

**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 4.977 ACRES OF LAND, MORE OR LESS, COMMONLY KNOWN AS STONE CREEK OFFICE PARK; 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 4.977 acres of land, more or less ("the Property"), commonly known as Stone Creek Office Park, generally located on the west side of Preston Road, 400± north of Broadway Street, in the Town; 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, more particularly described in Exhibit A, attached hereto and incorporated herein for all purposes as if set forth verbatim, shall be subject to the Sign

Coordination Plan, attached hereto as Exhibit B and incorporated by reference, the detailed elevations, attached hereto as Exhibit C and incorporated by reference, and the Sign Schedule, attached hereto as Exhibit D 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.

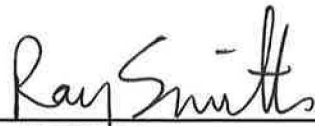
### **SECTION 8**

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 24TH DAY OF OCTOBER, 2017.

ATTEST:

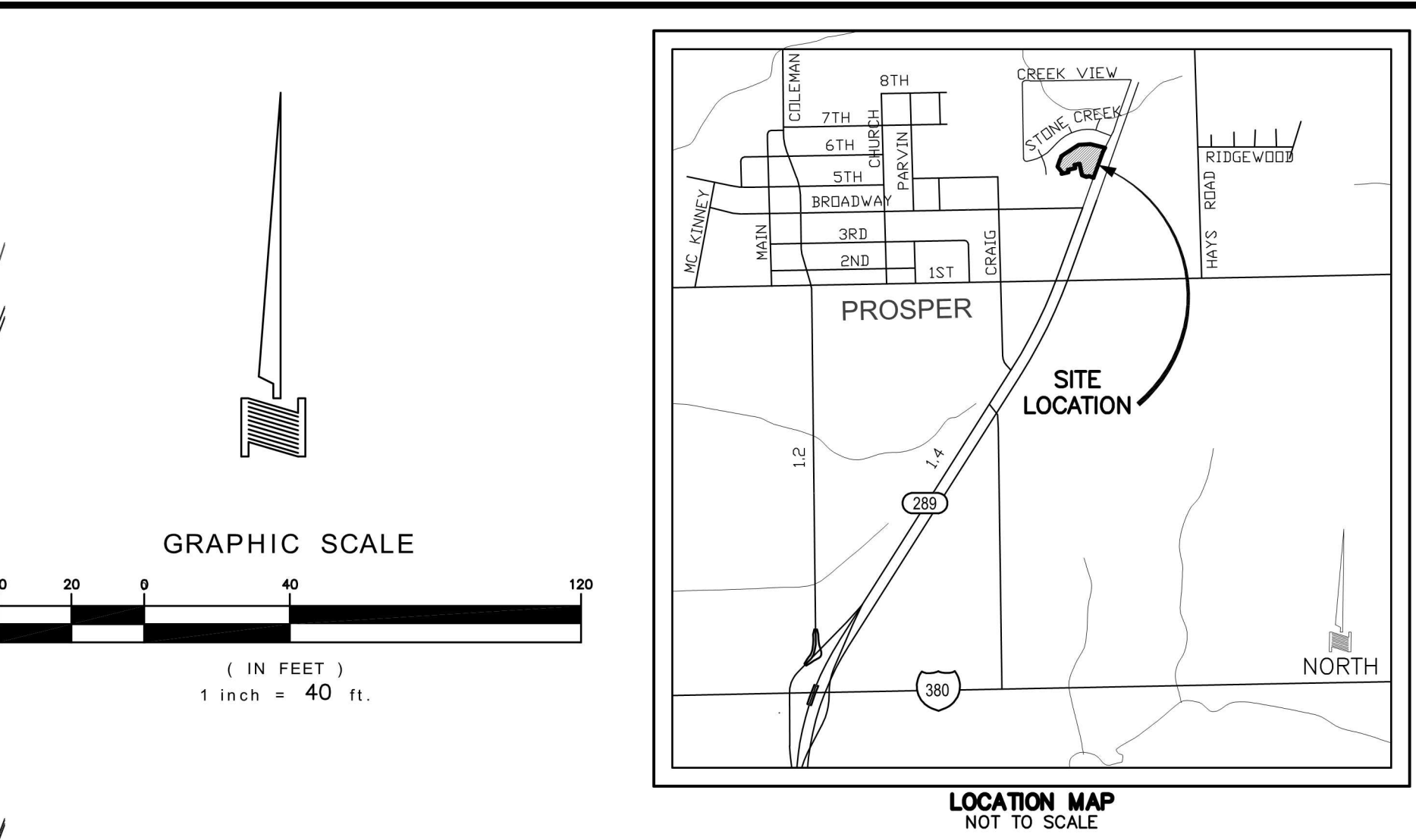
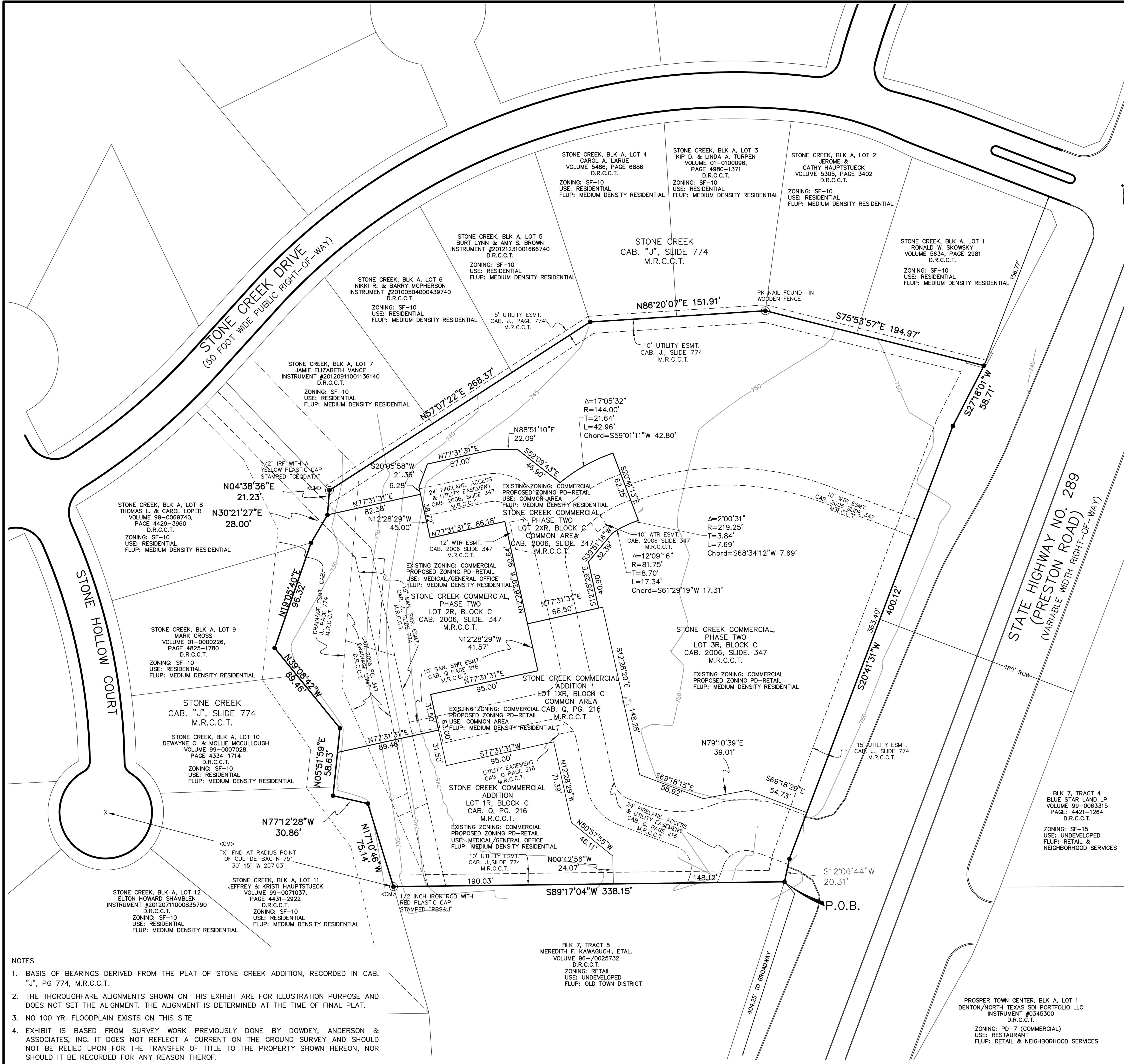
  
Robyn Battle, Town Secretary

  
Ray Smith, Mayor

APPROVED AS TO FORM AND LEGALITY:

  
Terrence S. Welch, Town Attorney





**LEGAL DESCRIPTION**

BEING a tract of land located in the COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147 and being a replat of Lot 1, Block C, of Stone Creek, an Addition to the Town of Prosper, Collin County, Texas, according to the Plat thereof recorded in Cabinet J, Page 774, Map Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set in the West line of State Highway No 289 (Preston Road), a variable width right-of-way, at the Southeast corner of said Addition, same being the Southeast corner of said Lot 1;

THENCE South 89 degrees 17 minutes 04 seconds West, along the South line of said Addition, a distance of 338.15 feet to a 1/2 inch iron rod with a red plastic cap stamped "PBS&J" found at the Southwest corner of said Lot 1;

THENCE Northerly, along the West line of said Lot 1, the following seven (7) courses and distances: North 17 degrees 10 minutes 46 seconds West, a distance of 75.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 77 degrees 12 minutes 28 seconds West, a distance of 30.86 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 05 degrees 51 minutes 59 seconds East, a distance of 58.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 39 degrees 08 minutes 42 seconds West, a distance of 89.46 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 19 degrees 05 minutes 40 seconds East, a distance of 96.32 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 30 degrees 21 minutes 27 seconds East, a distance of 28.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 04 degrees 38 minutes 36 seconds East, a distance of 21.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "GEODATA" found at the Northwest corner of said Lot 1;

THENCE North 57 degrees 07 minutes 22 seconds East, a distance of 268.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 86 degrees 20 minutes 07 seconds East, a distance of 151.91 feet to a p. k. nail found in a wood fence for corner;

THENCE South 75 degrees 53 minutes 57 seconds East, a distance of 194.97 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the said West line of State Highway No. 289, at the Northeast corner of said Lot 1;

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- NOTES**
1. BASIS OF BEARINGS DERIVED FROM THE PLAT OF STONE CREEK ADDITION, RECORDED IN CAB. "J", PG 774, M.R.C.C.T.
  2. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSE AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.
  3. NO 100 YR. FLOODPLAIN EXISTS ON THIS SITE
  4. EXHIBIT IS BASED FROM SURVEY WORK PREVIOUSLY DONE BY DOWDEY, ANDERSON & ASSOCIATES, INC. IT DOES NOT REFLECT A CURRENT ON THE GROUND SURVEY AND SHOULD NOT BE RELIED UPON FOR THE TRANSFER OF TITLE TO THE PROPERTY SHOWN HEREON, NOR SHOULD IT BE RECORDED FOR ANY REASON THEROF.

Sean Patton  
Registered Professional Land Surveyor  
No. 5660

Executed this \_\_\_\_ day of \_\_\_\_\_, 2013

**MD17-0006**

**EXHIBIT A**

**STONE CREEK COMMERCIAL**

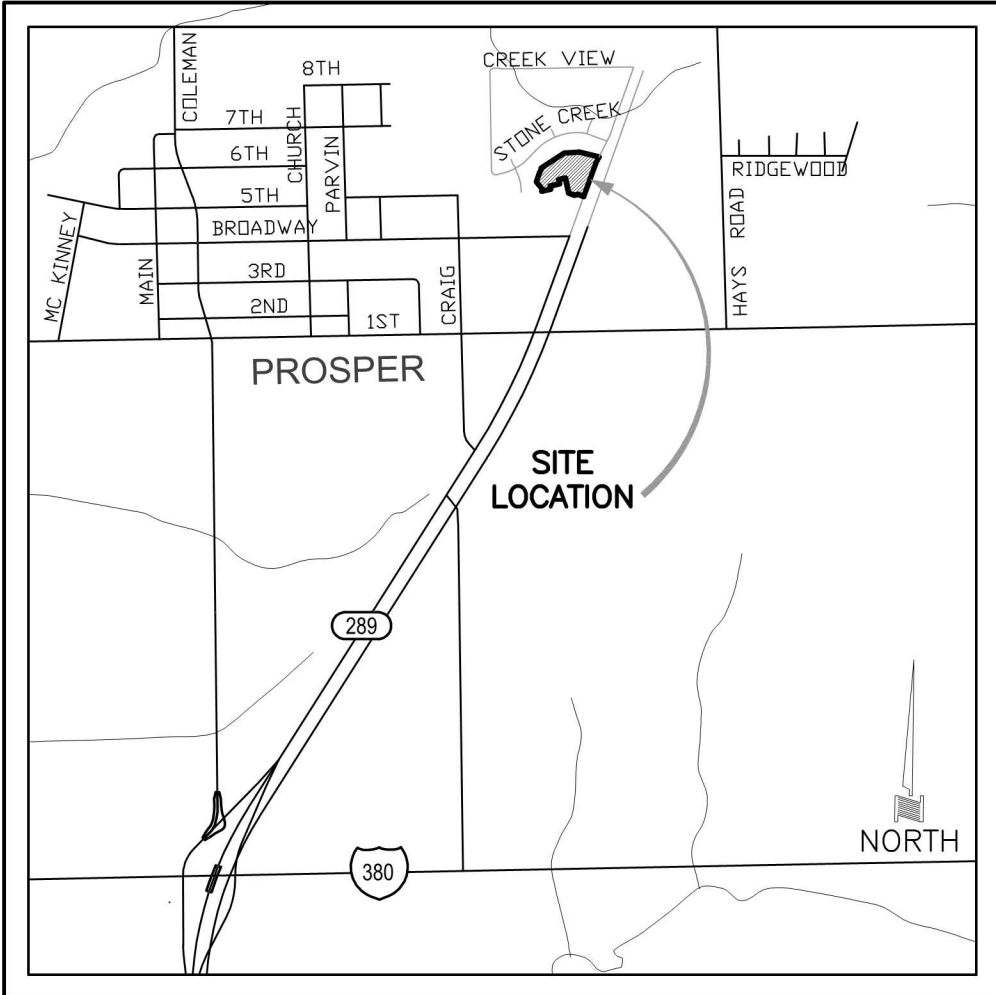
**4.977 ACRES**

AN ADDITION TO THE TOWN OF PROSPER  
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147  
COLLIN COUNTY, TEXAS  
JULY 8, 2013 SCALE: 1"=40'

OWNER/DEVELOPER  
**JOBE PROPERTIES LTD.**  
201 N. PRESTON ROAD, SUITE C  
PROSPER, TEXAS, 75028  
(972)346-3663  
CONTACT: PHIL JOBE

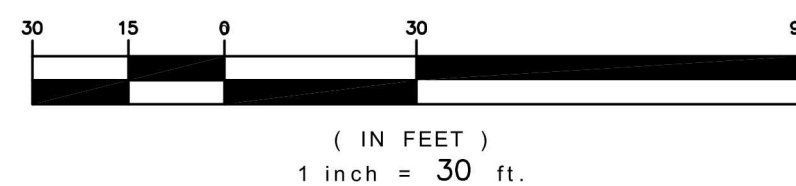
ENGINEER  
**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972.931.0694  
STATE REGISTRATION NUMBER: F399  
CONTACT: BRIAN A. JAFFE





LOCATION MAP

GRAPHIC SCALE



LEGEND

- [Pattern] = FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- AE= ACCESS EASEMENT
- WE= WATER EASEMENT
- UE= UTILITY EASEMENT
- DE= DRAINAGE EASEMENT
- FADUE = FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- FDC = FIRE DEPARTMENT CONNECTION
- PP = POWER POLE
- D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
- M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
- DOC NO = DOCUMENT NUMBER
- IRF = IRON ROD FOUND
- ⊙ = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS NOTED OTHERWISE)
- = 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "DAA"
- <CM> = CONTROL MONUMENT

MD17-0006

EXHIBIT B

SITE PLAN

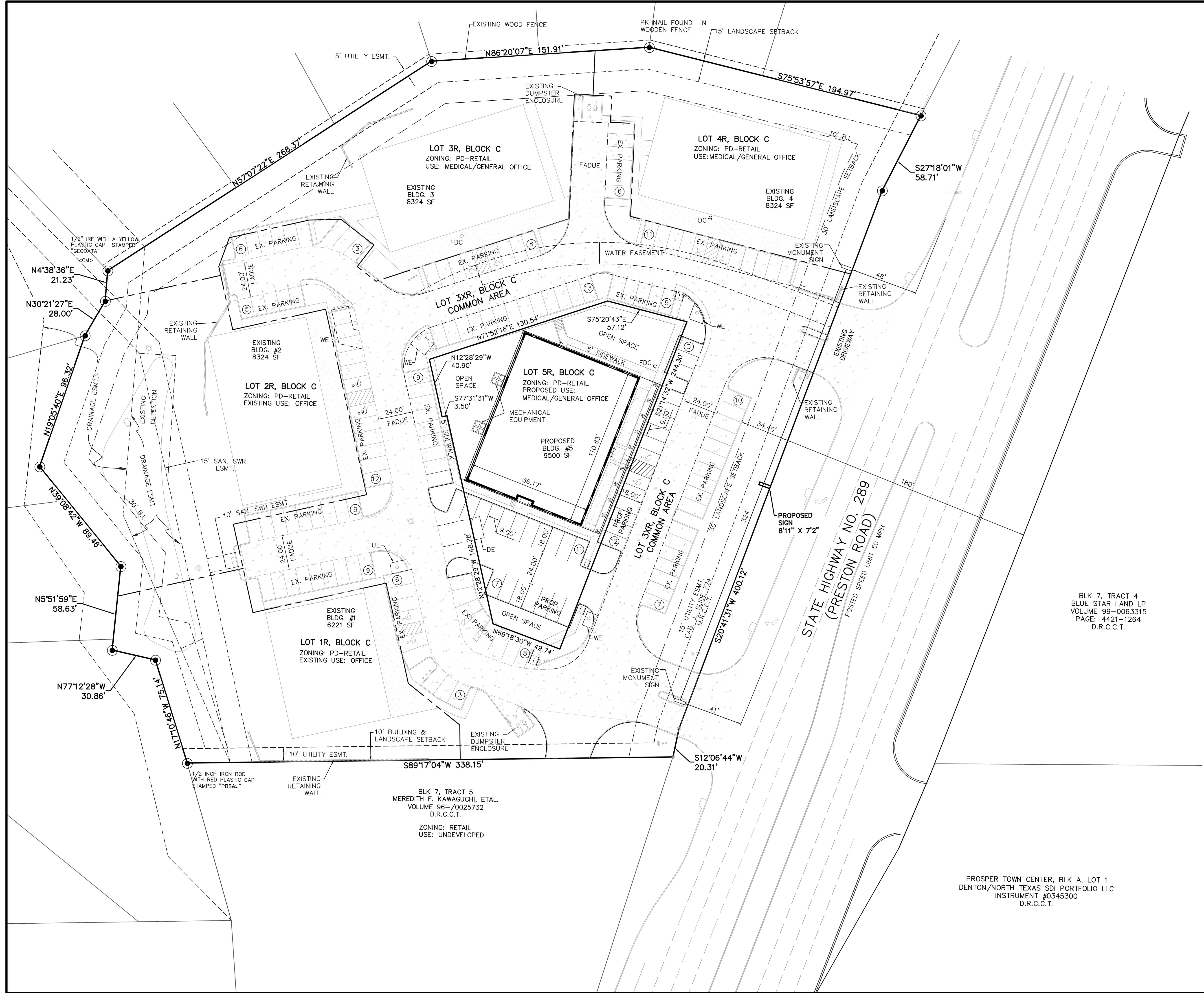
STONE CREEK COMMERCIAL

AN ADDITION TO THE TOWN OF PROSPER  
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147  
COLLIN COUNTY, TEXAS  
SEPTEMBER 2017 SCALE: 1"=30'

OWNER/DEVELOPER  
JOBE PROPERTIES LTD.  
201 N. PRESTON ROAD, SUITE C  
PROSPER, TEXAS, 75028  
(972)346-3663  
CONTACT: PHIL JOBE

ENGINEER  
DOWDEY, ANDERSON & ASSOCIATES, INC.  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
STATE REGISTRATION NUMBER: F-399  
SURVEY FIRM REGISTRATION NUMBER: 10077800  
CONTACT: BRIAN A. JAFFE

PROSPER TOWN CENTER, BLK A, LOT 1  
DENTON/NORTH TEXAS SDI PORTFOLIO LLC  
INSTRUMENT #0345300  
D.R.C.C.T.



BLK 7, TRACT 5  
MEREDITH F. KAWAGUCHI, ETAL.  
VOLUME 96-0025732  
D.R.C.C.T.  
ZONING: RETAIL  
USE: UNDEVELOPED

BLK 7, TRACT 4  
BLUE STAR LAND LP  
VOLUME 99-0063315  
PAGE: 4421-1264  
D.R.C.C.T.



PROSPER MEDICAL PLAZA

Work Order #  
0378945Ar6

Sheet 1 of 3

Client  
PROSPER MEDICAL PLAZA

Address  
201 N. PRESTON RD.  
PROSPER, TEXAS

Account Rep. R. BROWN

Designer SDM

Date 6/17/14

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

r1-MAB/8-22-14: Changed color & added Sign "B"	
R2-JP/8.27.14/revised "A" & "B"	
R3 RFF 09.12.14 update	
R4-SDM-10/16/14-rev. tenants	
R5-SDM-10/27/14 - rev. "DULA"	
R6 JP/10.31.14/moved "FIRST..." & "DULA..." up, revised "DULA..."	

**Chandler Signs**  
Brand Image Begins Here™

www.chandler signs.com

3201 Manor Way Dallas, TX 75235  
214-902-2000 Fax 214-902-2044

12106 Valliant San Antonio, TX 78216  
210-349-3804 Fax 210-349-8724

1335 Park Center Drive, Unit C  
Vista, CA 92081  
760-967-7003 Fax 760-967-7033

963 Baxter Avenue, Suite 200  
Louisville, KY 40204  
502-479-3075 Fax 502-412-0013

2584 Sand Hill Point Circle  
Davenport, FL 33837  
863-420-1100 Fax 863-424-1160

37 Waterfront Park Court  
Dawsonville, GA 30534  
800-851-7062 Fax 210-349-8724

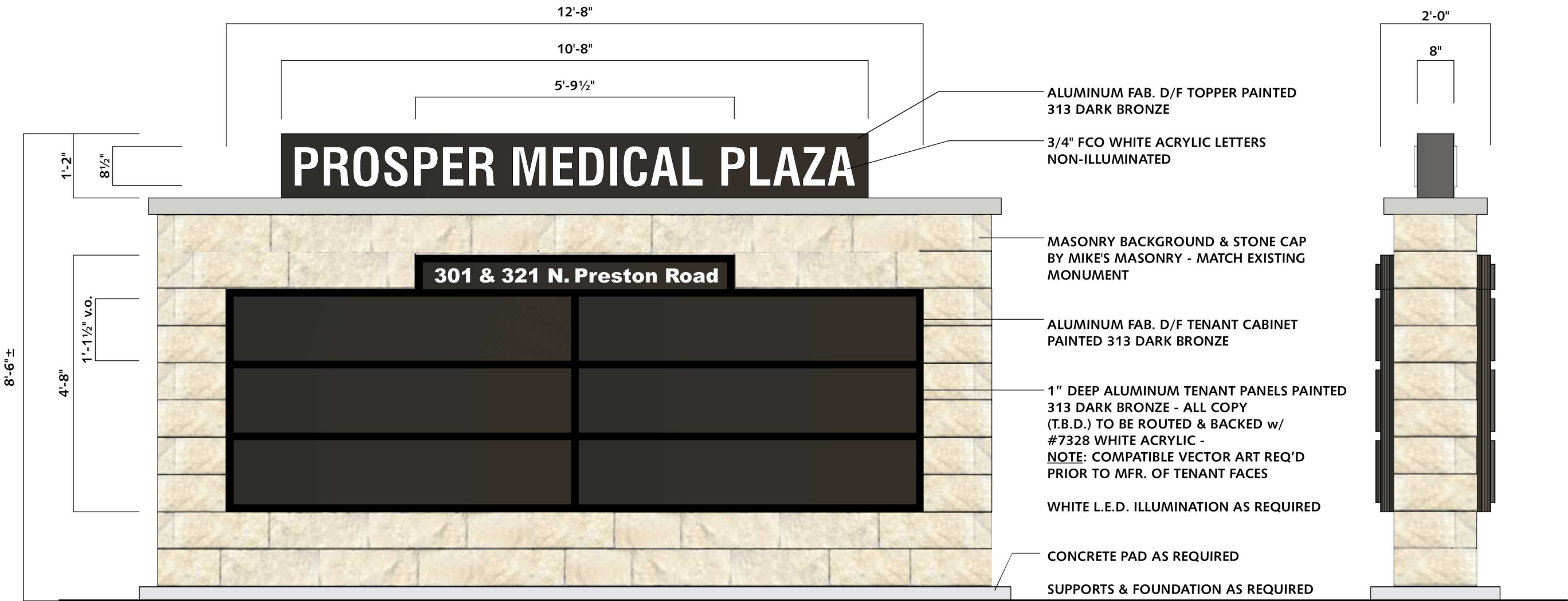
P.O. Box 125, 206 Doral Drive  
Portland, TX 78374  
361-563-5599 Fax 361-643-6533

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

UL

THIS SIGN IS INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).



**A D/F NEW MONUMENT SIGN**  
(1) REQUIRED - MANUFACTURE & INSTALL

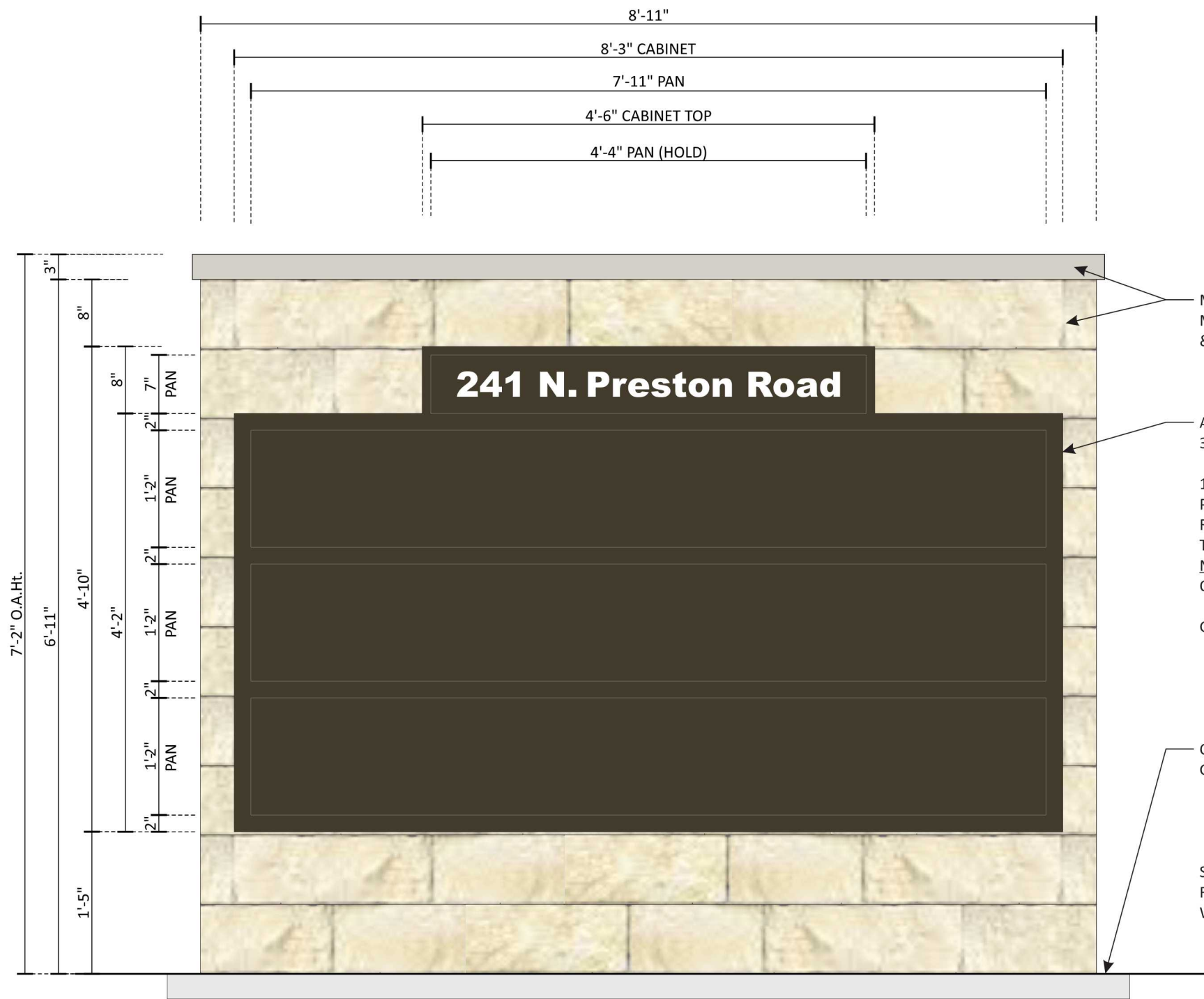
NEW SIGN TO MATCH EXISTING MONUMENT -  
LOCATION OF NEW SIGN TO BE DETERMINED

SCALE: 1/2"= 1'-0"

**END VIEW**

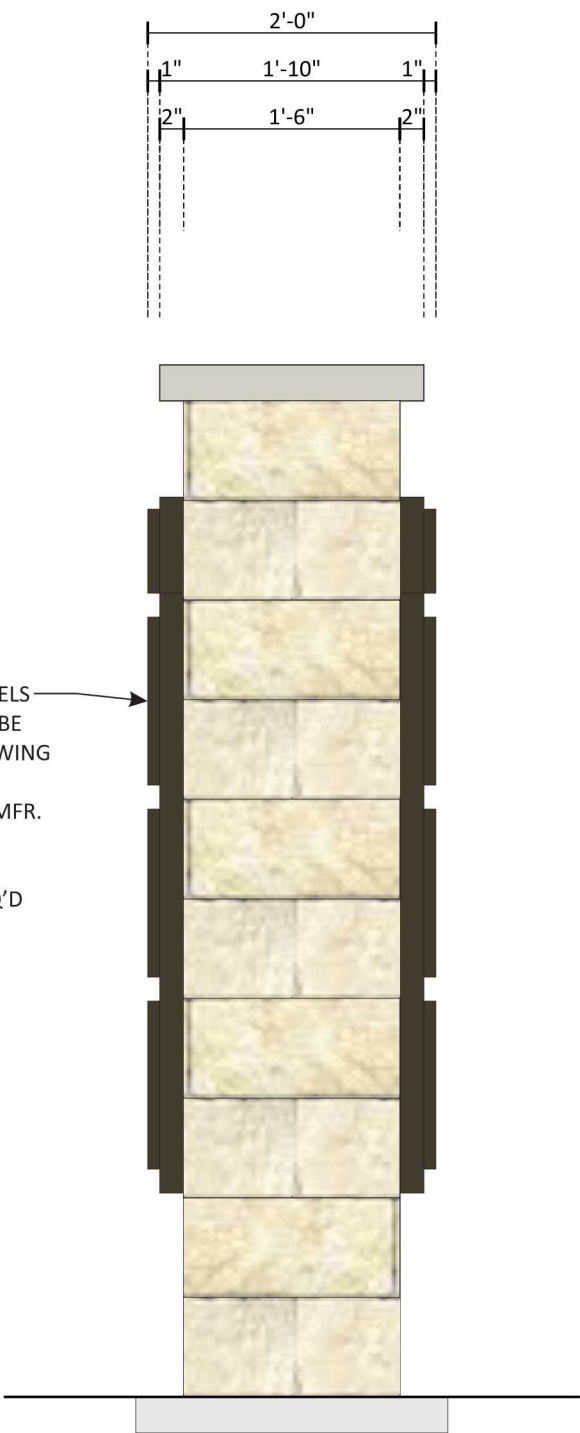
MD17-0006  
EXHIBIT C  
EXISTING SIGNS





**A D/F M/T MONUMENT SIGN**  
ONE [1] REQUIRED - MANUFACTURE & INSTALL

SCALE: 3/4" = 1'-0"  
64.0 Sq.Ft.



**A END VIEW** 3/4" = 1'-0"

MD17-0006  
EXHIBIT C  
PROPOSED SIGN

PROSPER  
MEDICAL  
PLAZA

Design #		
0396400Ar1		
Sheet	1	of 1
Client		
PROSPER MED. PLAZA		
Address		
241 N. PRESTON ROAD PROSPER, TEXAS		
Account Rep.	BROWN/TORRES	
Designer	MAB	
Date	8/22/17	
Approval / Date		
Client		
Sales		
Estimating		
Art		
Engineering		
Landlord		

Revision / Date	
R1-08/25/17(CJR):	Chgd size & removed topper.

**Chandler Signs**  
Brand Image Begins Here™

chandler signs.com	
<b>National Headquarters</b>	3201 Manor Way Dallas, TX 75235 (214) 902-2000 Fax (214) 902-2044
<b>San Antonio</b>	17319 San Pedro Ave Ste 200 San Antonio, TX 78232 (210) 349-3804 Fax (210) 349-8724
<b>West Coast</b>	3220 Executive Ridge Dr Ste 250 Vista, CA 92081 (760) 734-1708 Fax (760) 734-3752
<b>Northeast US</b>	965 Baxter Avenue Suite 200 Louisville, KY 40204 (502) 479-3075 Fax (502) 412-0013
<b>Florida</b>	2584 Sand Hill Point Circle Davenport, FL 33837 (863) 420-1100 Fax (863) 424-1160
<b>Georgia</b>	37 Waterfront Part Court Dawsonville, GA 30534 (678) 725-8852 Fax (210) 349-8724
<b>South Texas</b>	PO BOX 125 206 Doral Drive Portland, TX 78374 (361) 563-5599 Fax (361) 643-6533

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**FINAL ELECTRICAL  
CONNECTION BY  
CUSTOMER**

THIS SIGN IS INTENDED TO BE INSTALLED  
IN ACCORDANCE WITH ARTICLE 600 OF THE  
NATIONAL ELECTRICAL CODE AND/OR OTHER  
APPLICABLE LOCAL CODES. THIS INCLUDES  
PROPER GROUNDING & BONDING OF THE SIGN.  
SIGN WILL BEAR UL LABEL(S).

# MD17-0006

## **Exhibit D**

### *Stone Creek Office Park*

#### Sign Schedule / Development Standards

The following will define deviations from the Town of Prosper, (Regulations of Signs; Ordinance Number 10-010; Updated June 26, 2012).

1. **Unified Development Monument Signs**

- a. Shall be permitted within 750' of another unified development sign, as shown on Exhibit C.
- b. Shall not require minimum setbacks, as shown on Exhibit C.
- c. Shall allow for text less than 6" in height

2. **Wall Signs**

- a. Shall be prohibited within the development.