







## **EXHIBIT B – STATEMENT OF INTENT AND PURPOSE**

March 18, 2022

Planning Dept.  
Town of Prosper  
250 W. First Street  
Prosper, Texas 75078

Re: Zoning Request – DSF Capital (Metten Tract)  
Letter of Intent

To whom it may concern,

Please let this letter serve as the Letter of Intent for the PD Zoning amendment associated with the proposed development located at the SE corner of Frontier Parkway and Dallas Parkway. The subject tract is currently zoned PD-69-Retail. The purpose of the planned development amendment is to request a specific use permit for a proposed retail development and modification to a few landscape requirements associated with the project. It is intended to utilize the Town's base standards and incorporate some additional uses and criteria which will better position the proposed development due to proximity to the future Tollway.

Should you have any questions, please feel free to contact me.

Sincerely,  
Matt Moore, P.E.

A handwritten signature in blue ink, appearing to read "Matt Moore".

Claymoore Engineering, Inc.  
301 S. Coleman, Suite 40  
Prosper, TX 75078  
817-281-0572



## **Case Z22-0007**

### **Exhibit C – Planned Development Standards**

The proposed development will conform to the development standards of the Retail District of the Town of Prosper's Zoning Ordinance, as it exists or may be amended, and Subdivision Ordinance, as it exists or may be amended, except as otherwise set forth in these Development Standards.

1. Except as noted below, the Tract shall develop in accordance with the Retail District requirements of the Town of Prosper's Zoning Ordinance, as it exists or may be amended.
2. **Development Plans**
  - a) Concept Plan: Tract 1 shall be developed in general accordance with the attached concept plan, set forth in Exhibits D.
  - b) Landscape Plan: Tract 1 shall be developed in general accordance with the attached landscape plan, set forth in Exhibit F.
3. **TRACT 1 & 2 Retail**

#### **A. Permitted Uses:**

In addition to those permitted uses as allowed per the Retail District of the Town of Prosper Zoning Ordinance, the following use shall be permitted in the retail areas indicated on Exhibit "D". Uses followed by an S are only permitted by Specific Use Permit. Uses followed by a C are permitted subject to the conditional standards in the Town's Zoning Ordinance:

#### **Tract 1**

- a) Big Box on Lot 5 as shown on Exhibit D.
- b) Restaurant with drive-through to be incorporated with the big box on Lot 5 as shown on Exhibit D.
- c) Convenience Store with Gas Pumps and or Gas Pumps – In addition to conditional standards, shall only be allowed on Lot 5 as shown on Exhibit D.
- d) Car Wash (Accessory Use to Convenience Store with Gas Pumps and or Gas Pumps) on Lot 5 as shown on Exhibit D.
- e) Outdoor Merchandise Display, Incidental on Lot 5 as shown on Exhibit D.

#### **Tract 2**

- a) Hotels – C
- b) Theater, Regional
- c) Research & Development Center – S
- d) Automobile Repair, Minor – In addition to conditional standards, shall not be located within 230 feet of residentially zoned property
- e) Automobile Parts Sales – Shall not be located within 230 feet of residentially zoned property
- f) Restaurant – In addition to conditional standards, shall not be located within 230 feet of residentially zoned property.
- g) Retail Shops and Stores – In addition to conditional standards, shall not be located within 230 feet of residentially zoned property.

B. **Max. FAR:** Max. FAR for buildings taller than two (2) stories shall be 1.5:1. Max. FAR for all other buildings shall be 0.4:1.

C. **Building Heights:** The permitted height of all buildings within the retail areas of the Planned Development District shall be as follows:

- a) The allowed height for Hotels, Office buildings, and Hospitals located within the retail tract shall be eight (8) stories, not greater than one hundred (100) feet. All other uses shall be limited to two (2) stories, not greater than forty (40) feet.
- b) Non-residential buildings located within one hundred fifty feet (150') of a single- family zoned area shall be limited to a maximum height of two (2) stories, not greater than forty (40) feet.
- c) Non-residential buildings, which exceed two (2) stories in height, shall be required to have additional setbacks from single- family zoned areas. These additional setbacks will require one foot (1') of setback, beyond the aforementioned one hundred fifty feet (150'), for each additional foot of building height above two (2) stories.
- d) Only one-story structures are allowed within 84 feet of the south property line of Tract 2.

D. **Landscape Standards:**

- a) 25' of the required 30' Landscape Buffer to be allowed within the 100' Drainage Easement Along Frontier Parkway. Landscaping Proposed will comply with the Town of Prosper's Zoning Ordinance.
- b) Required Foundation Plantings trees to be placed elsewhere on the site on Lot 5 as shown on Exhibit D.
- c) No Trees to be located within 150' of the front doors of the proposed big box building on Lot 5. The required trees within 150' of the front door to be place somewhere else on the site.
- d) The required trees may be planted in groups with appropriate spacing for species both Tract 1 & 2.
- e) Earthen berms are not required along Frontier Parkway for both Tract 1 & 2.
- f) In Tract 2, a 30-foot landscape buffer shall be provided adjacent to residentially zoned property.
- g) In Tract 2, Perimeter landscaping adjacent to residentially zoned property shall consist of a double row of Nellie R Stevens Holly or Eastern Red Cedar trees, or similar as approved by the Parks Department, planted on 15-foot-centers, minimum of eight feet (8') in height at the time of planting, in addition to canopy tees as require by the Zoning Ordinance.
  - 1. The landscape buffer and associated planting shall be provided in conjunction with the first development that occurs within Tract 2.

E. **Screening:**

- a) Dumpster enclosures shall not be permitted within 100 feet of a residentially zoned property for retail/restaurant uses.
- b) An eight- foot (8') ornamental metal fence shall be required along the east property line for a minimum distance of 200 feet and commencing at the southeast corner of the subject property.
  - 1. The ornamental metal fence shall be provided in conjunction with the first development that occurs within Tract 2.
- c) In Tract 1 - Loading docks, truck parking, trash collection, dumpsters, and other service functions shall be incorporated into the overall design of the building or placed behind or on the side of a building and screened to not be seen from the rights-of-way. On corner lots, these areas shall be located behind the buildings.
- d) In Tract 1 - Roofs shall be designed and constructed in such a way that they acknowledge their visibility from other buildings and from the street. Rooftop mechanical equipment shall be adequately screened with durable material that is architecturally compatible with the building design. Screening shall insure mechanical equipment cannot be seen from the public right of way

## **Additional Regulations:**

### *1. Restaurant, Drive-Thru Service*

Where site conditions permit, drive-thru queuing lanes shall be designed so that the queuing wraps behind the building instead of in front of the building. If the queue lane wraps in the front of the building, the site shall provide for an ample amount of landscaping that will provide a buffer from the public rights-of-way.

In addition to the condition standards, there shall be a maximum of two drive-thru restaurants permitted for every 5 acres on a PD development plan. Drive throughs associated with an anchor tenant (50,000 gross square feet or larger) are excluded provided the drive through is supporting an accessory use such as pharmacy, or restaurant.

### *2. Big Box with Gas Pumps*

- a. The design of pump islands and canopy should be architecturally integrated with other structures on-site using similar colors, materials, and architectural detailing. All signage should be architecturally integrated with their surroundings in terms of size, shape and lighting so that they do not visually compete with architecture of the building and design of the sight.

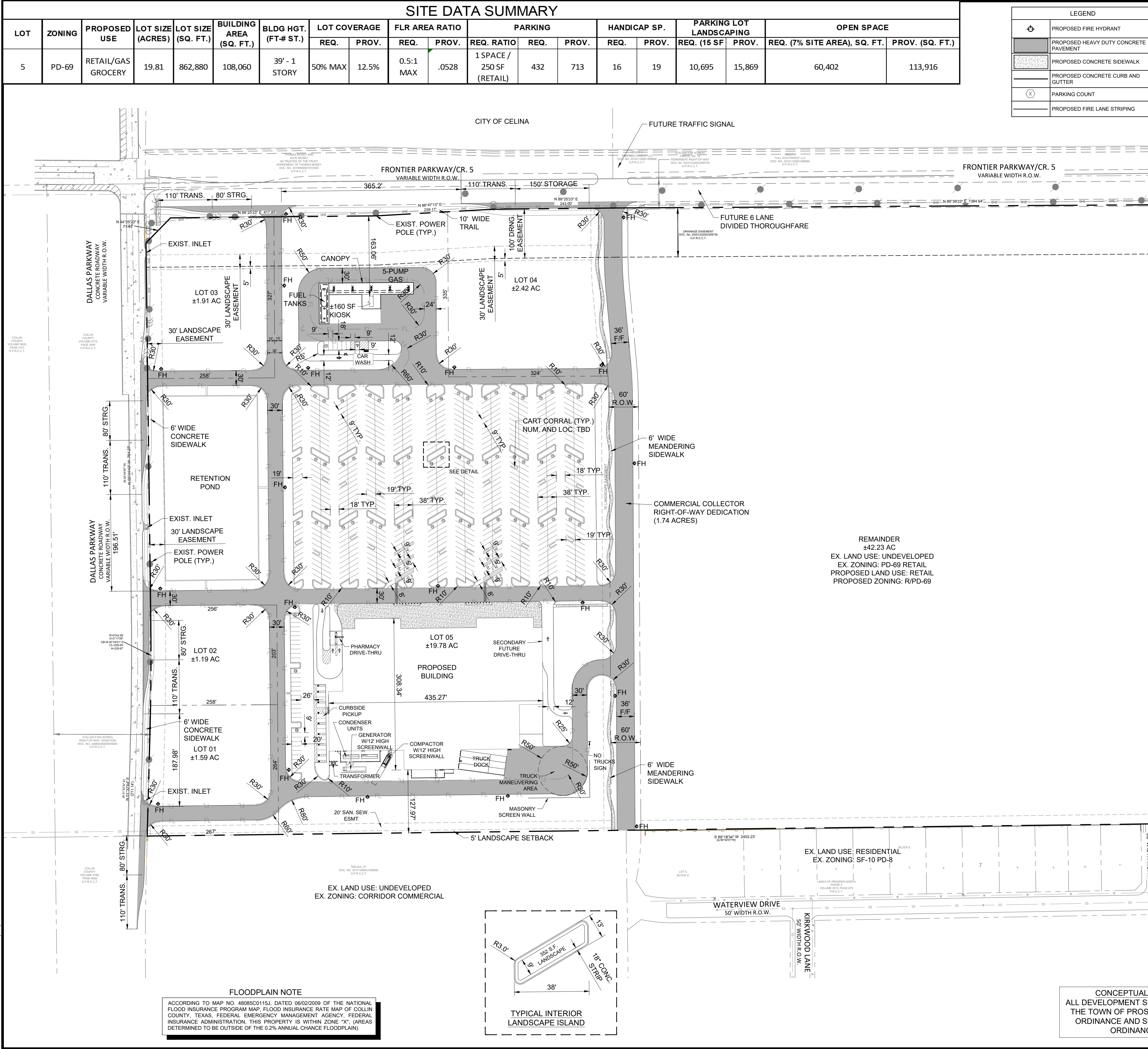
### *3. Include Public Art in Gateway Areas to promote vitality and provide a unique sense of identity.*

Art can be an expression of a collective community identity. It can celebrate what is unique about a community and honor the past and present heritage. Art can include references to the Town's geography, history, landmarks, ethnic and cultural diversity which can increase a sense of belonging when people can associate themselves with a place.

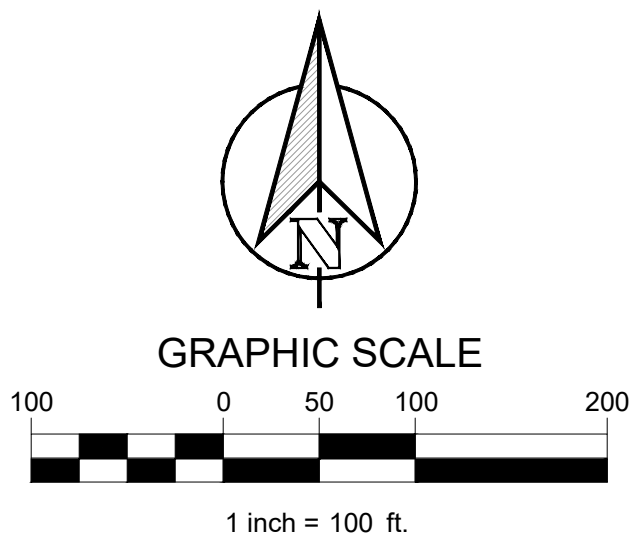
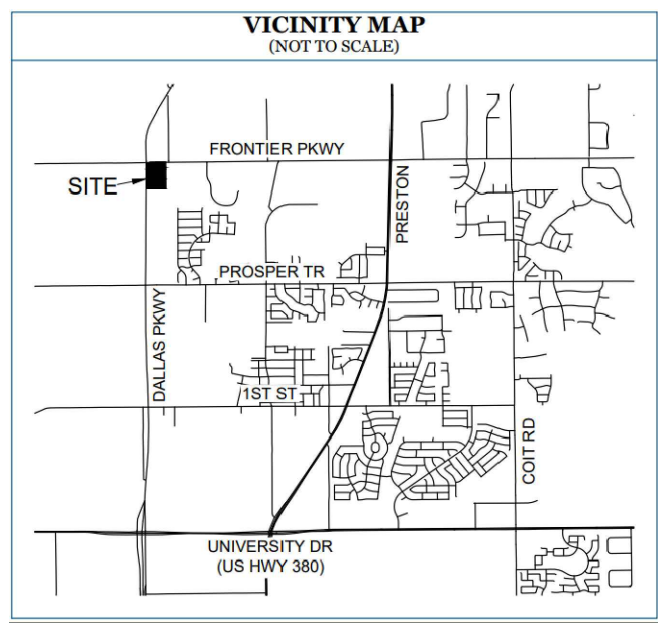
- a. Art should be integrated into the community fabric of the Tollway and should be used to mark significant intersections of the Tollway.
  - b. Developers should incorporate artist into the design team from the inception of planning to integrate works of art into their projects.
  - c. Stand-alone public art can also be used and does not necessarily have to be tied to a project. Local artists should be used whenever possible.
  - d. Art may be incorporated into existing structures such as retaining walls or integrated into utility systems to enhance or screen the use of those systems.
- ### *4. Site Plan and Elevations for Lot 5 set forth in Exhibit D shall be submitted and approved by the Planning & Zoning Commission and City Council.*



PLOTTED BY: DAN CABALLERO  
PLOT DATE: 5/6/2022 8:35 AM  
LOCATION: Z:\PROJECTS\2022-029 HEB PROSPER\CADD\ SHEETS\SP-2 EXHIBIT D.DWG  
LAST SAVED: 5/6/2022 8:35 AM



LEGEND	
	PROPOSED FIRE HYDRANT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE CURB AND GUTTER
	PARKING COUNT
	PROPOSED FIRE LANE STRIPING



- SITE PLAN NOTES:**
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED PER THE ZONING ORDINANCE.
  - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED PER THE ZONING ORDINANCE.
  - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
  - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
  - ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
  - BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
  - OCCUPANT NOTIFICATION PER THIS SECTION AND 907.5 SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION, OR EXISTING CONSTRUCTION COMPLYING WITH THE INTERNATIONAL BUILDING CODE, FOR RENOVATIONS TO EXISTING BUILDINGS, TENANT SPACES, CHANGES IN OCCUPANCY, REPLACEMENT OR MODIFICATION OF THE EXISTING FIRE ALARM SYSTEM, OR AS REQUIRED BY THE FIRE CODE OFFICIAL, FOR ALL BUILDINGS OR SPACES PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
  - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
  - TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
  - SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
  - FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS. AMENDMENT 503.2.1
  - THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1
  - BUILDINGS MORE THAN 30 FEET IN HEIGHT ARE REQUIRED TO HAVE A MINIMUM OF A 26-FOOT WIDE FIRE LANE IN THE IMMEDIATE VICINITY FOR FIREFIGHTING OPERATIONS OF THE BUILDING. ONE OF THE 26-FOOT WIDE FIRE LANES SHALL BE LOCATED A MINIMUM OF 15 FEET FROM THE BUILDING AND NO MORE THAN 90 FEET. APPENDIX D105
  - THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
  - THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
  - DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
  - FIRE HYDRANTS SHALL BE PROVIDED AT THE ENTRANCES AND INTERSECTIONS. AMENDMENT 507.5.1
  - AS PROPERTIES DEVELOP, FIRE HYDRANTS SHALL BE LOCATED AT ALL INTERSECTING STREETS AND THE MAXIMUM SPACING SHALL BE EVERY 300 FEET (300') FOR ALL DEVELOPMENTS, AND FACILITIES OTHER THAN R-3. R-3 DEVELOPMENTS SHALL BE EVERY 500 FEET (500'). DISTANCES BETWEEN HYDRANTS SHALL BE MEASURED ALONG THE ROUTE THAT FIRE HOSE IS LAID BY A FIRE APPARATUS FROM HYDRANT-TO-HYDRANT, NOT AS THE "CROW FLIES." AMENDMENT 507.5.1
  - FIRE DEPARTMENT CONNECTION (FDC) FOR THE FIRE SPRINKLER SYSTEM SHALL BE LOCATED WITHIN 50 FEET OF A FIRE HYDRANT AND 50 FEET OF A FIRE LANE. 5' STORZ, 30-DEGREE DOWNWARD TURN WITH LOCKING CAP. AMENDMENT 507.5.1
  - FIRE HYDRANTS SHALL BE LOCATED 2 FOOT (2') TO 6 FOOT (6') BACK FROM THE CURB OR FIRE LANE AND SHALL NOT BE LOCATED IN THE CUL-DE-SAC. AMENDMENT 507.5.1
  - THERE SHALL BE A MINIMUM OF TWO (2) FIRE HYDRANTS SERVING EACH PROPERTY WITHIN THE PRESCRIBED DISTANCES LISTED ABOVE. A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 507.5.1
  - A MINIMUM 10-FOOT UNOBSTRUCTED WIDTH SHALL BE PROVIDED AROUND A BUILDING FOR ADEQUATE FIRE DEPARTMENT ACCESS. A CONTINUOUS ROW OF PARKING AND LANDSCAPING SHALL BE CONSIDERED A BARRIER. AMENDMENT 503.1.1
  - THE MAXIMUM DEAD-END CUL-DE-SAC LENGTH SHALL NOT EXCEED SIX HUNDRED FEET (600') AS MEASURED FROM THE CENTERLINE OF THE INTERSECTION STREET TO THE CENTER POINT OF THE RADIUS. AMENDMENT 503.1.5
  - ONE-AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS. AUTOMATIC FIRE PROTECTION SYSTEMS PER NFPA 13D OR NFPA 13R SHALL BE PROVIDED IN ALL ONE-AND TWO-FAMILY DWELLINGS WITH A CONDITIONED FLOOR AREA OF 5,500 SQUARE FEET (511 M2) OR GREATER, DWELLINGS THREE (3) STORIES OR GREATER, OR DWELLINGS WITH ROOF HEIGHTS EXCEEDING THIRTY-FIVE FEET (35') FROM GRADE. IRC-2015 AMENDMENT R313.2
  - HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
  - ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
  - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
  - ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
  - SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) FEET IN WIDTH ALONG RESIDENTIAL STREETS AND BARRIER-FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
  - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING SERVICES DEPARTMENT.
  - SITE PLAN APPROVAL IS REQUIRED BEFORE THE GRADING RELEASE.
  - ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
  - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW PER THE ZONING ORDINANCE.
  - ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
  - IMPACT FEES WILL BE ASSESSED PER THE LAND USE OR CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
  - THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF THE ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID.

PD CASE #: Z22-0007		
OWNER:		
DNT FRONTIER, LP 4303 W LOVERS LANE, SUITE 200 DALLAS, TX 75209 PH: 817.201.6982		
CONTACT NAME: DAVID FOGEL		
APPLICANT/ENGINEER:		
CLAYMOORE ENGINEERING, INC. 301 S COLEMAN, SUITE 40 PROSPER, TX 75078 PH: 817.201.6982		
CONTACT NAME: MATT MOORE		
ARCHITECT		
O'BRIEN ARCHITECTS 5800 DEMOCRACY DRIVE, SUITE 200B PLANO, TX 75024 PH: 972.788.1010		
CONTACT NAME:		
LEGAL DESCRIPTION:		
BEING PART OF 70.91 ACRE TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147, COLLIN COUNTY, TEXAS		
CITY:		STATE:
TOWN OF PROSPER		TEXAS
COUNTY:	SURVEY:	ABSTRACT NO.
COLLIN	COLLIN COUNTY SCHOOL	147

TEXAS REGISTRATION #14199

**CLAYMOORE ENGINEERING**

1980 CENTRAL DRIVE, SUITE 400B  
PROSPER, TX 75078  
PHONE 817.201.6982  
WWW.CLAYMOORE.COM

**PRELIMINARY**

FOR REVIEW ONLY  
Not for construction purposes.

**CLAYMOORE ENGINEERING**  
ENGINEERING AND PLANNING CONSULTANTS

Engineer: **MATT MOORE**  
P.E. No. 95813 Date: **5/6/2022**

**PROSPER COMMERCIAL**  
BEING PART OF 70.91 ACRES OF LAND  
OUT OF COLLIN COUNTY SCHOOL LAND  
SURVEY, ABSTRACT NO. 147  
PROSPER, TEXAS

No.	DATE	REVISION	BY

**EXHIBIT D**

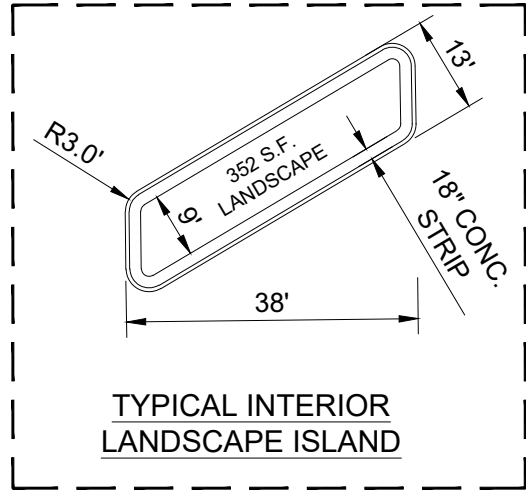
DESIGN: MAM  
DRAWN: DC  
CHECKED: MAM  
DATE: 5/6/2022

**SHEET**  
**SP-2**

CASE NO.

CONCEPTUAL ONLY  
ALL DEVELOPMENT SHALL FOLLOW  
THE TOWN OF PROSPER ZONING  
ORDINANCE AND SUBDIVISION  
ORDINANCE

**FLOODPLAIN NOTE**  
ACCORDING TO MAP NO. 48085C0115J, DATED 06/02/2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).

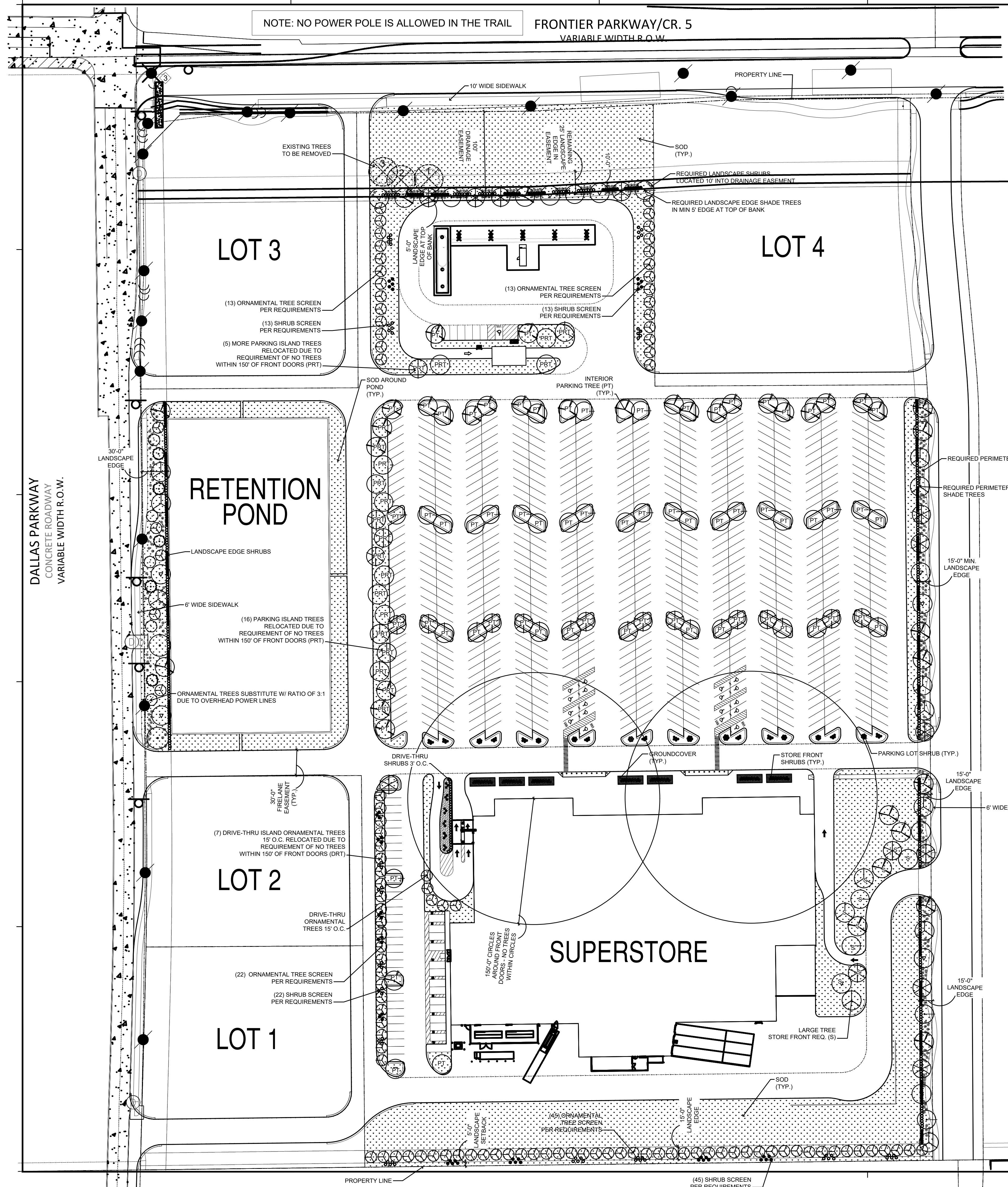






### **Exhibit E – DSF Retail Development Schedule**

It is anticipated that the sanitary sewer line needed to serve this property will be installed by March 2024. Currently, it is anticipated that design of the retail building will occur in 2023 and construction will commence in 2024.



NOTE: NO POWER POLE IS ALLOWED IN THE TRAIL

FRONTIER PARKWAY/CR. 5  
VARIABLE WIDTH R.O.W.

NOTE: INSTALLING THE TREE ON TOP OF BANKS MUST MEET TOWN PLANTING REQUIREMENTS. THE DETAILS FOR THE PLANTING MUST BE PROVIDED WITH THE SITE PLAN AND NEED TO BE APPROVED BY PARKS AND REC.

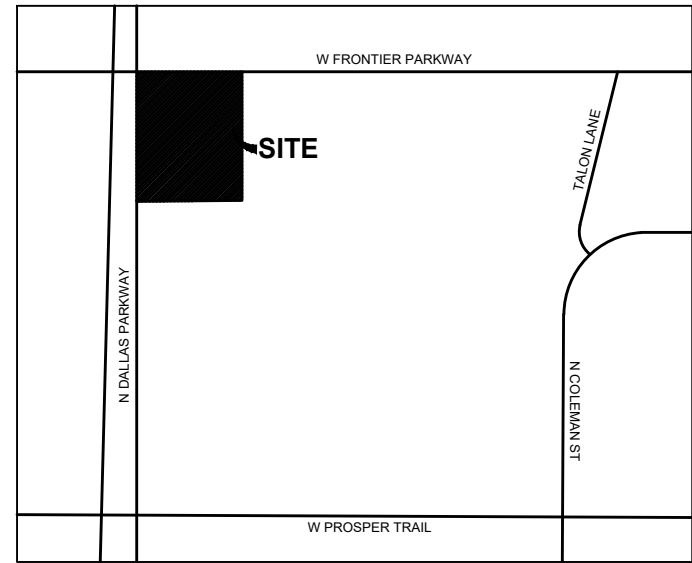
WATER METER SCHEDULE

METER ID NUMBER	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SEWER SIZE
③	2"		1	

NOTE: THIS IS CONCEPTUAL IN NATURE AND THE DETAILS PER THE PD AND TOWN ORDINANCES WILL BE PROVIDED WITH THE SP / PSP

LANDSCAPE HYDROZONE SCHEDULE (LWR):

SHRUBS/GROUNDCOVER: 1.25 X [(55.85 X 0.5) - 8.7] x 17,845 / 1,604 = 267,355.14 GAL.  
WARM SEASON TURFGRASS: 1.33 X [(55.85 X 0.6) - 8.7] x 258,522.6 / 1,604 = 5,318,296.5 GAL.



VICINITY MAP  
(NOT TO SCALE)

LANDSCAPE CALCULATIONS TABLE

TOTAL SITE AREA:	3,088,839.6 SF
SPECIFIC AREA:	862,923.6 SF
DALLAS PARKWAY FRONTAGE:	416 LF
FRONTIER PARKWAY FRONTAGE:	338 LF
# OF PARKING SPACES:	778

NOTE: LANDSCAPE EASEMENT FOR THE WEST AND THE EAST WILL NOT OVERLAP THE UTILITY EASEMENT

PERIMETER REQUIREMENTS

DALLAS PARKWAY

REQUIREMENT: 30' LANDSCAPE EDGE  
(1) 3" CAL. SHADE TREE (OR 3 ORNAMENTALS) AND (15) 5 GAL. SHRUBS PER 30 LF OF FRONTAGE  
416 LF / 30 = (13.9) 3" CAL. SHADE AND X 15 = (207.9) 5 GAL. SHRUBS  
  
PROVIDED: (9) 3" SHADE TREES, (15) ORNAMENTAL TREES SUBSTITUTING FOR 5 SHADE TREES, AND (210) 5 GAL. SHRUBS ALONG DALLAS PARKWAY

FRONTIER PARKWAY

REQUIREMENT: 30' LANDSCAPE EDGE  
(1) 3" CAL. SHADE TREE AND (15) 5 GAL. SHRUBS PER 30 LF OF FRONTAGE  
338 LF / 30 = (11.3) 3" CAL. SHADE AND X 15 = (168.9) 5 GAL. SHRUBS  
  
PROVIDED: (12) 3" SHADE TREES AND (169) 5 GAL. SHRUBS ALONG FRONTIER PARKWAY

EASTERN PERIMETER:

REQUIREMENT: 15' LANDSCAPE EDGE  
(1) 3" CAL. SHADE TREE AND (15) 5 GAL. SHRUBS PER 30 LF OF FRONTAGE  
821 LF / 30 = (27.36) 3" CAL. SHADE AND X 15 = (410.49) 5 GAL. SHRUBS  
  
PROVIDED: (27) 3" SHADE TREES AND (411) 5 GAL. SHRUBS ALONG FRONTIER PARKWAY

SOUTHERN AND LOTS 1,2,3,4 PERIMETER:

REQUIREMENT: 5' SET BACK WITH 15' LANDSCAPE EDGE  
SMALL TREE AND (1) 5 GAL. SHRUBS PER 15 LF  
  
PROVIDED: (1) SMALL TREES AND (1) 5 GAL. SHRUBS CLUSTERED IN GROUPS TO MEET PERIMETER REQUIREMENTS

DRIVE-THRU REQUIREMENTS

REQUIREMENT: MIN. 10' WIDE LANDSCAPE ISLAND  
PROVIDED: 10' WIDE LANDSCAPE ISLAND  
  
REQUIREMENT: 3" CAL ORNAMENTAL TREE PLANTED 15' O.C. WITH MIN. 5 GAL. SHRUBS PLANTED 3' O.C.  
PROVIDED: DRIVE-THRU REQUIREMENTS MET WITH THE EXCEPTION OF TREES WITHIN 150' OF FRONT DOORS.. PER APPROVAL, TREES WERE RELOCATED TO ANOTHER LOCATION TO SCREEN DRIVE-THRU

INTERIOR PARKING LOT LANDSCAPING

REQUIREMENT: (15) SF. OF PERMEABLE LANDSCAPE FOR EACH PARKING SPACE  
778 SPACES X 8 SF = 11,670 SF OF PERMEABLE LANDSCAPE  
PROVIDED: 48,824.88 SF  
  
REQUIREMENT: (1) SHADE TREE PER EVERY LANDSCAPE ISLAND AND WITHIN 150 FT. OF EVERY PARKING SPACE  
PROVIDED: (1) SHADE TREE IN EVERY ISLAND (EXCEPT THOSE WITHIN 150 FT. OF BUILDING FACE) AND ALL PARKING SPACES WITHIN 150 FT. OF A SHADE TREE

OPEN SPACE REQUIREMENT

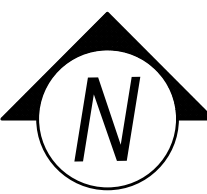
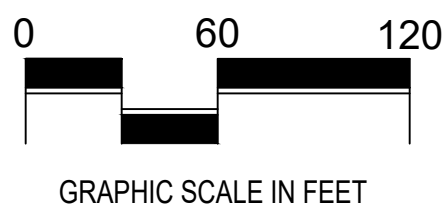
REQUIREMENT: 7% OF LOT AREA IS REQUIRED TO BE OPEN SPACE. THIS SPACE SHALL NOT CONSIST OF VEHICULAR PAVING, PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, LANDSCAPE EDGE, OR SIDEWALKS  
PROVIDED: MORE THAN 7% OF OPEN SPACE PROVIDED

BUILDING LANDSCAPING

REQUIREMENT: (1) LARGE 3" CAL. TREE FOR EVERY 10,000 SQ. FT. OF BUILDING AREA  
108,418.67 / 10,000 = 10.8 TREES  
PROVIDED: 11 TREES

OVERALL LANDSCAPE PLAN

SCALE: 1" = 60'-0"



OWNER/APPLICANT  
HEB GROCERY CO  
3890 NORTHWEST HWY., STE 300  
DALLAS, TEXAS 75075  
PH: (214) 680-7600  
CONTACT: JOHN E. ROSE III, P.E.  
rose.john@heb.com

LANDSCAPE ARCHITECT  
MECKS DESIGN GROUP, INC.  
1755 N. COLLINS BLVD., STE 300  
RICHARDSON, TEXAS 75080  
PH: (972) 680-7474  
CONTACT: HERB MECKS  
hmecks@mdgdl.com

PLEASE BE ADVISED: THIS DOCUMENT MAY CONTAIN SENSITIVE AND/OR PROPRIETARY INFORMATION AND THEREFORE MUST BE TREATED AS A CONFIDENTIAL DOCUMENT. ACCEPTANCE OF THIS DOCUMENT CONSTITUTES AN AGREEMENT THAT THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN SHALL BE MAINTAINED AND TRANSMITTED IN A CONFIDENTIAL MANNER. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED, RELEASED OR DISTRIBUTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF H.E.B. GROCERY. ANY DISTRIBUTION TO NON-H.E.B. ENTITIES OR PERSONS MUST BE SUBJECT TO A WRITTEN CONFIDENTIALITY AGREEMENT.

CITY SUBMITTAL PLAN

H.E.B. Prosper  
PROSPER, TEXAS

SHEET NO.  
LP.01

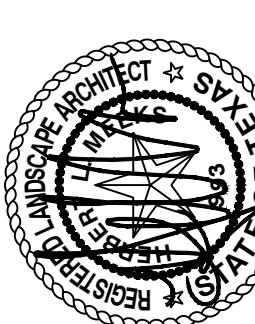
SCALE: AS INDICATED  
CONSULT.  
PROJ. NO.

DATE: 05/13/2022

MECKS DESIGN GROUP, INC.  
1755 N. COLLINS BLVD.  
SUITE 300  
RICHARDSON, TX 75080  
P: (972) 680-7474  
F: (972) 680-7474

mob  
landscape  
architects

H-E-B



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