

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 SPSD 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 SPSD 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 SPSD have been given in the manner and form set forth by law, and public hearings have been held on the proposed SPSD and all other requirements of notice and completion of such SPSD 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 SPSD 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**

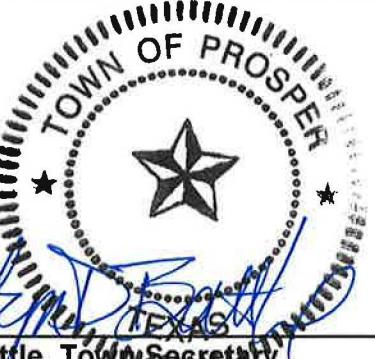
All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the appeal prevent a prosecution from being commenced for any violation if occurring prior to the repealing of the ordinance.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

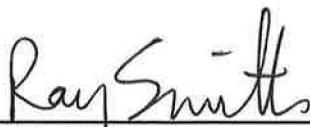
### **SECTION 8**

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.

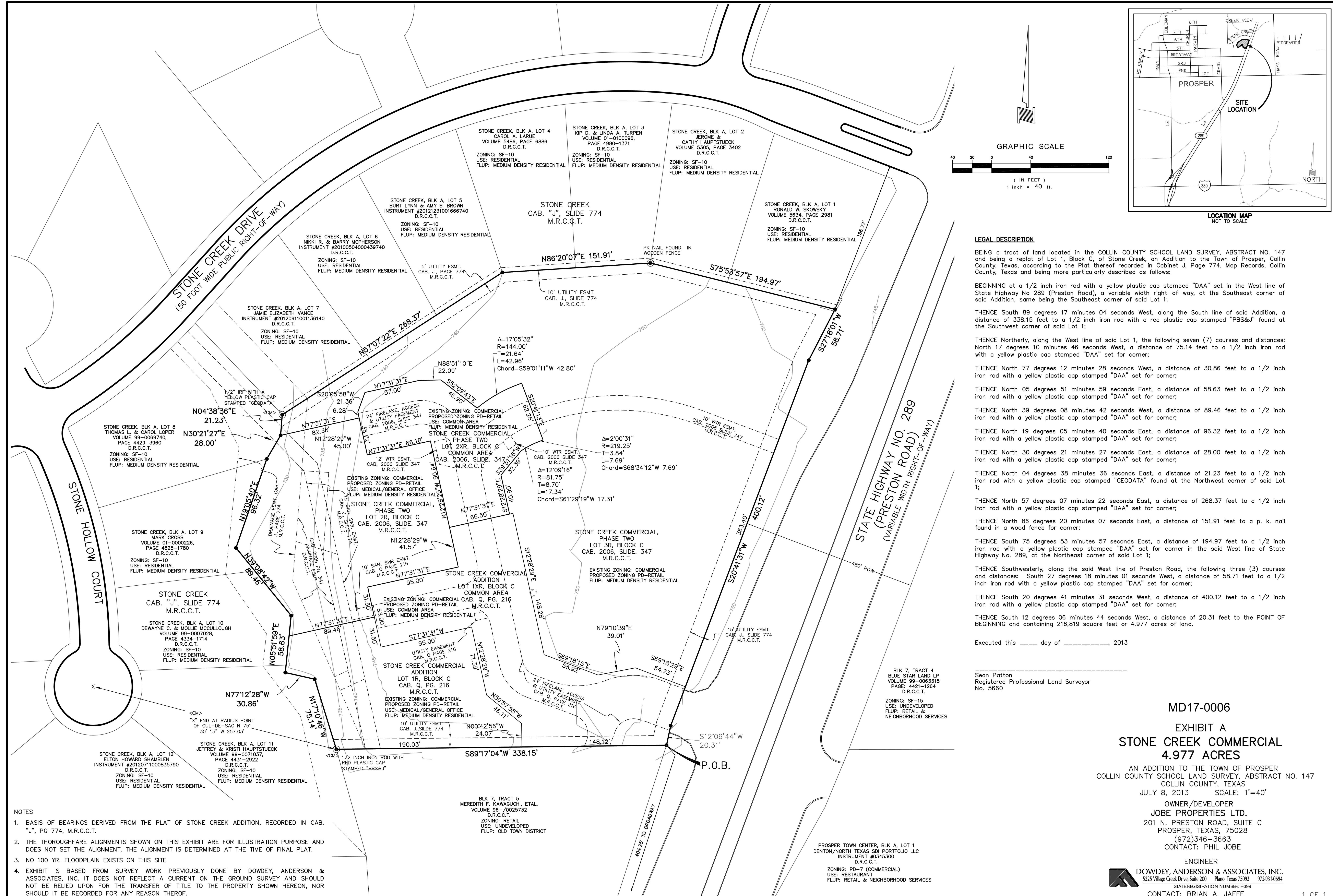
ATTEST:

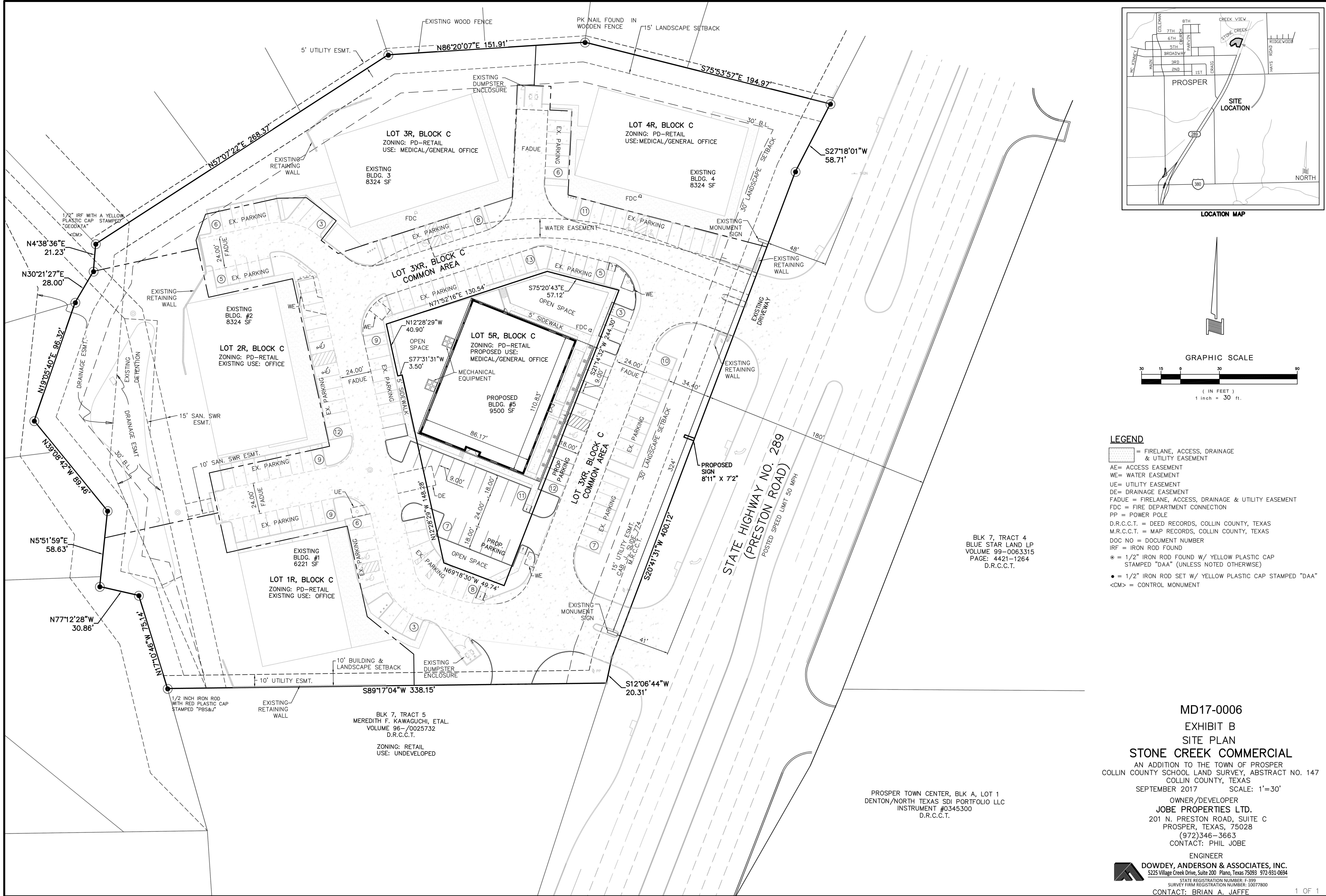
  
Robyn Battle, Town Secretary

  
Ray Smith, Mayor

APPROVED AS TO FORM AND LEGALITY:

  
Terrence S. Welch, Town Attorney





# 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.chandersigns.com](http://www.chandersigns.com)

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

12106 Valiant 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 33827  
863-420-100 Fax 863-424-1160

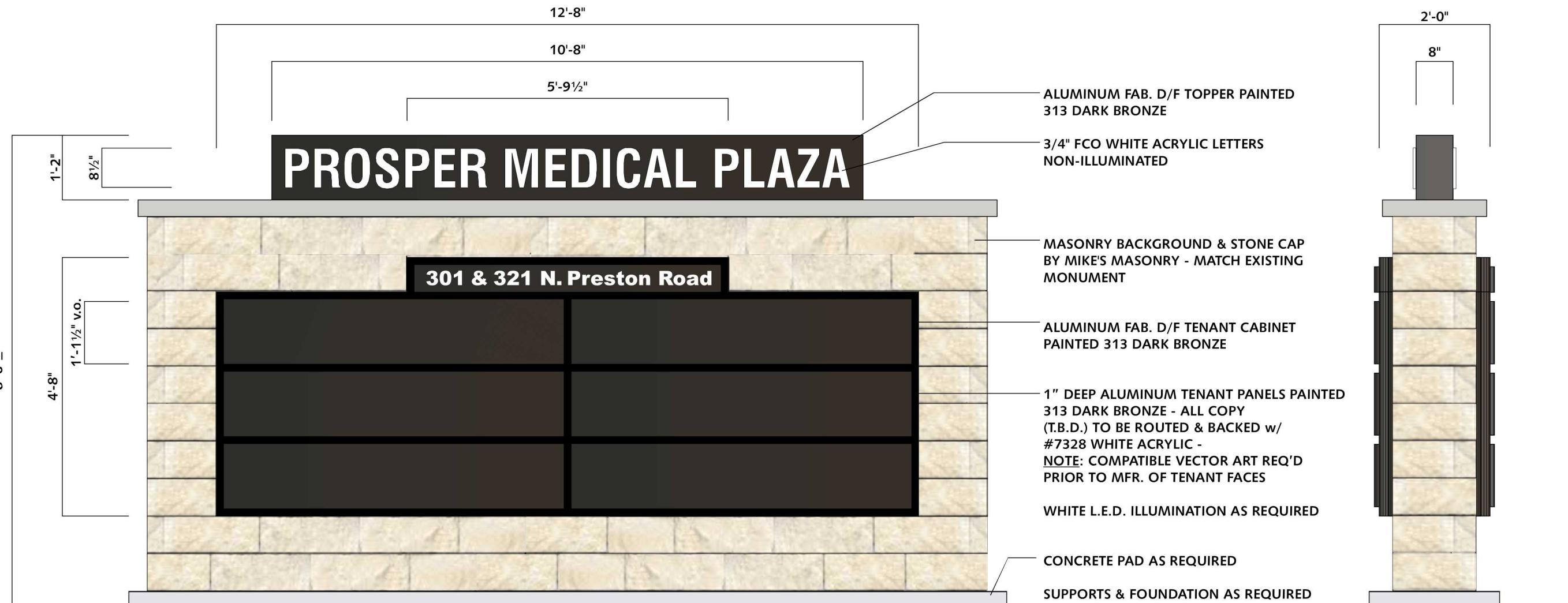
37 Waterfront Park Court  
Dawsonville, GA 30534  
800-851-7062 Fax 210-349-8724

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

This drawing is the property of  
Chandler Signs, L.P., L.L.P.  
All rights to its use for reproduction are  
reserved by Chandler Signs, L.P., L.L.P.

**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

IN 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

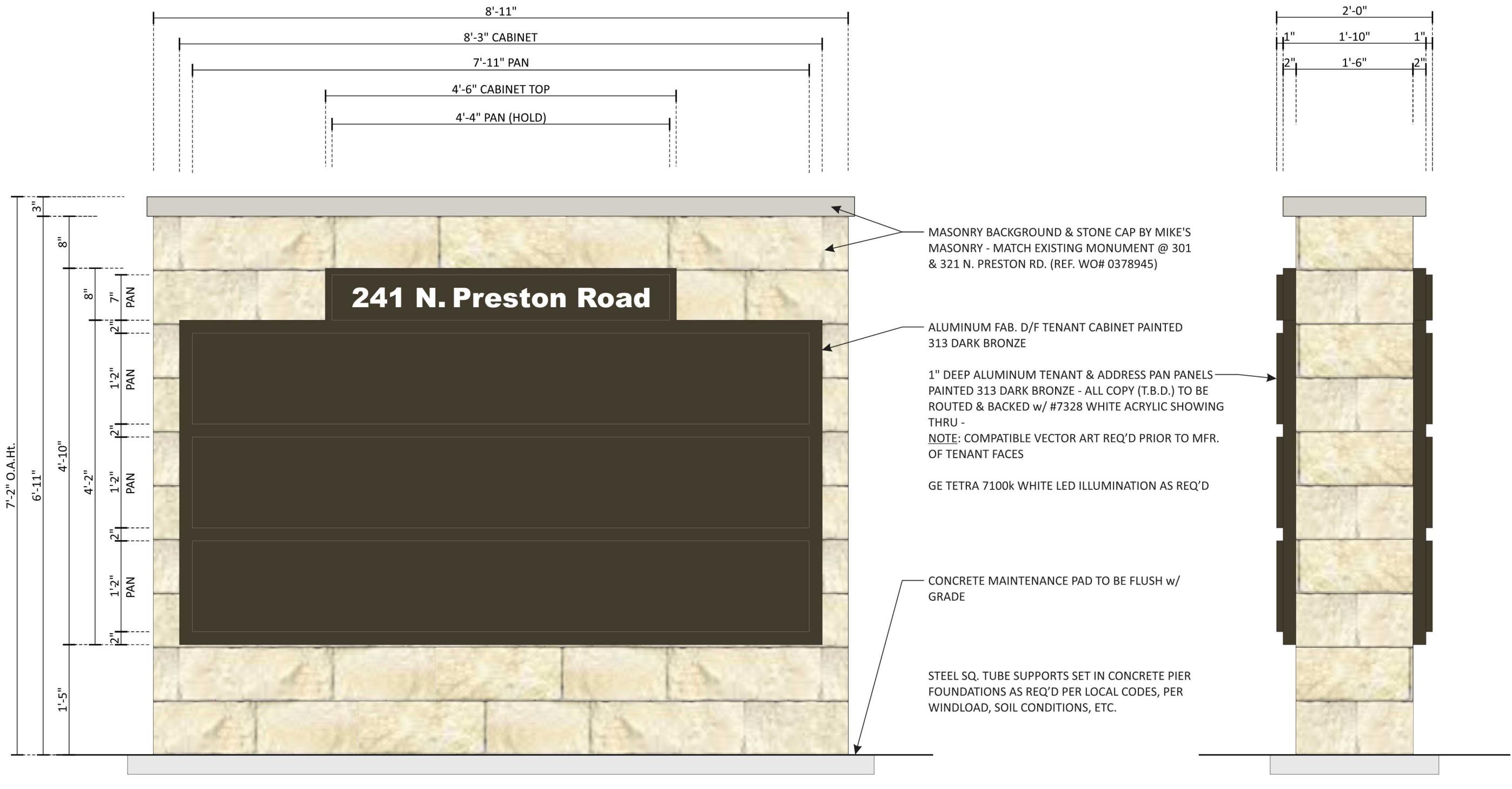
NEW SIGN TO MATCH EXISTING MONUMENT -  
LOCATION OF NEW SIGN TO BE DETERMINED

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

## END VIEW

# 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.



**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 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.