

EXHIBIT A / STATEMENT OF INTENT AND PURPOSE

This request of the SPECIAL PURPOSE SIGN DISTRICT (SPSD) is to maintain the quality and graphic environment that has been designated for the signage previously approved within the **SPSD - 4 : Gates of Prosper - East of Preston Road**. The intent is to create signage that complies with the established designs for the unified, multi-tenant and single tenant free standing signs of **SPSD - 4**. The following exhibits will also show proposed building signage locations for the tenants within the proposed SPSPD.

We are requesting an SPSPD for the Gates of Prosper West of Preston Road, Phase 2 & Phase 3 to allow for the construction of the following deviations

PROPOSED DEVIATIONS

1. Maximum number of signs.

- Deviation Per Sec. 3.14.012; (N); (v); (a) One per street frontage of the unified development zone (UDZ)

PHASE 3:

- LOT 1.67 AC: Requesting 1 additional monument sign; SIGN 23
- LOT 2.06 AC: Requesting 1 additional monument sign; SIGN 25
- LOT 11.07 AC: Requesting 1 additional monument sign; SIGN 34
- LOT 16.10 AC: Requesting 1 additional monument sign; SIGN 37

[Ord. 2023-32: Approved as requested.](#)

2. Larger than code allowance signage for the Target wall signs.

- Deviation Per Sec. 3.14.012; (I); (iii), Maximum Height

REFER TO EXHIBIT C-24

- C1-A - Allowed 8’ per code; Requesting 13’-0”
- C1-C - Allowed 8’ per code; Requesting 15’-6 3/8”
- C1-D - Allowed 8’ per code; Requesting 8’-1”
- C1-E - Allowed 8’ per code; Requesting 8’-1”
- C1-E - Allowed 8’ per code; Requesting 12’-0”
- C1-F - Allowed 8’ per code; Requesting 12’-0”
 - Requesting sign to project above parapet.

[Ord. 2023-32: Approved as requested.](#)

3. Masonry Border.

-The Sign Ordinance requires Unified Development Signs and Monument Signs to contain a minimum one-foot (1’) masonry with mortar border around all sides of signage.

-Deviation was previously approved for Phase 2 in order to allow for signage consistent with existing signage located on the east side of Preston Road in Gates of Prosper, Phase 1.

Per MD20-0001:

- Signs 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 12, and 15 have been previously approved.
- Signs 13, 14, 16, 17, 18, 19, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 33, 34, 35, 36, and 37, 38, 39, 40, 41, 42, and 43 are seeking approval.

[Ord. 2023-32: Cites deviation approval to include approved waiver #MD20-0001 plus Phase 3 Unified Development Signs & monument signs.](#)

4. Signage Area.

-The Sign Ordinance requires 20’ Unified Development Signs to not exceed a signage area of 240 SF and Monument Signs to not exceed a signage area of 64 SF

REFER TO EXHIBIT C-2

20’ Unified Development Sign (Type B) exceeds 240 SF maximum allowed per ordinance.

- Existing sign built on HW 380.
- Sign 29 seeking approval.

[Ord. 2023-32: Approved as requested.](#)

REFER TO EXHIBIT C-3

Monument Sign (Type C) exceeds 64 SF maximum allowed per ordinance.

Per MD20-0001:

- Signs 04, 05, 06, 07, 09, and 10 have been previously approved.
- Signs 13, 14, 16, 17, 18, 19, 21, 23, 24, 25, 27, 28, 30, 32, 33, 34, 35, 37, 38, 39, 41, 42, and 43 are seeking approval.

[Ord. 2023-32: Approved as requested.](#)

EXHIBIT A / STATEMENT OF INTENT AND PURPOSE - AMENDMENT

This request of the SPECIAL PURPOSE SIGN DISTRICT (SPSD) is to maintain the quality and graphic environment that has been designated for the signage previously approved within the **SPSD - 9 : Gates of Prosper - Phase 2 and 3**. The intent is to create signage that complies with the established designs for the unified, multi-tenant and single tenant free standing signs of **SPSD - 9**. The following exhibits will also show building signage locations for the tenants within the proposed SPSP.

NOT PREVIOUSLY APPROVED:

- 1. Increase multi-tenant wall signage
 - C-26 Additional west and south elevations.
 - C-31
- 2. Allow Signage on 3 elevations: of all tenant suites and stand-alone buildings throughout the SPSP
- 3. Multi-Tenant Wall Signs: shall be limited to advertising the businesses within the building envelope.