

TOWN OF PROSPER, TEXAS

ORDINANCE NO. 16-13

AN ORDINANCE OF THE TOWN OF PROSPER, TEXAS, ADOPTING AND APPROVING A SPECIAL PURPOSE SIGN DISTRICT, PURSUANT TO SECTION 3.14.012 OF THE TOWN'S CODE OF ORDINANCES, AS AMENDED, FOR 23.40 ACRES OUT OF A 35.72-ACRE TRACT OF LAND, MORE OR LESS, COMMONLY KNOWN AS PROSPER PLAZA (KROGER); MAKING FINDINGS; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, Section 3.14.012 of the Town's Code of Ordinances, as amended, provides for the approval by the Town Council of the Town of Prosper, Texas (the "Town Council"), of a special district that exclusively addresses sign regulations; and

WHEREAS, the special district, if approved by the Town Council, is designated a Special Purpose Sign District ("SPSD"), and in general, the purposes of an SPSP are to (1) promote consistency among signs within a development, thus creating visual harmony between signs, buildings, and other components of the property; (2) enhance the compatibility of signs with the architectural and site design features within a development; (3) encourage signage that is in character with planned and existing uses, thus creating a unique sense of place; and (4) encourage multi-tenant commercial uses to develop a unique set of sign regulations in conjunction with development standards; and

WHEREAS, an application has been submitted to the Town for a SPSP for 23.40 acres out of a 35.72-acre tract of land, more or less ("the Property"), commonly known as Prosper Plaza (Kroger), generally located on the northwest corner of US Highway 380 and Custer Road in the Town; and

WHEREAS, the proposed SPSP consists of signage for a Kroger store on 23.40 acres, which was approved by the Town Council on January 26, 2016; while the signage for the Lowe's store for 12.30 acres was approved by Town Council on December 8, 2015, as SPSP Ordinance No. 15-73; and

WHEREAS, all legal notices required for the creation of the proposed SPSP have been given in the manner and form set forth by law, and public hearings have been held on the proposed SPSP and all other requirements of notice and completion of such SPSP procedures have been fulfilled; and

WHEREAS, the Town Council has further investigated and determined that it will be advantageous and beneficial to Prosper and its inhabitants to adopt a SPSP on the aforementioned property, subject to the terms and conditions as set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, THAT:

SECTION 1

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2

There is hereby created and approved a Special Purpose Sign District on the Property. All signage on the Property shall be subject to the Statement of Intent and Purpose, attached hereto as Exhibit A and incorporated by reference, the Sign Coordination Plan, attached hereto as Exhibit B and incorporated by reference, the detailed elevations, attached hereto as Exhibits C-4, C-5, C-6, and C-7, the Sign Schedule, attached hereto as Exhibit D and incorporated by reference, and incorporated by reference. Any signage not specifically addressed in the attachments to this Special Purpose Sign District Ordinance shall comply with the Town's Sign Ordinance, contained in Article 3.14, "Signs," of Chapter 3, "Building Regulations," of the Town's Code of Ordinances, as amended.

SECTION 3

No developer or property owner shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein. Any portion of this Ordinance may be repealed by the Town Council in the manner provided for by law.

SECTION 4

It shall be unlawful for any person, firm or corporation to make use of said premises in some manner other than as authorized by this Ordinance, and shall be unlawful for any person, firm or corporation to construct on said premises any signage that is not in conformity with this Ordinance.

SECTION 5

Any person, firm, corporation or business entity violating this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined any sum not exceeding Five Hundred (\$500.00). Each continuing day's violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the Town from filing suit to enjoin the violation. The Town retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 6

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Prosper hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

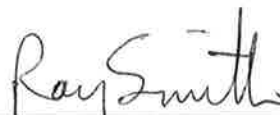
SECTION 7

All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the appeal prevent a prosecution from being commenced for any violation if occurring prior to the repealing of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8

This Ordinance shall become effective from and after its adoption and publication as required by law.

DULY PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS, ON THIS 9TH DAY OF FEBRUARY, 2016.



Ray Smith, Mayor

ATTEST:



Robyn Battle, Town Secretary

APPROVED AS TO FORM AND LEGALITY:



Terrence S. Welch, Town Attorney

EXHIBIT "A"

STATEMENT OF INTENT & PURPOSE

Prosper Plaza – Kroger

On the Kroger building, there are three signs that are larger than the Town Ordinance including Wall Sign 6 on Exhibit B-Starbucks logo which is 5 feet in diameter vs. 4 feet in the ordinance (due to the wall height-ordinance is 4 feet), Wall Sign 7 on Exhibit B -Kroger Oval over the main entry which is 7 feet 6 inches vs. 5 feet in the ordinance, and Wall Sign 8 on Exhibit B-Kroger Oval over second entrance which is 5 feet 7 inches vs. 5 feet in the ordinance. The total Kroger signage is less than 7% of the total front façade of the building, and the code allows 50% of the wall area. Additionally, the Kroger architectural front facades are 47 feet tall and 44 feet tall, and signage that was smaller than proposed would look out of scale. All other monument or building signage will comply with the Town sign ordinance.

UNIFIED DEVELOPMENT ZONE

TOTAL ACREAGE: 35.72 ACRES

NUMBER OF LOTS: 6

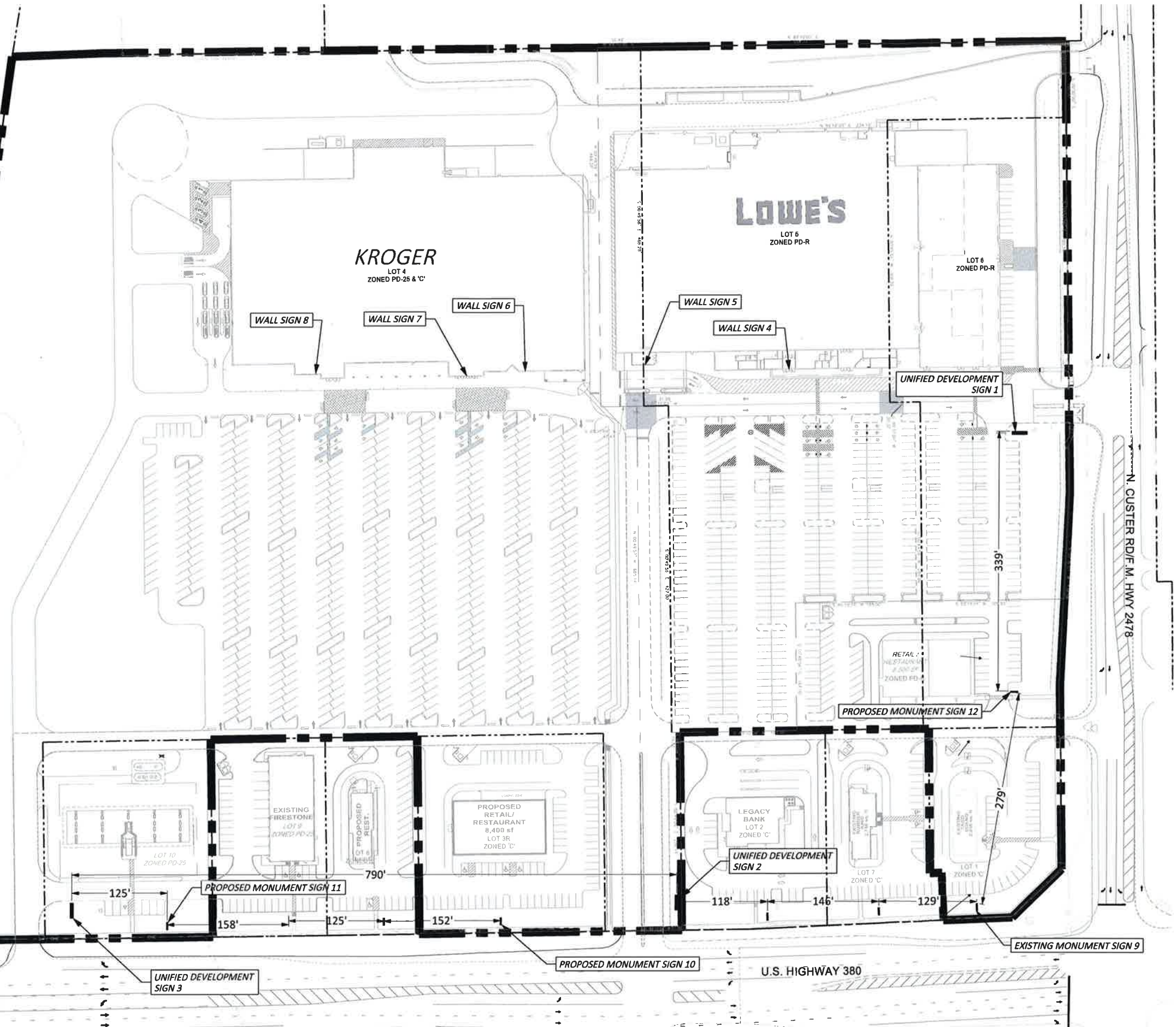
NUMBER OF UNIFIED DEVELOPMENT SIGNS: 3

NUMBER OF MONUMENT SIGNS: 4

NOTE:
PROPOSED MONUMENT SIGNS
SHALL COMPLY WITH ORDINANCE



0 30 60 120 180
1" = 60'



REVISIONS

crosspoint
engineering

5820 Old Bullard Road, Suite 130 | Tyler, Texas 75703
409.798.4496 | TYPPE Firm Reg. No. F-5245

PROSPER PLAZA
35.72 ACRES
PROSPER, TEXAS

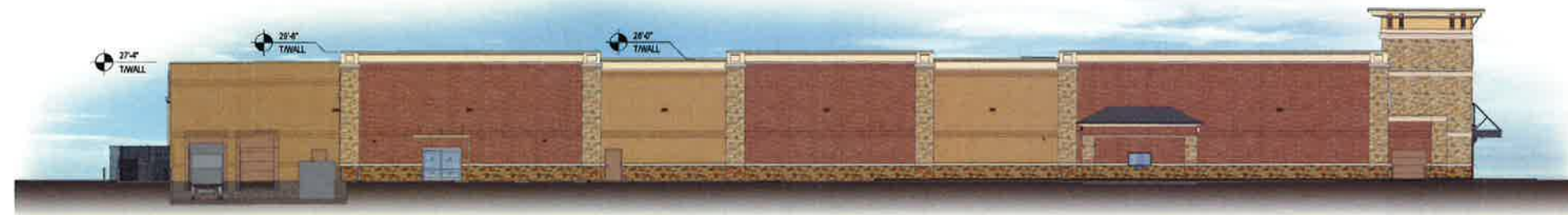
EXHIBIT 'B' - SIGN
COORDINATION PLAN

PROJECT: 14-1500-05
DRAWN BY: []
CHECKED BY: []
SCALE: []

SHEET:



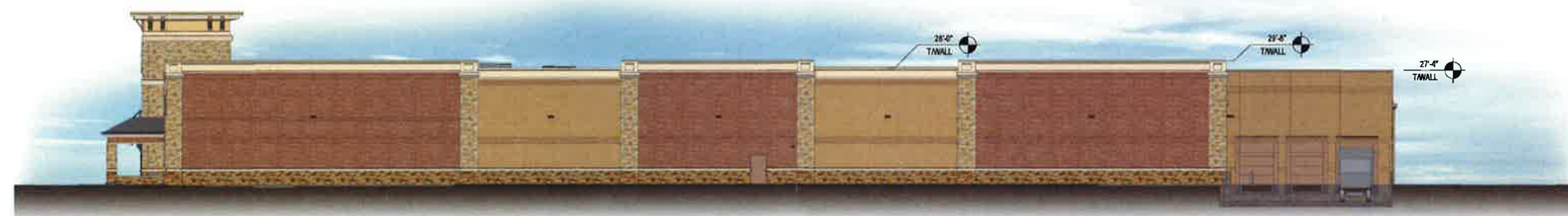
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

SIGN EXHIBIT C-4

January 13, 2016

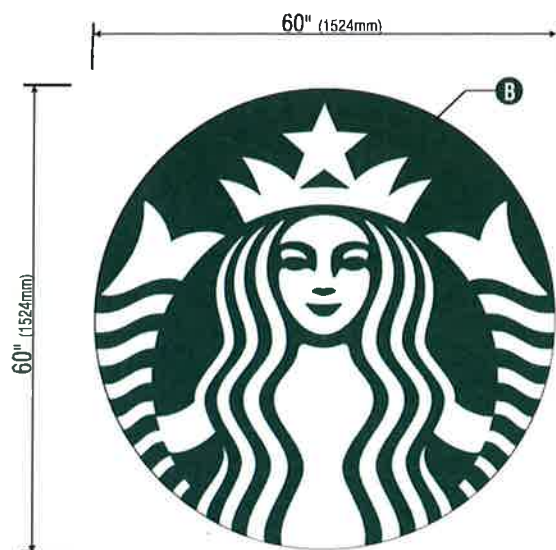
Big Box Store

Prosper, TX
K515451

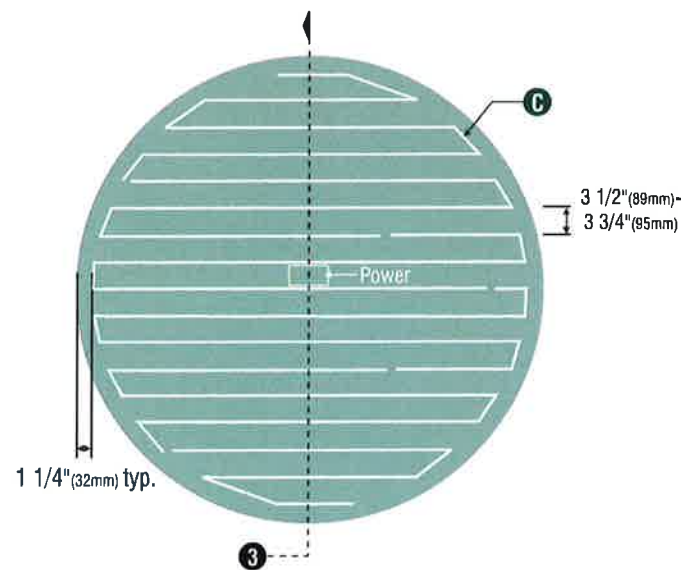


60" ILLUMINATED SIREN

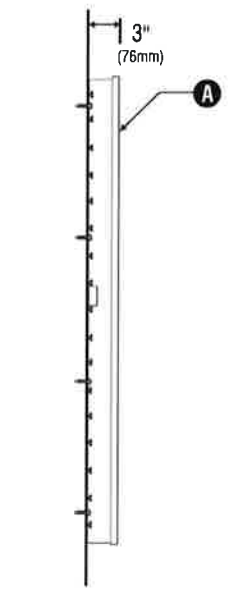
Qty. 1 SBC-S13164-277



1 Front View
1/2" = 1' (11x17 Paper)



2 LED Detail
LED's Provided By:
LUMIFICIENT
www.lumificent.com



3 Section View

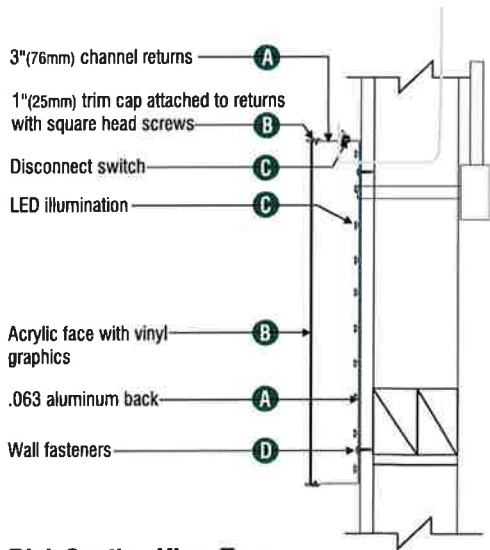


4 Side View

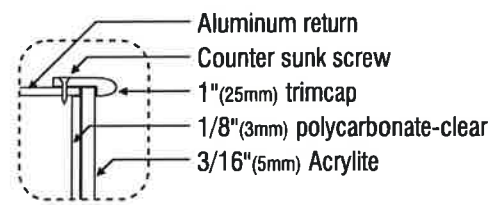
SPECIFICATIONS:

- A** Single faced internally illuminated wall mount logo disk. Cabinet to be 3"(76mm) deep, fabricated aluminum sidewalls and back. Paint cabinet black polyurethane. Faces to be 3/16"(5mm) White acrylic. 1" black trimcap with square head screws retainer edging.
- B** Graphics of logo to be 1st surface 3M Translucent Scotchcal vinyl- Holly Green #3630-76. Siren to show thru White.
- C** Internally illuminate logo disk with Lumificent™ white LED's installed to back of disk. Power with self-contained Lumificent™ power supply covered in white vinyl film. Fasten to wall with required fasteners.

wall mount EVOLVED			
Size	Sq.Ft.	Sq.M.	Volts
60" (1524mm)	19.62	1.82	277



5 Disk Section View Typ.



6 Enlarged Detail

COLOR LEGEND	
PMS/PAINT	VINYL
PMS 3525 C	3M 3630-76
RAL 7021M	3M 3630-22
PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OPAQUE
PMS 369 C	NA

WALL SIGN 6

HILTONDISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

QID 15-28640

JOB NAME

LOCATION

Prosper TX

CUSTOMER CONTACT

SALESMAN / PM

Valerie Foster

DESIGNER

Brian Sowder

DWG. DATE

6-29-15

REV. DATE / REVISION

SCALE

FILE

DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
SLS/PM:	LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



EXHIBIT C-5

060-00005155 (120V)
060-00005156 (277V)

060-00005005 (120V)
060-00005006 (277V)

WALL SIGN 7

WALL SIGN & LETTERS

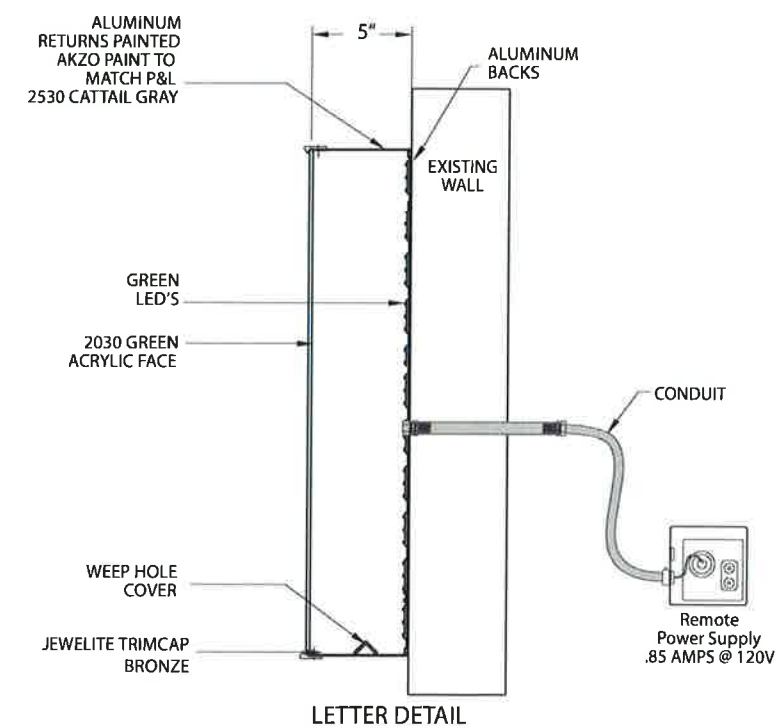
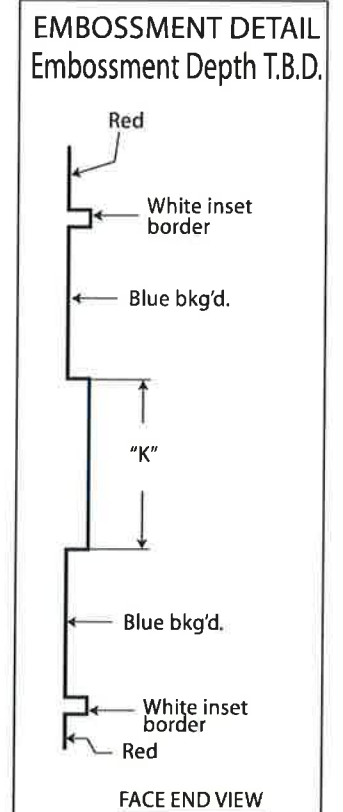
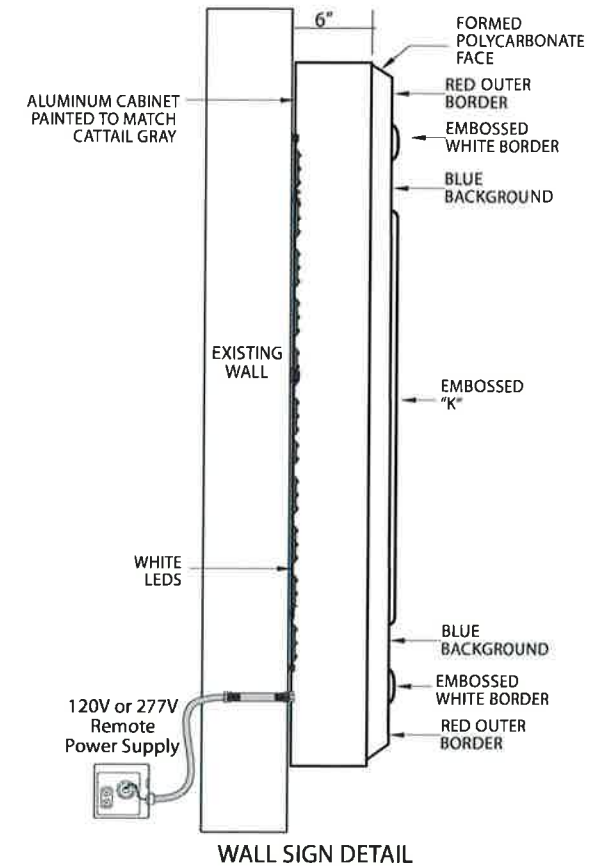


EXHIBIT C-6

403-LOGO-7X9SC-120
403-LOGO-7X9SC-277
403-CL52MKPL-RMT120
403-CL52MKPL-RMT277



The International Sign Service
THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS SIGNS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS SIGNS.

CUSTOMER APPROVAL:

DATE:

Ordinance No. 16-13, Page 8

DATE 3-18-09 BY S.H.
Rev. #1
Rev. #2
Rev. #3

DATE BY
Rev. #4
Rev. #5
Rev. #6



DRAWING NO:

53154.34

DATE: 2-9-09

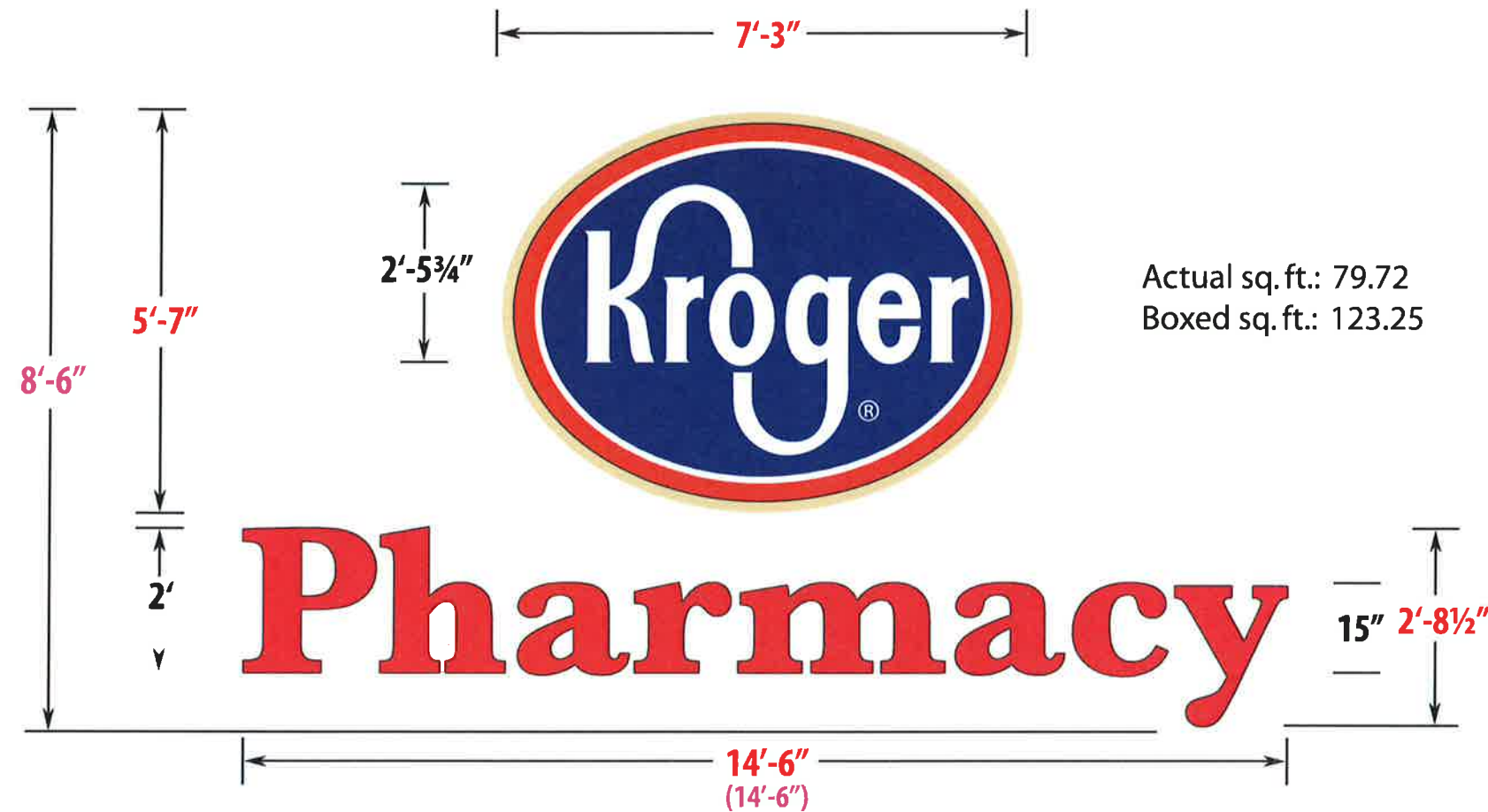
G. Hawke

060-00005154 (120V)
060-00005157 (277V)

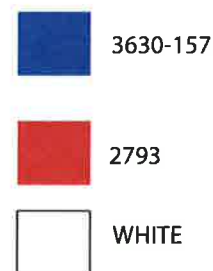
060-00005007 (120V)
060-00005008 (277V)

WALL SIGN 8

WALL SIGN & LETTERS

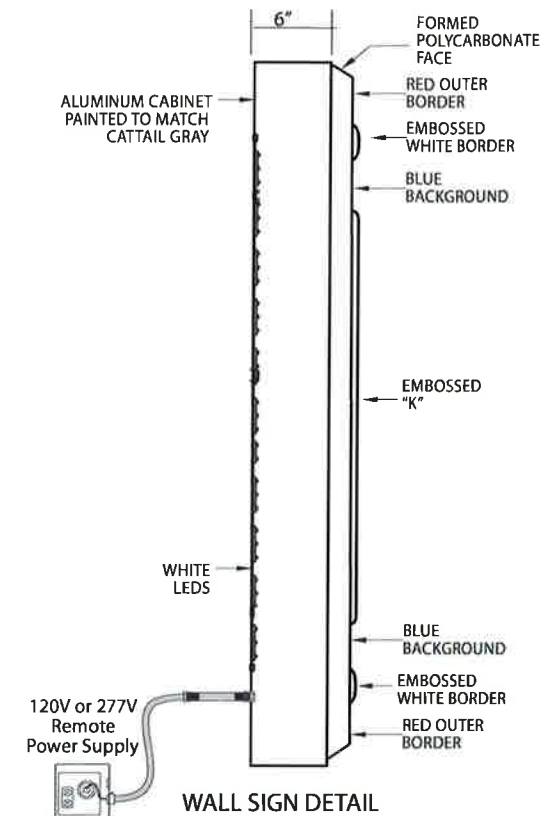


Actual sq. ft.: 79.72
Boxed sq. ft.: 123.25



TRIMCAP:
BRONZE

RETURNS:
AKZO TO MATCH
MATTHEWS P&L 2530
CATTAIL GRAY
(Gloss Level T.B.D.)



EMBOSSMENT DETAIL

Embossment Depth T.B.D.

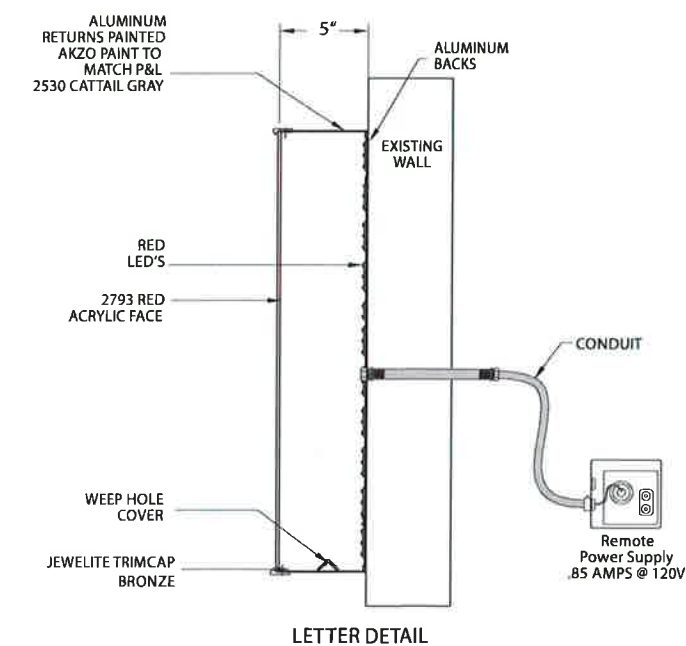
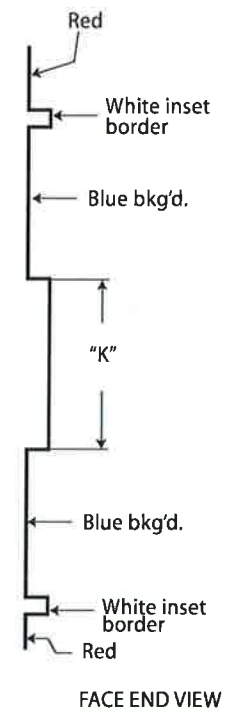


EXHIBIT C-7

403-LOGO-5X7SC-120
403-LOGO-5X7SC-277
403-CL24MKPL-RMT120
403-CL24MKPL-RMT277



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BY AN OFFICER OF CUMMINGS SIGNS.

CUSTOMER APPROVAL:

DATE:

Ordinance No.

Rev. #1 DATE 3-10-09 BY S.H.
Rev. #2 3-10-09 S.H.
Rev. #3

Rev. #4 DATE BY
Rev. #5
Rev. #6



DRAWING NO:

53154.36

DATE: 2-10-09

S. Hawke

EXHIBIT "D"

SIGN SCHEDULE / DEVELOPMENT STANDARDS

SIGN NUMBER	TYPE	DOES NOT COMPLY WITH:	SECTION
1	Unified Development Sign	Not Applicable	
2	Unified Development Sign	Not Applicable	
3	Unified Development Sign	Not Applicable	
4	Wall Sign (Lowe's)	Maximum Wall Sign Height	1.09 N.2.c.4
5	Wall Sign (Lowe's)	Maximum Wall Sign Height	1.09 N.2.c.4
6	Wall Sign (Kroger Starbucks)	Maximum Wall Sign Height	1.09 N.2.c.4
7	Wall Sign (Kroger)	Maximum Wall Sign Height	1.09 N.2.c.4
8	Wall Sign (Kroger)	Maximum Wall Sign Height	1.09 N.2.c.4
9	Existing Monument (Taco Bueno)	Not Applicable	
10	Proposed Monument (Prosper Retail 1)	Not Applicable	
11	Proposed Monument (Kroger Fuel)	Not Applicable	
12	Proposed Monument (Prosper Retail 2)	Not Applicable	