

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF UNIVERSITY PARK, TEXAS, AMENDING THE SPECIAL SIGN DISTRICT FOR HILLTOP PLAZA, BEING THE PROPERTY BOUNDED BY HILLCREST AVENUE ON THE EAST, DANIEL AVENUE ON THE NORTH, HAYNIE AVENUE ON THE SOUTH AND MULTI-FAMILY USES ON THE WEST, COMMONLY KNOWN AS 6565 HILLCREST AVENUE; PROVIDING CONDITIONS; DESCRIBED AND DEPICTED IN EXHIBIT "A" ATTACHED; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Zoning and Development Advisory Committee of the City has approved a special sign district for Hilltop Plaza, 6565 Hillcrest Avenue, with conditions; and

WHEREAS, a new tenant in the property desires special signage to reflect its branding message and has requested an amendment to the district; and

WHEREAS, the sign ordinance has been complied with and the City Council has provided notice and a public hearing about such request and with the recommendation of the Zoning and Development Advisory Committee, and is of the opinion and finds that such special sign district should be amended; **NOW, THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY PARK, TEXAS:

SECTION 1. The Zoning and Development Advisory Committee has considered the request for an amendment to the special sign district created under Section 3.09.191 of the Code of Ordinances for Hilltop Plaza, 6565 Hillcrest Avenue, for the property bounded generally by Hillcrest Avenue on the East, Daniel Avenue on the North, Haynie Avenue on the South, and multi-family uses on the West, to permit signage for the Foxtrot Market as part of an overall graphics program for the development. That such request was accompanied by a plan which provides details and specifications required by the Committee and in the opinion of the Committee, such amendment to the graphics program will result in the signage appearance of the area being beneficial to the public health, safety and general welfare and in the interest of the City of University Park. The Committee has recommended to the City Council that the special sign district be amended to permit signs and other graphics in accordance with the plan presented.

SECTION 2. After notice and public hearing, the City Council has determined that the amendment is in the best interest of the public health, safety, and general welfare of the city and should be granted subject to the conditions contained in and shown on the site plan and other attachments collectively attached hereto collectively as Exhibit "A" (4 pages) and made part hereof.

SECTION 3. The special conditions of the special sign district are amended in part by adding the following to the Permitted Wall signs section, to wit:

“Alternately at Level One, interior mounted, internally illuminated single letterforms suspended from the ceiling inside the Foxtrot Market, displayed through storefront windows, with a maximum area of fifty (50) square feet, may be provided instead of exterior wall signs, as described and depicted in Exhibit “A”.

SECTION 4. All ordinances of the City in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional.

SECTION 6. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction in the Municipal Court of the City of University Park, Texas, shall be punished by a fine not to exceed the sum of five hundred dollars (\$500.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of University Park, Texas, on this 5th day of November 2019.

APPROVED:

OLIN LANE, JR., MAYOR

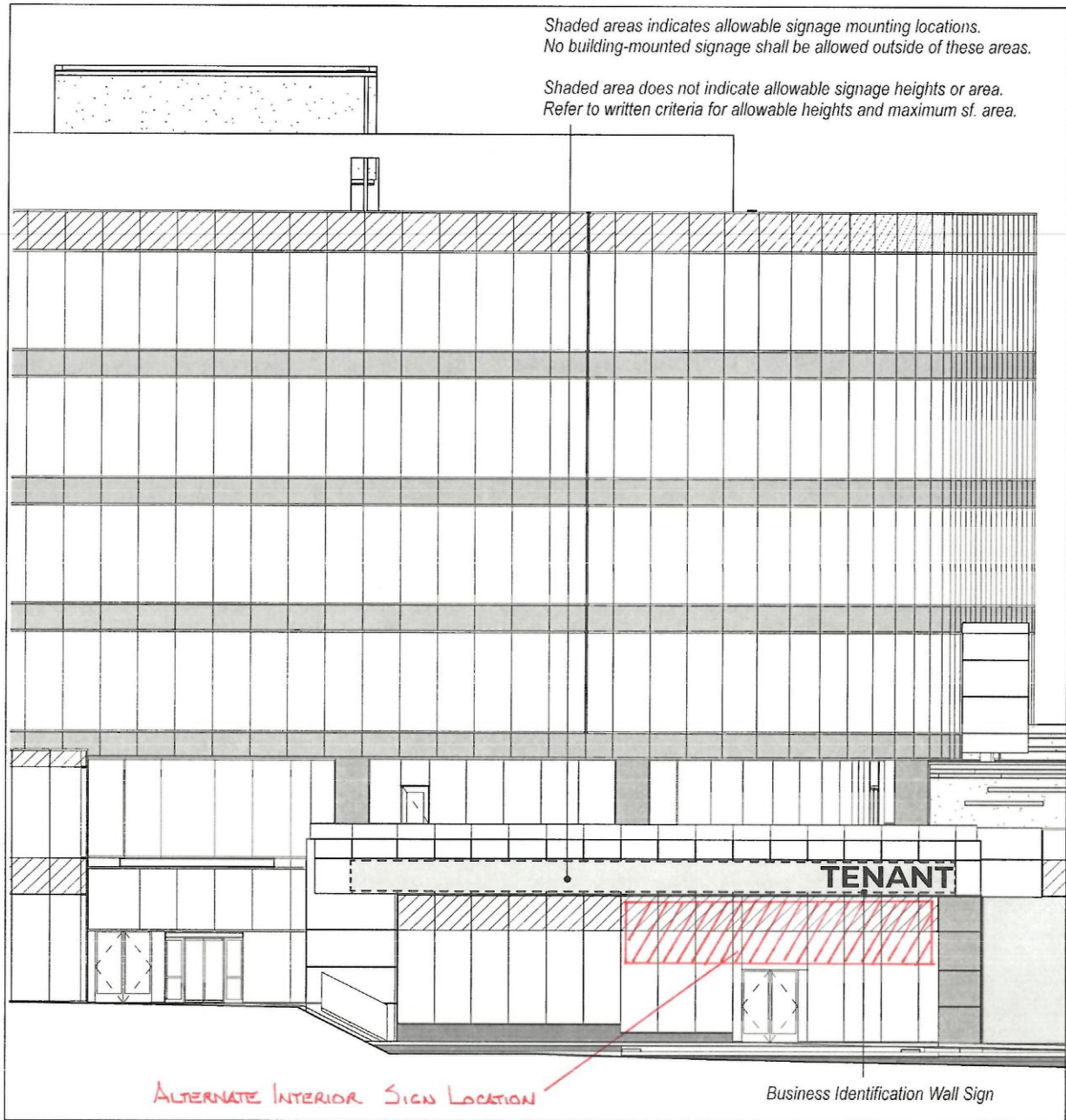
ATTEST:

CHRISTINE GREEN, CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY (rld/10-30-19; 111852)

EXHIBIT "A"



01 ELEVATION | NORTH ELEVATION | DANIEL AVENUE
NTS

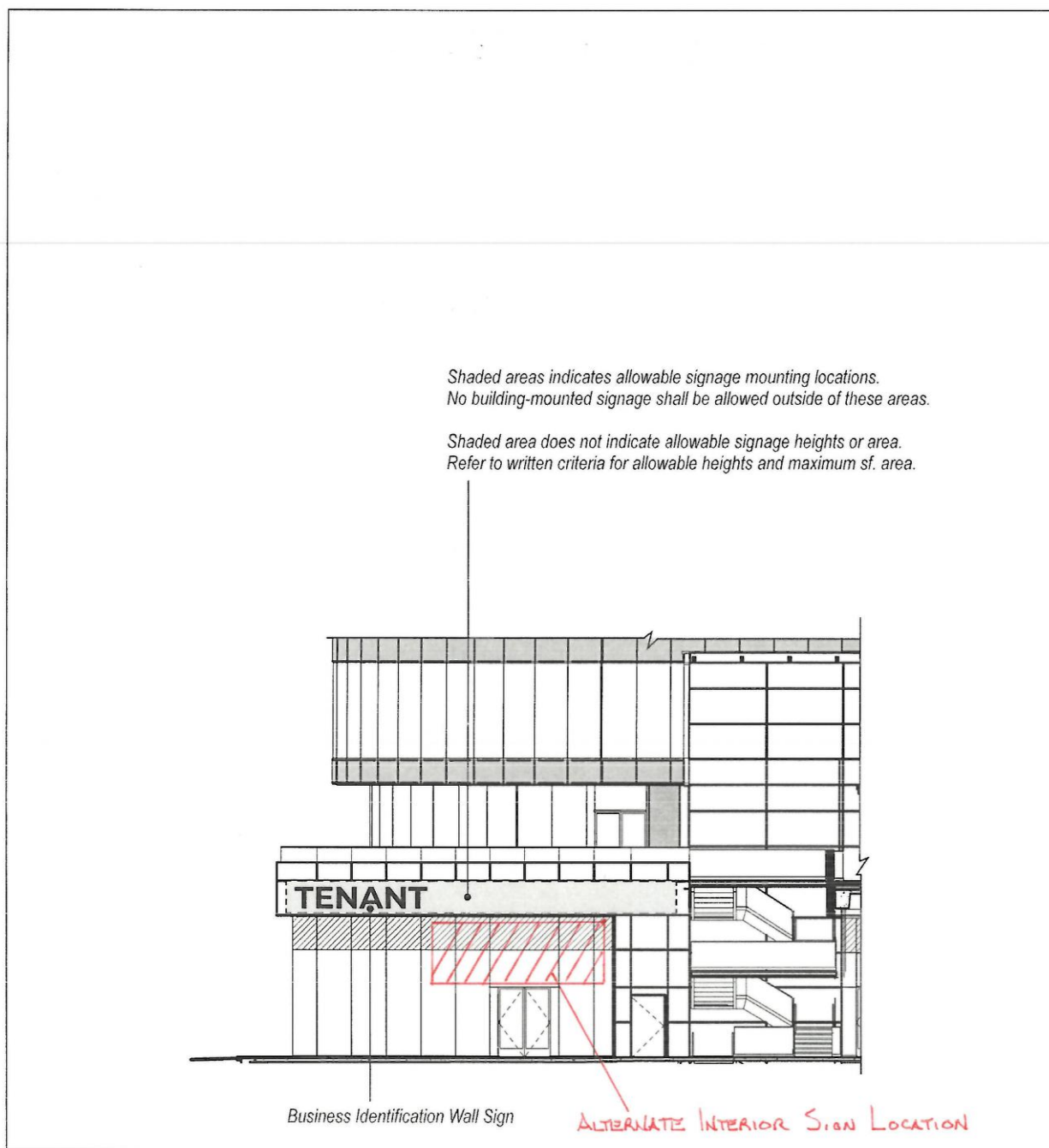
ATTACHMENT M **ALTERNATE**
BUSINESS IDENTIFICATION SIGN | NORTH ELEVATION | LEVEL 1

OMNIPLAN

HILLTOP PLAZA
University Park, Texas

18

111852



01 ELEVATION | WEST ELEVATION | PLAZA
NTS

ATTACHMENT N **ALTERNATE**
BUSINESS IDENTIFICATION SIGN | WEST ELEVATION | LEVEL 1

OMNIPLAN

HILLTOP PLAZA
University Park, Texas

19

111852

Foxtrot Market - Interior Face-Lit Hanging Channel Letters
6565 Hillcrest Ave., University Park, TX 75205

North Elevation

Proposed:



Existing:



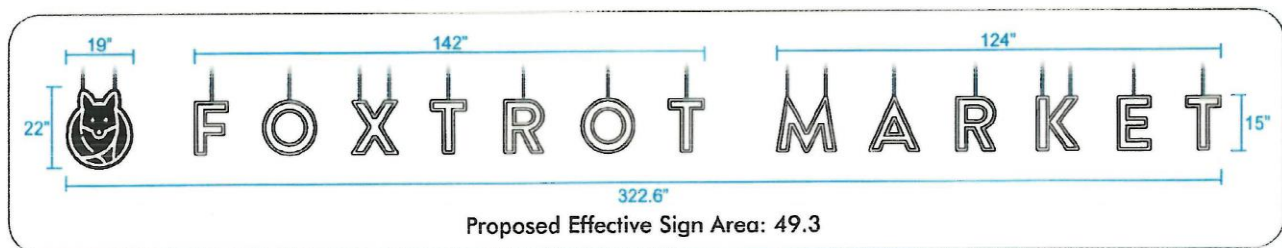
Electrical Notes

Power must be provided by customer unless otherwise specified in writing. Access to back side of fascia is required for installation. Each sign location must have:

1. Primary electrical of 120V.
2. J-box installed within 6 feet of sign.

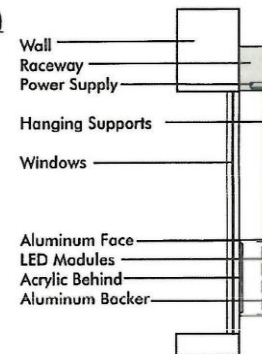
Otherwise, customer is responsible for the power connection to the sign.

UL SIGN(S) TO BE MANUFACTURED TO U.L. SPECIFICATIONS AND WILL BEAR THE U.L. LABEL(S). INSTALL IN ACCORDANCE WITH ARTICLE 600 OF NATIONAL ELECTRIC CODES



Face-Lit Hanging Channel Letters on Raceway (Behind Windows)

- Sign to read: FOXTROT MARKET *Logo
- Routed 1/8" Aluminum Faces, Faces Painted White (Centers Routed Out)
- .063 Aluminum Returns Welded to Faces, Returns Painted Black
- White Acrylic Behind Routed Aluminum Faces
- .080 Aluminum Backs w/Welded Clips for Set Screws
- Letter Surrounds (Sides & Backs) to be Painted Black
- Raceway to be Painted White (or color of Wall)
- White LED Modules
- LED Power Supplies, Mounted in Raceways
- Welded Aluminum Square Tube Frame for Drop Down Letters
- Letters to be mounted on interior of building but facing outwards



Night View Simulations:



AUL LISTED SIGN COMPANY



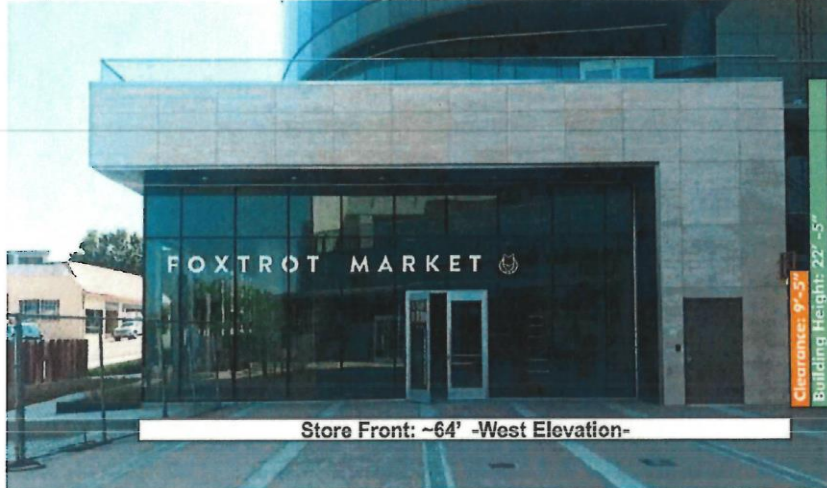
Texas Sign Contractors License: TSCL#18434
 Regulated by The Texas Department of
 Licensing and Regulation
 P.O. Box 12157 Austin, TX 78711 1-800-303-0202

LANDLORD APPROVAL	DESIGN, SPECIFICATIONS, & COLOR APPROVALS	CLIENT: Foxtrot Market DATE: 9-24-19
The undersigned consents to the installation and maintenance of this sign on my property in accordance with the agreement between Giant Sign Co. And my Tenant(s) and any extension, renewal, or modifications thereof	This drawing is the property of Giant Sign and all rights to its use for reproduction are reserved by Giant Sign.	ADDRESS: 6565 Hillcrest Ave. University Park, TX 75205
Property Owner/Authorized Agent	Customer	DESTINATIONS: City of University Park
Date	Date	ARTIST: Mike Gary CELL: 972.988.9455 EMAIL: mike@giantsign.com

Foxtrot Market - Interior Face-Lit Hanging Channel Letters
6565 Hillcrest Ave., University Park, TX 75205

West Elevation

Proposed:



Existing:



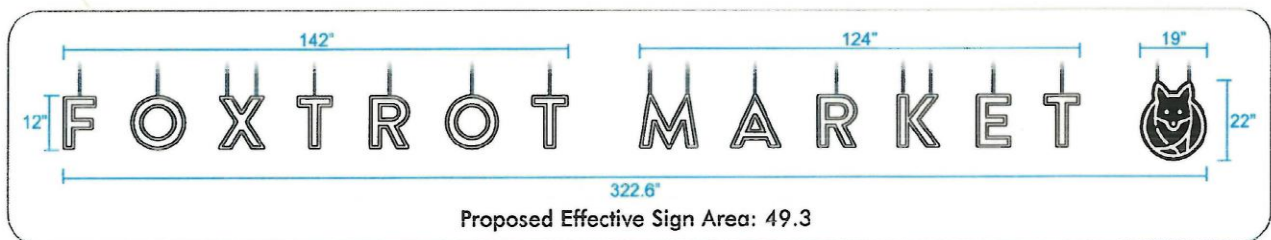
Electrical Notes

Power must be provided by customer or else otherwise specified in writing. Access to back side of sign is required for installation. Each sign location must have:

1. Primary electrical of 120V.
2. J-box installed within 6 feet of sign.

Otherwise, customer is responsible for the power connection to the sign.

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A^{UL} LISTED SIGN COMPANY



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 Regulated by The Texas Department of
 Licensing and Regulation
 P.O. Box 12157 Austin, TX 78711 1-800-803-9202

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Property Owner/Authorized Agent		Customer		DESTINATIONS: City of University Park	
Date		Date		ARTIST: Mike Gary	
				CELL: 972.988.9455	
				EMAIL: mike@giantsign.com	

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