

**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 ATTACHMENT "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** the owner has requested an amendment to permit a statue of an American Bison as special signage to reflect the branding message of a major tenant, 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 a statue of an American Bison or buffalo as special signage to reflect the branding message of a major tenant 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 Attachment "A" (3 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 signs section, to wit:

“A Permitted Ground sign consisting of a tenant statue of an American Bison or buffalo measuring 6’2” in height, 9’10” in width, and 36” in depth, on the Daniel Avenue frontage, illuminated by ground lights within the landscape, described and depicted in Attachment “A” (3 pages) at location X on the Site Plan.”

**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 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 the 18th day of May 2021.

**APPROVED:**

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**TOMMY STEWART, MAYOR**

**ATTEST:**

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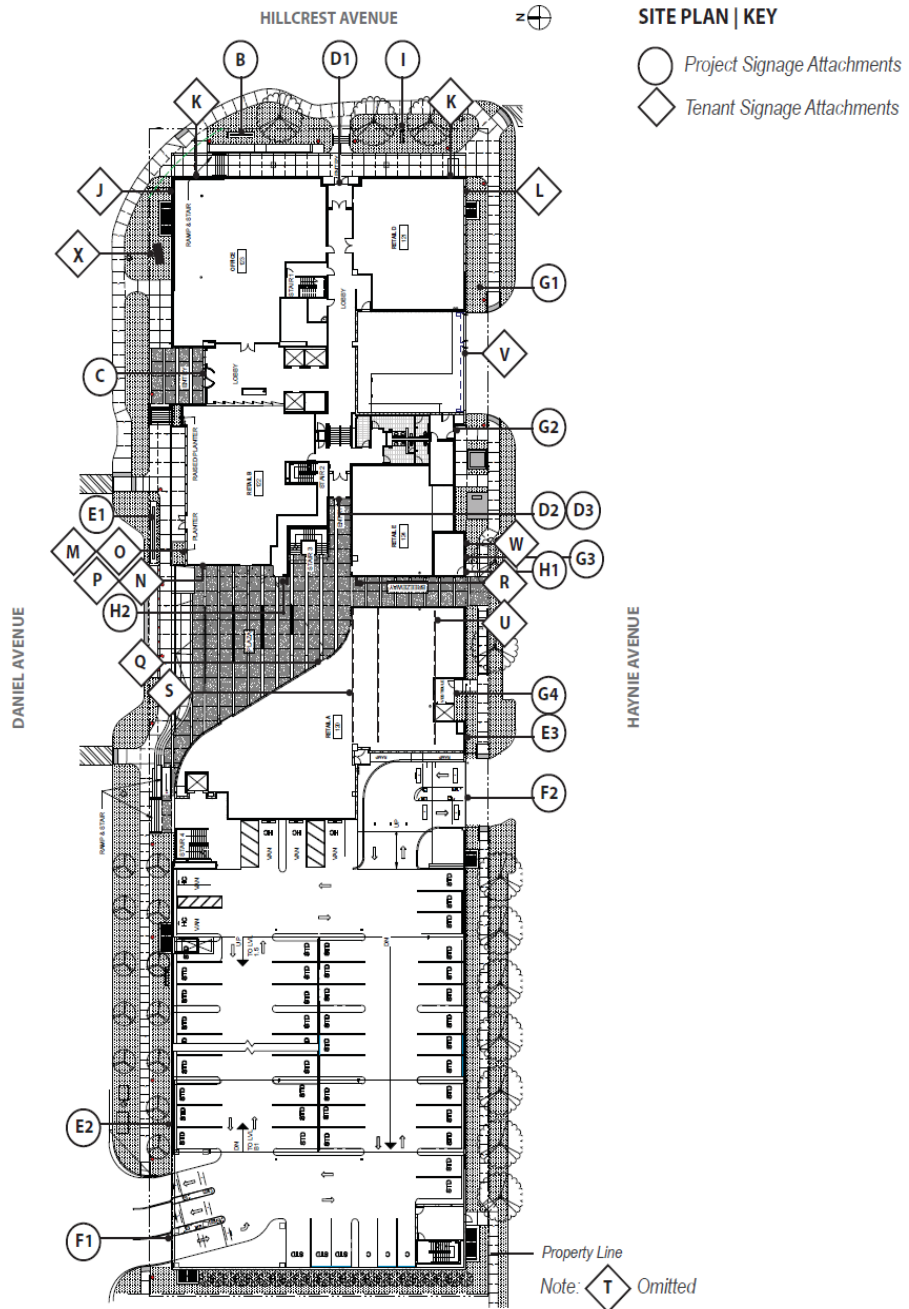
**CHRISTINE GREEN, CITY SECRETARY**

**APPROVED AS TO FORM:**

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**CITY ATTORNEY** (rld/5-5-2021; 122297)

# ATTACHMENT "A"



## 01 SITE PLAN | ATTACHMENT LOCATION PLAN

NTS

ATTACHMENT A  
SITE PLAN

HILLTOP PLAZA  
University Park, Texas

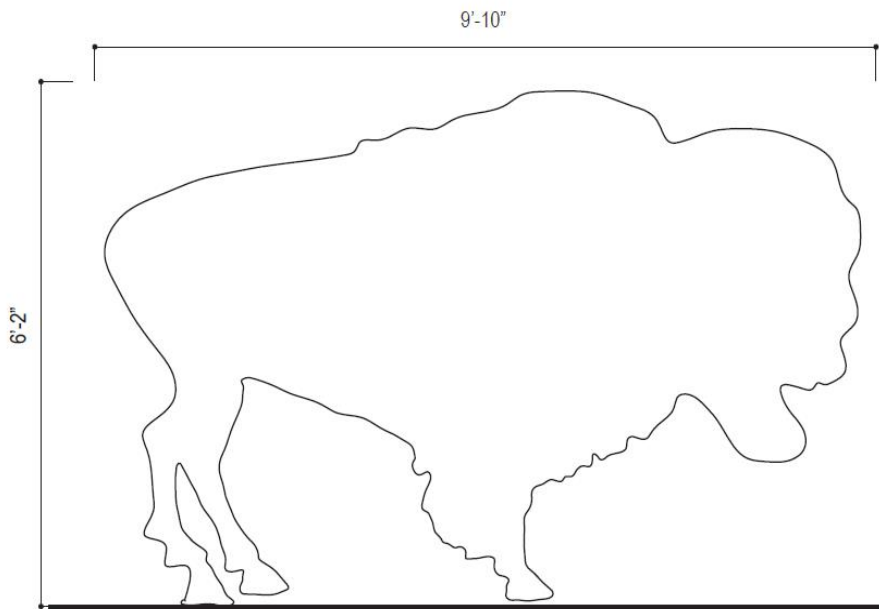
OMNIPLAN

06

122297



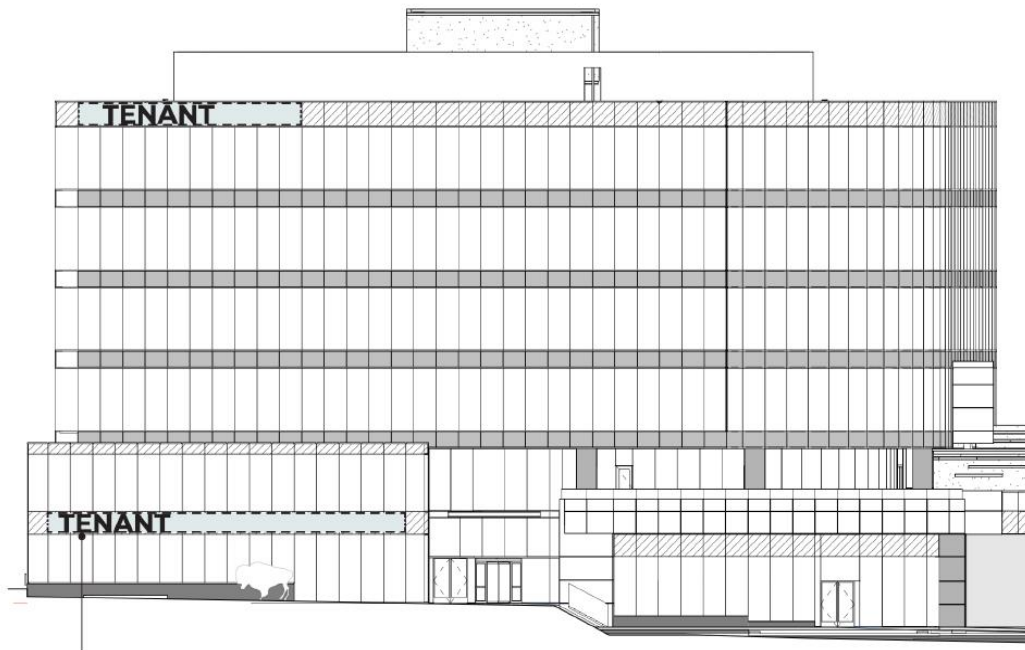
Photo Reference



**01** ELEVATION | BUSINESS IDENTIFICATION SIGN  
 $1/2" = 1'-0"$



Photo Rendering



**01** ELEVATION | NORTH ELEVATION | DANIEL AVENUE  
NTS

ATTACHMENT X  
Tenant Ground Sign

HILLTOP PLAZA  
University Park, Texas

OMNIPLAN

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**ATTEST:**

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**CHRISTINE GREEN, CITY  
SECRETARY**