and entered into this 5th day of July, 2023, by and between

Sergio Ruiz, an unmarried man, party of the first part and
and Esperanza Suarez Lopez
Reinaldo Vasquez, husband & wife, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Memphis, County of Shelby, State of TN.

Land situated in Shelby County, Tennessee:

Lot 1, Greens Addition to Raleigh Subdivision, as shown on plat of record in Plat Book 58, Page 37, in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to Sergio Ruiz, an unmarried man by Warranty Deed of record at Instrument No. 21119156, dated 09/20/2021 and recorded 09/24/2021, in the Register's Office of Shelby County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is/are lawfully seized in fee of the aforescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT for:

Subdivision and/or Condominium restrictions including but not limited to any declaration covenants conditions restrictions, master deed or recorded plat, building lines and easements of record as of the date of the purchase and sale agreement, zoning, and any subsequent years' taxes not yet due and payable,

and that the title and quiet possession thereto he/she will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

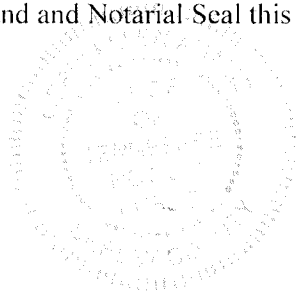
WITNESS the signature of the party of the first part the day and year first above written.

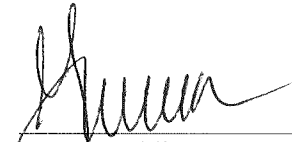

Sergio Ruiz

STATE OF TENNESSEE,
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sergio Ruiz** to me known to be the person described in and who executed the foregoing instrument and acknowledged that he/she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal this 5th day of July, 2023.




Notary Public
My Commission Expires: 11/18/2024

Certificate of Authenticity

I, Sheila McElwain, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 5, 2023.
Date

Sheila McElwain
Affiant Signature

July 5, 2023
Date

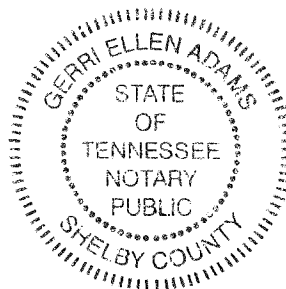
State of Tennessee
County of Shelby

Sworn to and subscribed before me this 15 day of December, 2023.

[Signature]
Notary's Signature

My Commission Expires: 11/18/2024
Date

Notary's Seal (if on paper)



Renaldo O Vasquez
3501 Kirby Terrace Drive
Memphis TN 38115
901-590-7322
Email: reytreeservice.23@gmail.com

February 17, 2025

Re: Board of Adjustment Variance Application- Special Use Permit

To Whom It May Concern:

Please accept this statement as a formal petition to request a Special Use Permit the property below:

**4387 Raleigh Lagrange Rd
Memphis TN 38128**

I own this property along with my wife, Mrs. Esperanza Suarez Lopez. This property is currently an empty piece of land, which I need to use as storage for my business heavy equipment and trucks. I own a tree removal business; therefore, I need proper storage space for my equipment and vehicles.

If you should have any questions regarding this request, please let me know at your earliest convenience.

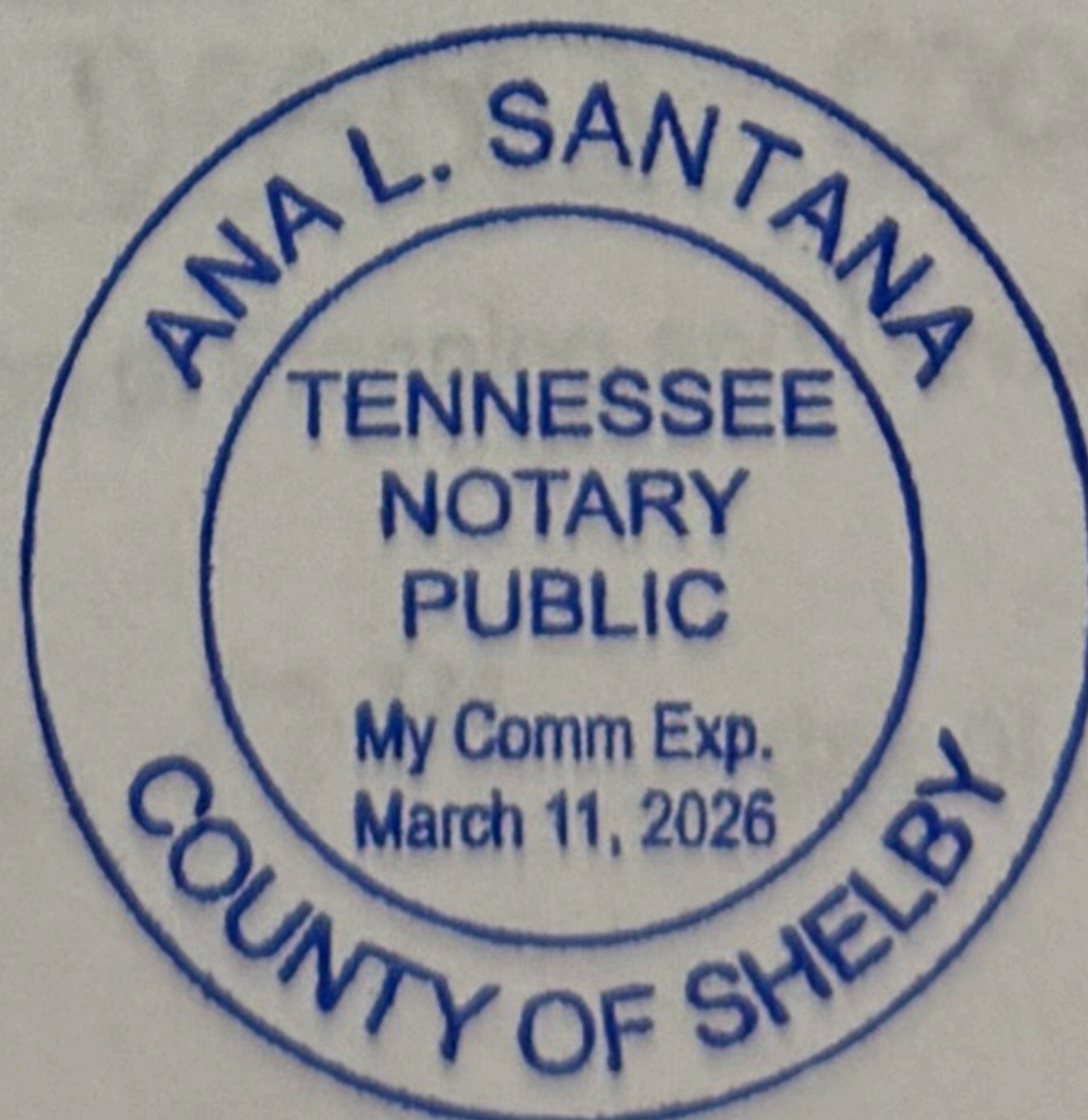
Sincerely,

Renaldo Vasquez
Renaldo O Vasquez

STATE OF TENNESSEE
COUNTY OF SHELBY

SUBSCRIBED AND SWORN TO AND BEFORE ME, ANA SANTANA, THIS 17th DAY OF FEBRUARY,
2025.

Ana L. Santana
ANA SANTANA, Notary Public





**MEMPHIS AND
SHELBY COUNTY** **DIVISION OF PLANNING
AND DEVELOPMENT**

City Hall – 125 N. Main Street, Suite 468 – Memphis, Tennessee 38103 – (901) 636-6619

December 11, 2025

David Upton
2106 Lee Place

Sent via electronic mail to: Davidupton25@yahoo.com, Reytreeservice23@yahoo.com

Rey's Tree Service Planned Development

Case Number: PD 2025-008

LUCB Recommendation: Rejection; however if approved, staff recommends the following revisions to the outline plan conditions

Dear applicant,

On Thursday, December 11, 2025, the Memphis and Shelby County Land Use Control Board recommended **approval** of your planned development application for the Rey's Tree Service Planned Development, subject to the attached outline plan conditions.

This application will be forwarded, for final action, to the Council of the City of Memphis. The Council will review your application in a committee meeting prior to voting on it in a public hearing. The applicant or the applicant's representative(s) shall be in attendance at all meetings and hearings.

It is the applicant's responsibility to contact the City Council Records Office to determine when the application is scheduled to be heard at committee and in public session. The City Council Records Office may be reached at (901) 636-6792.

If for some reason you choose to withdraw your application, a letter should be mailed to the Land Use and Development Services Department of the Division of Planning and Development at the address provided above or emailed to the address provided below.

If you have questions regarding this matter, please feel free to contact me at (901) 636-6619 or via email at alexis.longstreet@memphistn.gov.

Respectfully,



Alexis Longstreet
Planner
Land Use and Development Services
Division of Planning and Development

Letter to Applicant
PD 2025-008

Cc: File

Outline Plan Conditions

I. Uses Permitted

~~A. ANY USE PERMITTED BY RIGHT OR ADMINISTRATIVE SITE PLAN REVIEW IN THE CMU-1 DISTRICT, AND OUTDOOR STORAGE, WITH THE FOLLOWING ADDITIONAL USES.~~

~~i. Vehicle and equipment parking covered and uncovered, incidental to a tree cutting and wood removal business.~~

~~ii. Trucks may be parked after hours, overnight for transfer of wood and trees to the landfill on the next business day.~~

~~B. Additional Non permitted uses~~

~~i. There will be no chipping or mulching of wood on the property~~

~~ii. The following eligible uses under CMU-1 will not be permitted:~~

~~1. Smoke shop~~

~~2. Vehicle parts and repair~~

~~3. Microbrewery~~

A. Lawn, tree, and/or garden service with limited outdoor storage including:

1. Vehicle and equipment parking covered and uncovered, incidental to tree cutting and wood removal business.

2. Trucks may be parked after hours, overnight for transfer of wood and trees to the landfill on the next business day.

II. Bulk Requirements

A. The bulk regulations of the cmu-1 district shall apply.

III. Access, Parking, and Circulation

A. There will be two entrances, one on Raleigh LaGrange and the existing entrance on old Raleigh LaGrange Road. The number, location and design of curb cuts shall be determined as part of the final plan review and is subject to the approval of the City Engineer.

B. Raleigh LaGrange shall be dedicated to 34 feet from the centerline. ~~Improvements not required.~~

C. Equipment and vehicle parking shall be inside the fence on the back north west of the property along old Raleigh LaGrange Road with 12 outdoor spaces and 8 covered spaces.

Letter to Applicant
PD 2025-008

- IV. Landscaping
 - A. The entire property shall be screened with an 8 to 12 foot wood privacy fence (plate 14 modified) ~~with barbed wire on the top~~ and Leyland Cyprus trees on the street side of the fence along Raleigh LaGrange and old Raleigh LaGrange as depicted in on the site plan.
 - B. Existing trees on the interior of the fence shall be preserved
 - C. Equivalent landscaping may be substituted for that required above subject to the approval of the Division of Planning and Development.
 - D. Lighting shall be directed to not glare onto adjacent property.
 - E. Refuse containers shall be completely screened from view from adjacent properties.
- V. Signage
 - A. Detached and attached signs shall be governed by the cmu-1 district regulations.
 - B. ~~Advertising~~ **Off-Premise** signs (billboards) are prohibited.
- VI. Drainage
 - A. All drainage plans shall be submitted to the city engineer for review.
- VII. The Land Use Control Board may modify the building setback and height, access, parking, landscaping and signage requirements if equivalent alternatives are presented.
- VIII. A final plan shall be filed within five years of approval of the outline plan. the land use control! board may grant extensions, at the request of the applicant.
- IX. Any final plan shall include the following.
 - A. The outline plan conditions.
 - ~~B. A standard subdivision contract as defined by the subdivision regulations.~~
 - B. The exact location and dimensions, including height, of all buildings or buildable areas, parking areas, drives, required landscaping.
 - C. The number of parking spaces.
 - D. The location and ownership, whether public or private of any easement.

Resolution allowing the Mayor's veto of Ordinance No. 5969 to stand and establishing an impasse ordinance review committee

WHEREAS, on May 12, 2026, the City Council received notice that Mayor Paul Young vetoed Ordinance No. 5969, An Ordinance to Amend Article VIII, § 2-370 of the Code of Ordinances Relative to Arbitration of Labor Disputes, Impasse Procedures and Preservation of Charter Power of City Council; and

WHEREAS, the City of Memphis charter includes a provision established by Referendum Ordinance No. 2766 that authorizes the City Council to set up, by Ordinance, procedures for arbitration of economic issues of municipal labor disputes, but only if there has occurred a deadlock or impasse between the Mayor and City employees on a total economic package and such deadlock or impasse continues for seven (7) consecutive days; and

WHEREAS, the Council has the authority to vote on legislative matters as it sees fit; and

WHEREAS, the Council seeks an amicable resolution to the issue of the Mayor's veto of Ordinance No. 5969 in the interest of moving forward with budget proceedings.

NOW, THEREFORE, BE IT RESOLVED that the Memphis City Council does hereby set forth the following provisions:

- 1) The Memphis City Council shall allow the Mayor's veto of Ordinance No. 5969 to stand.
- 2) The Council shall continue to operate under the provisions of Substitute Ordinance No. 5639, which established the most recent duly approved impasse procedures.
- 3) The Council shall establish a 6-member ad hoc committee to review the impasse ordinance with the following structure:
 - a. 2 representatives from the Mayor's Administration
 - b. 2 representatives from the Memphis City Council
 - c. 2 representatives selected by the recognized Employee Associations
 - d. All rules and procedures of this ad hoc committee shall be established by the committee's members at its first scheduled meeting. Any recommendations resulting from the meetings of this committee shall be presented to the Memphis City Council for approval and further action as required by the Charter.
- 4) Any pending FY27 impasse proceedings shall be heard according to the procedures outlined in Substitute Ordinance No. 5639 prior to the passage of the FY27 Budget Ordinance.

Sponsors:
JB Smiley, Jr.
Jana Swearingen-Washington

Resolution to Override the Mayor's Veto of Ordinance No. 5969, Delivered to
Council on May 12, 2026

WHEREAS, the Memphis City Council adopted Ordinance No. 5969 on March 24, 2026; and

WHEREAS, the Council received the Mayor's written veto, pursuant to Section 4 of Home Rule Charter Amendment Referendum Ordinance 1852, of Ordinance No. 5969 on May 12, 2026, indicating the reasons for his decision; and

WHEREAS, pursuant to Section 4, the Council has the authority to "override such veto by a majority vote of its membership at either of the two regular sessions of the council following receipt of the Mayor's written disapproval of such ordinance;" and

WHEREAS, the Council desires to override that veto.

NOW, THEREFORE , BE IT RESOLVED that the Council does hereby override the veto of Ordinance No. 5969 by Mayor Paul Young. The Comptroller is directed to note on the face of Ordinance No. 5969 that the Mayor's veto was overridden on this 26th day of May 2026.

Sponsor(s):
Memphis City Council

Jana Swearengen-Washington
CHAIRWOMAN