



## UNIVERSITY PARK CITY COUNCIL AGENDA MEMO

**Meeting Date:**  
3/3/2026

**Item Type:**  
Action Item

**Subject:** Consider approval of an amended Development Agreement between the City of University Park and Hillcrest/Daniel, Ltd.

**Prepared By:** Robbie Corder, City Manager

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### **Background:**

At the February 4, 2025 City Council meeting the City Council approved a Right of Entry to Construct Real Agreements with Hillcrest/Daniels, Ltd. for improvements at 6601 Hillcrest in coordination with intersection improvements at Hillcrest and Daniel. Included in this agreement is a provision that the City and the Owner will enter into a separate development agreement for the design, manufacture, and installation of a sign on the corner of the property identifying and branding "Snider Plaza."

In accordance with this agreement, the Owner developed a proposed sign design for Snider Plaza to be installed at 6601 Hillcrest. The creation of Special Sign District was reviewed and approved by the Zoning and Development Advisory Committee meeting on January 21, 2026. The special sign district for this location was approved by the City Council on February 3, 2026. City staff worked with the City Attorney to draft a Development Agreement in regards to this sign. This Development Agreement was approved by the City Council at their meeting on February 3, 2026.

Subsequent to this City Council meeting, the owner conveyed that they wanted to include a cap on expenses related to the operation, maintenance, repair and replacement of the sign at a maximum of \$2,000 per calendar year in the Development Agreement. In addition, the owner wished to stipulate that if the expenses exceeded \$2,000 per calendar year, the owner and the City would agree to cooperate to seek a resolution for those expenses exceeding \$2,000 per calendar year. The draft amended Development Agreement with these stipulations (Item #5) is included for City Council consideration.

### **Fiscal Impact:**

- Not Applicable
- Budget Amendment Required
- Proposed Revenue
- Proposed Expenditure

**Master Plan Goal:**

Please check the associated Theme and provide the corresponding action item number.



	<b>Theme</b>	<b>Action Item(s)</b>
<input checked="" type="checkbox"/>	Affirming Sense of Place	3.1 Research and implement strategies to enhance commercial areas
<input type="checkbox"/>	Assuring Connectivity	
<input type="checkbox"/>	Innovative Governance	
<input type="checkbox"/>	Technological Integration	
<input type="checkbox"/>	Preparing for the Future	
<input type="checkbox"/>	Not Applicable	

**Recommendation:**

Staff recommends City Council consideration of an amended Development Agreement with Hillcrest/Daniels, Ltd.

**Attachments:**

Development Agreement