

AN ORDINANCE AMENDING THE ZONING ORDINANCE, ORDINANCE 621, OF THE CITY OF KATY, BY ADDING THERETO SECTION 12.11 KATY MILLS, A PLANNED DEVELOPMENT DISTRICT, AND AMENDING THE ZONING ORDINANCE AND THE ZONING MAP TO SHOW THE BOUNDARIES OF THE DISTRICT WHICH CONTAINS 642.62 ACRES OF LAND IN FORT BEND AND HARRIS COUNTIES, TEXAS ON PIN OAK ROAD, SOUTH OF INTERSTATE HIGHWAY 10, WEST OF KATY FORT BEND ROAD AND BOUNDED ON THE SOUTH BY THE CORPORATE LIMITS OF THE CITY OF KATY, ESTABLISHING A DISTRICT OF UNIFIED DESIGN COMBINING MULTIPLE USES INCLUDING A SHOPPING CENTER, COMMERCIAL SERVICE CENTERS, OFFICE COMPLEXES, HOTELS, RECREATIONAL FACILITIES, PUBLIC ROADS, DETENTION PONDS, AND PARK AREAS AND ESTABLISHING CERTAIN RESTRICTIONS AND REQUIREMENTS FOR DEVELOPMENT AND A PLANNED DEVELOPMENT DISTRICT.

WHEREAS, the owners and developers of a certain 642.62 acre tract of land in Harris and Fort Bend Counties, Texas, have presented to the City Council a plan for development of an integrated commercial development called "Katy Mills" pursuant to Section 12 of the Zoning Ordinance of the City of Katy, and

WHEREAS, the City Council has found that such integrated commercial development is under unified control, and

WHEREAS, the City Council has determined that the use proposed is an appropriate combination of uses in keeping with the intent of the Zoning Ordinance and Comprehensive Plan,

WHEREAS, the City Planning and Zoning Commission has, after public hearings and deliberation, recommended the approval of such Planned Development District, and

WHEREAS, the City Council has heretofore conducted a public hearing to determine the impact of such district on adjoining landowners and to allow all interested parties to express their opinions thereon, and

WHEREAS, the City Council finds that all prerequisites of the Katy City Charter, the ordinances of the City of Katy and statutes of the State of Texas have been complied with, NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KATY THAT:

I.

All matters set out in the preamble are true and correct and are incorporated herein as part of this ordinance.

II.

The City of Katy Zoning Ordinance 621 shall be amended by adding thereto Section 12.11, Katy Mills, as follows:

12.11 Katy Mills is an integrated commercial development combining various commercial uses including restaurants, automobile service, hotel, retail sales, automobile sales, financial institutions, drainage facilities and shopping center as set out on the Katy Mills Land Use Chart attached hereto marked Exhibit "B."

12.11-1 Katy Mills is located on a tract of land consisting of 642.62 acres in the City of Katy, Harris and Fort Bend Counties, Texas, described as 642.62 acres of land out of the John McKnight Survey, A.292, I. & G.N.R.R. Co. Survey, A-267, I. & G.N.R.R. Co. Survey, A-1446, and J. W. McCutcheon Survey, A-1348 in Harris and Fort Bend Counties, located South of Interstate Highway 10, between Katy Fort Bend Road and Pin Oak Road with the Katy City Limits along its southern boundary, as shown on the map thereof marked Exhibit "A" attached hereto and made a part hereof.

12.11-2 Katy Mills shall be designated on the official Zoning

Map of the City of Katy as a Planned Development District.

(a) The district shall consist of those commercial uses identified on Exhibit "B". No R-1, R-2 or R-3 uses are made a part of this district.

12.11-3 Katy Mills shall be developed in accordance with the Katy Mills Construction Schedule marked Exhibit "C", attached hereto and made a part hereof. Katy Mills is to be constructed in strict compliance with this Ordinance and other developmental and construction ordinances of the City of Katy as they exist on the date of construction. In addition, the following matters shall be required:

(i) Prior to construction, a development plan for each separate phase shall be prepared which shall be prepared in accordance with the Katy Mills Development Standards marked as Exhibit "D" attached hereto and made a part hereof and shall contain, in addition to the matters required for development plans set out in The Zoning Ordinance, Section 12.7, certification that anticipated runoff shall not exceed the standard set by any flood control authority exercising control over the development and if so, shall set out in detail how such runoff shall be controlled.

(ii) The development plan shall be approved by the City Council prior to issuance of a building or occupancy permit. The PDD approved may be subdivided and a copy of the subdivision plat shall be filed in the Deed Records

of Harris and Fort Bend Counties, and shall remain under single ownership or control unless this PDD is amended. In approving the development plan of each phase, City Council reserves the right to exercise all of any of the rights and powers granted it under Section 12 of the Zoning Ordinance 621 or any other applicable sections or other ordinances.

(iii) The development plan shall be accompanied by a title report or attorney's opinion letter identifying all the then current owners of the property and lienholders, all of whom shall be required to execute an acceptance of the PDD and a subordination of their interests to the PDD.

(iv) Signs within the planned development district shall be in accordance with the Sign Master Plan marked Exhibit "E" attached hereto and made a part hereof.

12.11-4 The development schedule shall commence as set out herein unless changed by ordinance. Failure to comply with the development schedule or comply with any other portion of this Ordinance shall subject the PDD, the Owners and Developers, to the sanctions of Section 12.5-3 of the Zoning Ordinance.

III.

The zoning amendments herein approving the Katy Mills Planned Development District shall become effective upon the adoption of this ordinance.

PASSED AND APPROVED this 22 day of December, 1997.

CITY OF KATY, TEXAS

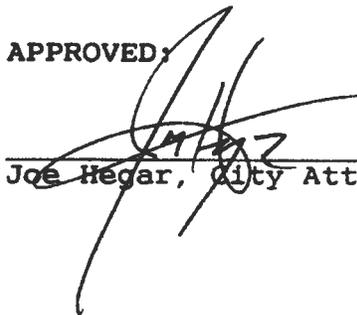
By:


M. H. "Hank" Schmidt, Jr., Mayor

ATTEST:


Virginia Herrington, City Secretary

APPROVED:


Joe Hegar, City Attorney

ORDINANCE NO. 2146

AN ORDINANCE AMENDING KATY CITY ORDINANCE 1199 CREATING THE KATY MILLS MALL PLANNED DEVELOPMENT DISTRICT ON 642.62 ACRES OF LAND IN FORT BEND AND HARRIS COUNTIES BY ALLOWING THE PLACEMENT OF THREE (3) 75 SQUARE FOOT GROUND SIGNS IN THE UNRESTRICTED RESERVE OF I BLOCK OF KATY MILLS PLANNED DEVELOPMENT DISTRICT, THE SAME PARCEL BEING DEVELOPED BY WAL-MART AND SAM'S CLUB IN LIEU OF FOUR (4) 400 SQUARE FOOT OUTPARCEL PYLON SIGNS AND TWO (2) 30 SQUARE FOOT OUTPARCEL MONUMENT SIGNS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KATY, TEXAS, THAT:

I.

The City Planning and Zoning Commission having conducted a public hearing and having considered all matters related thereto has recommended to the City Council of the City of Katy, Texas, that The Katy Mills Planned Development District created by Ordinance 1199 be amended by amending Exhibit E "The Sign Master Plan" by allowing the placement of three (3) 75 square foot outparcel monument signs for the Wal-Mart/Sam's Club development located in Unrestricted Reserve "I-1" in the I-Block of the Katy Mills Mall Planned Development District, as replacements for and in lieu of four (4), 400 square foot outparcel pylon signs and two (2) 30 square foot outparcel monument signs as described in the Minutes of the City Planning and Zoning Commission for its meeting March 6, 2001, which Minutes are incorporated herein by reference.

II.

This ordinance shall become effective upon its adoption.

PASSED AND APPROVED this 26th day of March, 2001.

CITY OF KATY, TEXAS

By: *Hank Schmidt*

M. H. "Hank" Schmidt, Jr.,
Mayor

ATTEST:

Virginia Herrington
Virginia Herrington
City Secretary

APPROVED:

Joe Hegar
Joe Hegar
City Attorney

Katy Mills

Vicinity Map

I - Block

Parcel 1	10.46 ac	Parcel 11	1.83 ac
Parcel 2	10.81 ac	Parcel 12	1.80 ac
Parcel 3	11.24 ac	Parcel 13	1.74 ac
Parcel 4	11.92 ac	Parcel 14	1.47 ac
Parcel 5	11.16 ac	Parcel 15	2.61 ac
Parcel 6	1.80 ac	Parcel 16	2.28 ac
Parcel 7	1.01 ac	Parcel 17	1.90 ac
Parcel 8	1.46 ac	Parcel 18	2.21 ac
Parcel 9	2.11 ac	Parcel 19	1.76 ac
		Parcel 20	1.65 ac
			96.27 ac

Mills Parcel = 192.2 Ac.
Mill Data
 128' x = 1,967,000 +/-
 12' x = 1,284,002 +/-
 Parking = 10,700 spaces
 or 0.9 Sp./1,000 S.F. G.I.A.

II - Block

Parcel II-1	11.50 ac
Parcel II-2	11.53 ac
Parcel II-3	11.90 ac
Parcel II-4	2.90 ac
Total = 47.83 ac	

G - Block

Parcel G-1	7.04 ac
Parcel G-2	2.20 ac
Parcel G-3	2.22 ac
Parcel G-4	2.97 ac
Total = 14.43 ac	

A - Block

Parcel A-1	12.17 ac
Parcel A-2	1.74 ac
Parcel A-3	1.68 ac
Parcel A-4	1.67 ac
Parcel A-5	1.66 ac
Parcel A-6	1.64 ac
Parcel A-7	1.62 ac
Parcel A-8	1.59 ac
Parcel A-9	1.57 ac
Parcel A-10	1.55 ac
Parcel A-11	1.53 ac
Parcel A-12	1.51 ac
Parcel A-13	1.49 ac
Parcel A-14	1.47 ac
Parcel A-15	1.45 ac
Parcel A-16	1.43 ac
Parcel A-17	1.41 ac
Parcel A-18	1.39 ac
Parcel A-19	1.37 ac
Parcel A-20	1.35 ac
Parcel A-21	1.33 ac
Parcel A-22	1.31 ac
Parcel A-23	1.29 ac
Parcel A-24	1.27 ac
Parcel A-25	1.25 ac
Parcel A-26	1.23 ac
Parcel A-27	1.21 ac
Parcel A-28	1.19 ac
Parcel A-29	1.17 ac
Parcel A-30	1.15 ac
Parcel A-31	1.13 ac
Parcel A-32	1.11 ac
Parcel A-33	1.09 ac
Parcel A-34	1.07 ac
Parcel A-35	1.05 ac
Parcel A-36	1.03 ac
Parcel A-37	1.01 ac
Parcel A-38	0.99 ac
Parcel A-39	0.97 ac
Parcel A-40	0.95 ac
Parcel A-41	0.93 ac
Parcel A-42	0.91 ac
Parcel A-43	0.89 ac
Parcel A-44	0.87 ac
Parcel A-45	0.85 ac
Parcel A-46	0.83 ac
Parcel A-47	0.81 ac
Parcel A-48	0.79 ac
Parcel A-49	0.77 ac
Parcel A-50	0.75 ac
Parcel A-51	0.73 ac
Parcel A-52	0.71 ac
Parcel A-53	0.69 ac
Parcel A-54	0.67 ac
Parcel A-55	0.65 ac
Parcel A-56	0.63 ac
Parcel A-57	0.61 ac
Parcel A-58	0.59 ac
Parcel A-59	0.57 ac
Parcel A-60	0.55 ac
Parcel A-61	0.53 ac
Parcel A-62	0.51 ac
Parcel A-63	0.49 ac
Parcel A-64	0.47 ac
Parcel A-65	0.45 ac
Parcel A-66	0.43 ac
Parcel A-67	0.41 ac
Parcel A-68	0.39 ac
Parcel A-69	0.37 ac
Parcel A-70	0.35 ac
Parcel A-71	0.33 ac
Parcel A-72	0.31 ac
Parcel A-73	0.29 ac
Parcel A-74	0.27 ac
Parcel A-75	0.25 ac
Parcel A-76	0.23 ac
Parcel A-77	0.21 ac
Parcel A-78	0.19 ac
Parcel A-79	0.17 ac
Parcel A-80	0.15 ac
Parcel A-81	0.13 ac
Parcel A-82	0.11 ac
Parcel A-83	0.09 ac
Parcel A-84	0.07 ac
Parcel A-85	0.05 ac
Parcel A-86	0.03 ac
Parcel A-87	0.01 ac
Parcel A-88	0.01 ac
Parcel A-89	0.01 ac
Parcel A-90	0.01 ac
Parcel A-91	0.01 ac
Parcel A-92	0.01 ac
Parcel A-93	0.01 ac
Parcel A-94	0.01 ac
Parcel A-95	0.01 ac
Parcel A-96	0.01 ac
Parcel A-97	0.01 ac
Parcel A-98	0.01 ac
Parcel A-99	0.01 ac
Parcel A-100	0.01 ac
Total = 192.2 ac	

B - Block
 Exchange Parcel = 10.83 ac

C - Block

Parcel C-1	2.84 ac
Parcel C-2	1.51 ac
Parcel C-3	1.60 ac
Parcel C-4	2.00 ac
Parcel C-5	2.98 ac
Parcel C-6	1.07 ac
Parcel C-7	1.42 ac
Parcel C-8	1.74 ac
Parcel C-9	2.52 ac
Parcel C-10	1.46 ac
Total = 22.14 ac	

E - Block

Parcel E-1	1.44 ac
Parcel E-2	2.19 ac
Parcel E-3	1.10 ac
Total = 4.73 ac	

D - Block

Parcel D-1	2.15 ac
Parcel D-2	2.05 ac
Total = 4.20 ac	

Parcel Data:

Parcel No.	Acres
1	10.46
2	10.81
3	11.24
4	11.92
5	11.16
6	1.80
7	1.01
8	1.46
9	2.11
10	1.83
11	1.80
12	1.74
13	1.47
14	2.61
15	2.28
16	1.90
17	2.21
18	1.76
19	1.65
20	96.27
II-1	11.50
II-2	11.53
II-3	11.90
II-4	2.90
G-1	7.04
G-2	2.20
G-3	2.22
G-4	2.97
A-1	12.17
A-2	1.74
A-3	1.68
A-4	1.67
A-5	1.66
A-6	1.64
A-7	1.62
A-8	1.59
A-9	1.57
A-10	1.55
A-11	1.53
A-12	1.51
A-13	1.49
A-14	1.47
A-15	1.45
A-16	1.43
A-17	1.41
A-18	1.39
A-19	1.37
A-20	1.35
A-21	1.33
A-22	1.31
A-23	1.29
A-24	1.27
A-25	1.25
A-26	1.23
A-27	1.21
A-28	1.19
A-29	1.17
A-30	1.15
A-31	1.13
A-32	1.11
A-33	1.09
A-34	1.07
A-35	1.05
A-36	1.03
A-37	1.01
A-38	0.99
A-39	0.97
A-40	0.95
A-41	0.93
A-42	0.91
A-43	0.89
A-44	0.87
A-45	0.85
A-46	0.83
A-47	0.81
A-48	0.79
A-49	0.77
A-50	0.75
A-51	0.73
A-52	0.71
A-53	0.69
A-54	0.67
A-55	0.65
A-56	0.63
A-57	0.61
A-58	0.59
A-59	0.57
A-60	0.55
A-61	0.53
A-62	0.51
A-63	0.49
A-64	0.47
A-65	0.45
A-66	0.43
A-67	0.41
A-68	0.39
A-69	0.37
A-70	0.35
A-71	0.33
A-72	0.31
A-73	0.29
A-74	0.27
A-75	0.25
A-76	0.23
A-77	0.21
A-78	0.19
A-79	0.17
A-80	0.15
A-81	0.13
A-82	0.11
A-83	0.09
A-84	0.07
A-85	0.05
A-86	0.03
A-87	0.01
A-88	0.01
A-89	0.01
A-90	0.01
A-91	0.01
A-92	0.01
A-93	0.01
A-94	0.01
A-95	0.01
A-96	0.01
A-97	0.01
A-98	0.01
A-99	0.01
A-100	0.01
E-1	1.44
E-2	2.19
E-3	1.10
D-1	2.15
D-2	2.05
C-1	2.84
C-2	1.51
C-3	1.60
C-4	2.00
C-5	2.98
C-6	1.07
C-7	1.42
C-8	1.74
C-9	2.52
C-10	1.46
Total	192.2



Katy Mills Construction Schedule

Construction is anticipated to begin in early 1998, with mall building portion to open for business in the fall of 1999, outparcels are planned to be developed at a rate of 10% per year.

Katy Mills Development Standards

CITY OF KATY

1. Setbacks

Minimum Setback from:	Landscaped Parking Setback	Building Setback
Interstate 10	25'	50'
Katy Fort Bend Road (see note 1.1)	0'	25'
Pin Oak Road	20'	25'
Kingsland Boulevard	20'	25'
Mall Ring Road	15'	20'
Mall Entry Magazines	15'	25'
Internal Lot Lines	0'	10'
Right of ways to Signs (see sheet 4 of 4, Sign Master Plan)		

(1.1) Exclusive of required drainage easement, if drainage easement is not adjacent then landscaped parking setback equals 20'

2. Parking

Schedule of Minimum Off-Street Parking for Specified Uses:		
Use	Number of Parking Spaces	Required for Each
Eating or Drinking Place With Service to Auto	0.5	50 s.f. of floor area
Eating or Drinking Place No Service to Auto	1.25	50 s.f. of dining area floor space
Retail Stores or Shops	1	200 s.f. of floor area
Commercial Amusements	1	200 s.f. of floor area
Theater	1	5 seats
Auto Laundry, Self Service	1	Each stall
Vehicle or Machinery Sales - Outdoor	1	3,000 s.f. of site area
Place of Public Assembly	1	5 seats

(2.1) All uses not listed above will park at the ratio required within the zoning ordinance.

(2.2) The requirements of Section 18.5-3 are non-applicable where a reduction in required total parking is justified on the basis of a shared parking analysis prepared by a professional traffic engineer utilizing applicable professional standards.

(2.3) The requirements of Sections 18.5-6 and 18.6-2 are non-applicable due to the planned implementation of a project wide C.O.R.E.A.A.

(2.4) Parking stalls shall be 9'x18' with a minimum 24' drive aisle.

3. Building Criteria

(3.1) The maximum building coverage (footprint) for any parcel within the PDD shall not exceed 0.4. For purposes of calculating this ratio parking decks shall not be included in the building coverage.

(3.2) The maximum Impervious Surface Ratio ("ISR") for any parcel within the PDD shall not exceed 0.9.

(3.3) The Floor Area Ratio ("FAR") shall not be limited on any parcel provided each parcel parks to code.

4. Screening & Landscaping

(4.1) Landscaped Buffer/Berm has been provided adjacent to the PDD Area as noted as a buffer to the existing residential areas.

(4.2) The requirements of Section 20.3-1 are non-applicable to this PDD. No residential use screen due to project perimeter buffer which has been provided and private development standards adapted to be placed on the land.

(4.3) The requirements of Section 20.3-2(d) are non-applicable to this PDD.

5. Lighting

(5.1) All light poles and luminaires are to match the mall project standard for type, style and finish. Light poles heights are as follows: Mall parking fields - 50'. Peripheral Parcels (10.0 Ac. or greater) - 40'. Peripheral Parcels (less than 10.0 Ac.) - 25'. All lighting for access tracts, the ring road and public streets shall be lighted with high pressure sodium luminaires. All other areas shall be lighted with metal halide luminaires.

6. Access

(6.1) Access points and curb cuts consistent with the access criteria shown on this development plan are deemed to satisfy all city access requirements.

7. Pedestrian Circulation

(7.1) The pedestrian circulation shown on this plan shall consist of 4' wide concrete walks constructed to the City of Katy standards.

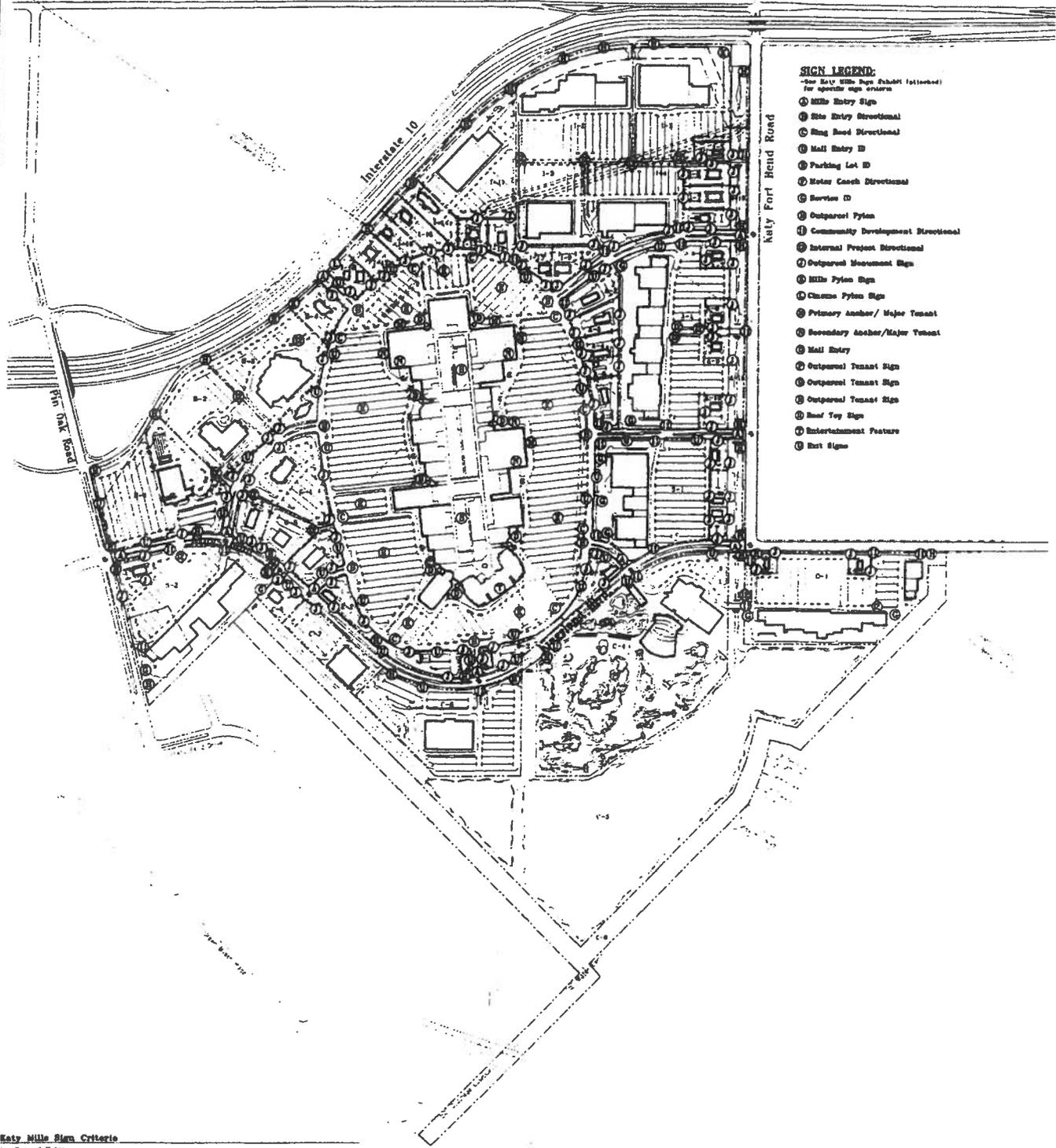
8. Loading Areas

(8.1) All mall loading spaces shall be a minimum of 11'x40' and screened with a 10' high screen wall.

December 10, 1997

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Katy Mills



- SIGN LEGEND:**
 -See Katy Mills Sign Exhibit (attached) for specific sign criteria
- ① Mills Entry Sign
 - ② Mills Entry Structural
 - ③ Mill Entry Structural
 - ④ Mill Entry ID
 - ⑤ Parking Lot ID
 - ⑥ Motor Coach Directional
 - ⑦ Service ID
 - ⑧ Outparcel Pylon
 - ⑨ Community Development Directional
 - ⑩ Internal Project Directional
 - ⑪ Outparcel Measurement Sign
 - ⑫ Mills Pylon Sign
 - ⑬ Classic Pylon Sign
 - ⑭ Primary Anchor/ Major Tenant
 - ⑮ Secondary Anchor/ Major Tenant
 - ⑯ Mill Entry
 - ⑰ Outparcel Tenant Sign
 - ⑱ Outparcel Tenant Sign
 - ⑲ Outparcel Tenant Sign
 - ⑳ Best Toy Sign
 - ㉑ Entertainment Feature
 - ㉒ Best Sign

Katy Mills Sign Criteria

- 1. General Notes
 - 11.1) For the purposes of this plan, the perimeter shall be defined as the total PSD Plan Area.
 - 11.2) Section 7.0(4) (Operating Vehicle Effortlessness: General Permits) of the sign code is not applicable for this PSD. The duration of the sign permit shall be for the properly maintained life of the sign.
 - 11.3) Section 8.0(1) (Signs on traffic signals) of the sign code is not applicable for this PSD.
 - 11.4) Section 7.0(1)(b) of the sign code is not applicable for this PSD.
 - 11.5) Section 21.4-11.2) of the sign code is not applicable for this PSD.

December 10, 1997

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KATY MILLS SIGN EXHIBIT

EXHIBIT "E"
Page 2

SIGN CATEGORY	LOCATION	MAX. QUANTITY	MAX. HEIGHT	STRUCTURAL SUPPORT	SINGLE/DOUBLE FACE	MAX. SQ.FT. PER FACE	ILLUMINATION Internal/External	SETBACK FROM R.O.W.	SIGN COPY
A. Mills Entry Sign	Entry Magazines	8	15'	Ground Mounted	Double	300	IE	N/A	Project Name/Logo
B. See Entry Directional	Entry Magazines	7 (1/access track)	15'	Ground Mounted	Single	150	E	5'	Major Tenant Names
C. Ring Road Directional	Inside of External Ring Road	8	12'	Ground Mounted	Double	100	E	5'	Major Tenant Names
D. Mall Entry Identification	Mall Building Entries	8 (1/entry)	40'	Ground/Bldg. Mounted	Single	500	IE	N/A	Project Name/Logo & Major Tenant Name/ Logo
E. Parking Lot Identification	Parking Lot Light Poles	one per Pole	25' (1)	Pole Mounted	Double	35	N/A	N/A	Parking Field Designation
F. Motor Coach Directional	Along External Ring Road/Along Travel Route	15	18' (1)	Pole Mounted	Single/Double	15	N/A	5'	Motor Coach Arrival/ Departure and Parking Area
G. Service Identification	Building Service Screen Walls or Access Drive	one per Area or Drive	5'	Ground/Wall Mounted	Single	10	N/A	N/A	Service Area Designation
H. Outparcel Pylon	Outside of External Ring Road	per Plan	50'	Ground Mounted	Double	400 (9)	IE	5'	Development Name and/or Outparcels or Major Tenants - single or multiple pairs of sign faces
I-1 Community Development Directional	Development Access Drives	per Plan	10'	Ground Mounted	Double	150	IE	10'	Development Name/Logo
I-2 Internal Project Directional	Along Internal Decision Points	per Final Site Plan	6'	Ground Mounted	Double	32	IE	5'	Anchor/Tenant Directional
J. Outparcel Monument Sign	Road or Access Frontage of Outparcels	one per Road Frontage	10'	Ground Mounted	Double	30	IE	10'	Outparcel Name/Logo
K. Mills Pylon Sign	Along I-10 Freeway	2	120'	Pole Mounted	Double	1800 (9)	IE (2)	5'	Mall Name/Logo/Mall Events/Anchor/Tenant Names
L. Cinema Pylon Sign	Along I-10 Freeway	1	50'	Ground Mounted	Double	1000	I (2)	8'	Cinema Name/Logo/Marquee - Billing of shows
M. Primary Anchor/Major Tenant	Wall Mounted above Exterior Entry or Primary Elevation	1 per Major Tenant (3, 4)	Below Parapet	Wall Mounted	Single	300(9)	I	N/A	Tenant Name/Logo
N. Secondary Anchor/Major Tenant	Wall Mounted on Major Tenant Elevation other than Entry or Primary Elevation	2 per Major Tenant (3, 4)	Below Parapet	Wall Mounted	Single	200(9)	I	N/A	Tenant Name/Logo
O. Mall Entry	Wall Mounted above Mall Entry Doors	8 (1/entry)	Below Parapet	Wall Mounted	Single	400	IE	N/A	Mall Entry Designation / Sponsorship Message
P. Outparcel Tenant Sign	Outparcel tenant sign on building for tenants less than 3 acres	N/A (7), (11)	Below Parapet	Wall Mounted	Single	450 (7), (9)	I	N/A	Outparcel Name/ Logo
Q. Outparcel Tenant Sign	Outparcel tenant sign on building for 3 to 5 acres	N/A (8), (11)	Below Parapet	Wall Mounted	Single	600 (8)	I	N/A	Outparcel Name/ Logo
R. Outparcel Tenant Sign	Outparcel tenant sign on building for 5 or more acres	N/A (5), (10), (11)	Below Parapet	Wall Mounted	Single	1000 (8)	I	N/A	Outparcel Name/ Logo
S. Roof Top Sign	Mall Roof	2	Painted/Applied on roof	N/A	Single	35,000	N/A	N/A	Mall Name/Logo
T. Entertainment Feature	Mall Roof	1	120'	Roof / Ground Mounted	Double	1800 (7),(8)	IE	N/A	Mall Information / Entertainment Tenant Name/Logo
U. Exit Signs	Outer Ring Road and Entry Magazines	24	15'	Pole Mounted	Single/Double	15	N/A	2'	Mall Exiting Information

- (1) Dimension from finished grade at base to top of sign
- (2) May include an electronic readerboard or billboard
- (3) Major Tenant is defined as a tenant that exceeds 20,000 sq. ft. in area or has a least one exterior wall
- (4) Sign shall not be larger than 1/5 the length of the wall on which it is mounted
- (5) Maximum letter height is 5'-0"
- (6) Maximum letter height is 4'-0"
- (7) Two of the wall signs shall not exceed 150 sq. ft., and two of the signs shall not exceed 75 sq. ft., not to exceed a total sign area of 450 sq. ft., and a max. letter height of 5'-0"
- (8) Two of the wall signs shall not exceed 200 sq. ft., and two of the signs shall not exceed 100 sq. ft., not to exceed a total sign area of 600 sq. ft., and a max. letter height of 4'-0"
- (9) Area limited to text message/logo
- (10) Two of the wall signs shall not exceed 500 sq. ft. and two of the signs shall not exceed 200 sq. ft., not to exceed a total sign area of 1000 sq. ft., and a max. letter height of 5'-0"
- (11) Each peripheral parcel shall be permitted one wall sign per wall, not to exceed four (4) signs total