

ZONE 24-0026  
EXHIBIT B: STATEMENT OF INTENT

Mr. David Hoover  
Director of Development Services  
Town of Prosper  
250 W. First Street  
Prosper, TX 75078

**Re: Letter of Intent – Haiby Coleman Planned Development Request (301 S. Coleman)**

Dear Mr. Hoover:

Please accept this letter of intent for the Planned Development (PD) zoning request associated with the existing office building located at 301 S. Coleman. The purpose of this request is to modify the building setback, landscape setbacks, lot coverage, and open space requirements as a result of the right-of-way condemnation that has occurred to facilitate the First Street/Coleman intersection/round-about. The parcel is currently 0.6089 acres in size but this will be reduced to .5685 acres.

Below are the proposed modifications to the base Downtown Office Zoning to be requested

- Front Yard Setback – 5' or Variable Width
- Landscape Setback – 5' or Variable Width
- Landscape Islands at Parking Terminus Islands – Width to be Reduced to Proposed ROW on First Street
- Open Space Reduction

Should you need any additional information, please contact me at 817-201-6982.

Sincerely,



Matt Moore  
Haiby Coleman, LLC  
Manager