










SITE PLAN EXHIBIT
PARKER ROAD & JOSEY LANE
CITY OF CARROLLTON

DATE: 12/02/2025

Kimley»Horn

SITE USE TABLE									
LOT	LOT AREA	EXISTING USE	PROPOSED USE	EXISTING ZONING	PROPOSED ZONING	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES	ADA SPACES REQUIRED	ADA SPACES PROVIDED
TRACT A	15.48 ACRES 674,452 SF	VACANT	RETAIL	LR-2	PD	343	613	13	16
TRACT B	1.66 ACRES 72,176 SF	VACANT	PARKING LOT	LR-2	PD	0	110	0	0
TOTAL	17.14 ACRES 746,628 SF	-	-	-	-	-	723	-	16



- | | |
|---|---------------------------|
|  | PROPOSED FIRE LANE |
|  | PUBLIC PAVEMENT |
|  | PROPOSED BUILDING |
|  | PROPERTY LINE |
|  | BARRIER FREE RAMP (BFR) |
|  | ACCESSIBLE PARKING SYMBOL |
|  | TYPICAL |
|  | EXISTING |
|  | PROPOSED |

STANDARD NOTES:
A. SIDEWALKS (WHICH ARE REQUIRED IN ALL DISTRICTS, WITH THE SINGLE EXCEPTION OF LOCAL INDUSTRIAL STREETS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CARROLLTON'S SPECIFICATIONS.

THE DEVELOPER WILL CONSTRUCT SIDEWALKS ALONG THE REAR AND SIDE OF LOTS THAT ABUT COLLECTOR OR ARTERIAL THOROUGHFARES OR WHICH ABUT PERIMETER STREETS, OR WHERE AN ALLEY IS ADJACENT TO A COLLECTOR OR ARTERIAL THOROUGHFARE.

THE BUILDER ON A LOT WILL CONSTRUCT ALL OTHER SIDEWALKS ON THE FRONT AND SIDE OF LOTS ON INTERNAL STREETS.

CERTIFICATES OF OCCUPANCY WILL NOT BE ISSUED
UNTIL SUCH REQUIREMENTS HAVE BEEN MET.

- B. A FENCE, OR APPROVED ALTERNATIVE, SCREENING WALL (CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CARROLLTON'S SPECIFICATIONS AND THE COMPREHENSIVE ZONING ORDINANCE) WILL BE CONSTRUCTED BY THE DEVELOPER ALONG THE NORTHERN PROPERTY LINE FOR A DISTANCE OF 1,811 FEET.
- C. A MINIMUM OF 10 % OF THE TOTAL SITE IS REQUIRED TO BE LANDSCAPED. (THE LANDSCAPING MUST BE LOCATED IN ACCORDANCE WITH THIS PLANNED DEVELOPMENT, BE IDENTIFIED BY A SHADING PATTERN WHICH IS IDENTIFIED IN THE LEGEND AND IDENTIFIED IN SQUARE FEET ON THE SITE PLAN.)
- D. SELLING OFF A PORTION OF THIS ADDITION BY MEANS AND BEING DESCRIBED WITHOUT A REPLACEMENT BEING APPROVED BY THE CITY OF CARROLLTON IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING PERMITS.

CALLED 503.5248 ACRES
 TRAMMELL CROW COMPANY NO. 33
 VOL. 2899, PG. 713
 ZONED: CC
 NONRESIDENTIAL

CASE NO. PLZPD 2025-182
SITE PLAN

Being ±17.14 Acres
PROPERTY ID 622082

City of Carrollton, Denton County, Texas
December 2nd, 2025

Owner.

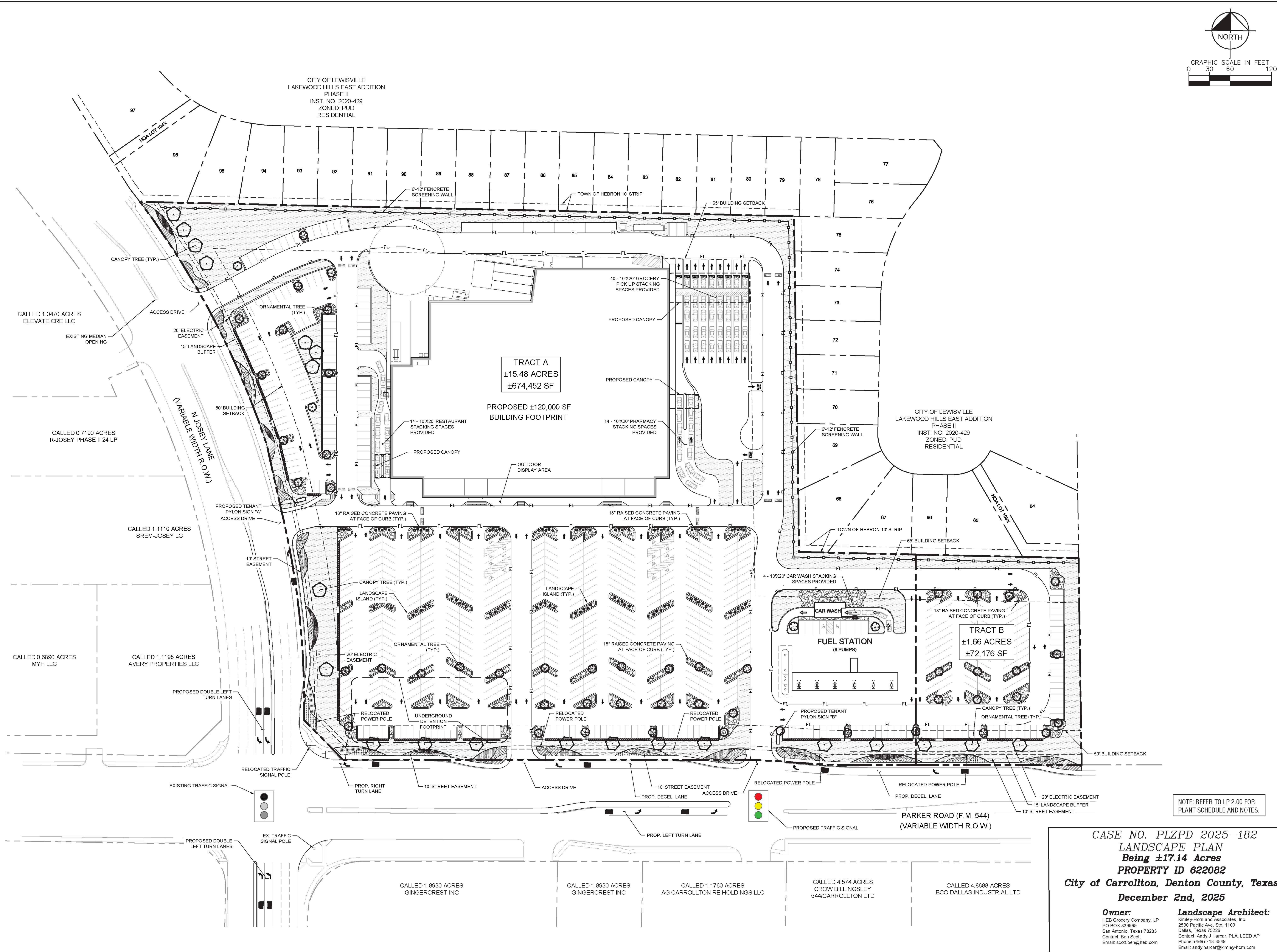
HEB Grocery Company, LP
PO BOX 839999
San Antonio, Texas 78283
Contact: Ben Scott
Email: scott.ben@heb.com

Engineer:

Kimlev-Horn and Associates, Inc.
2600 N. Central Expressway, Ste. 400
Richardson, Texas 75080
Contact: Jonathan Kerby, P.E.
Phone: (972) 770-1370
Email: jonathan.kerby@kimlev-horn.com

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED.
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NOTE: REFER TO LP 2.00 FOR PLANT SCHEDULE AND NOTES.

CASE NO. PLZPD 2025-182
LANDSCAPE PLAN
Being ±17.14 Acres
PROPERTY ID 622082
City of Carrollton, Denton County, Texas
December 2nd, 2025

Owner:
HEB Grocery Company, LP
PO BOX 535999
San Antonio, Texas 78283
Contact: Ben Scott
Email: scott.ben@heb.com

Landscape Architect:
Kimley-Horn and Associates, Inc.
2500 Pacific Ave. Ste. 1100
Dallas, Texas 75226
Contact: Andy J. Harcar
Phone: (469) 718-8340
Email: andy.harcar@kimley-horn.com

ZONING LANDSCAPE PLAN		SHEET NUMBER LP 1.00	
NEC PARKER ROAD AND JOSEY LANE		CARROLLTON, TEXAS	
KHA PROJECT 069227483		DATE 12/02/2025	
SCALE AS SHOWN		DESIGNED BY SLS	
DRAWN BY SLS		CHECKED BY AJH	
PRELIMINARY FOR REVIEW ONLY Not for construction or permit purposes.		Kimley-Horn P.L.A. No. 2554, Exp. 12/3/2025	
Kimley-Horn		© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 2800 N. CENTRAL EXPRESSWAY, SUITE 400 RICHARDSON, TEXAS 75080 PHONE 214-617-0535 WWW.KIMLEY-HORN.COM TX F-628	
BY		DATE	

CONCEPTUAL SAMPLE BUILDING ELEVATIONS

