



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 10/27/2025

PETITION DESCRIPTION

PETITION NUMBER: MSP-2025-05 Lowe's Master Sign Plan Review (Northern Portion of Pod G)

OWNER: Minto PBLH, LLC

APPLICANT: Cotleur & Hearing

PCN: Portion of 77-40-43-01-29-000-0010

REQUEST: The applicant is requesting approval of a Master Sign Plan for the Retail Sales & Services use known as "Lowe's," located in the northern portion of Pod G. The subject site consists of 12.72 acres and will include a 107,547-square-foot main building and a 26,601-square-foot Garden Center. The subject application includes six (6) waivers.

SUMMARY

The applicant is requesting approval of a Master Sign Plan for the Lowe's development, a 12.72-acre site. *Per Chapter 113, Section 113-8 (Master Sign Plan)*, the subject application includes the following waivers: three (3) wall signs for the principal structure with a letter height of 108.4 inches and a copy area of 277 sq. ft. for the "Lowe's" sign, a copy area of 99.65 sq. ft. for the "Garden Center" sign, and two (2) cabinet signs.

The proposed Master Sign Plan includes three (3) principal wall signs—one (1) being a channel letter sign and two (2) cabinet signs—as well as one (1) ground sign.

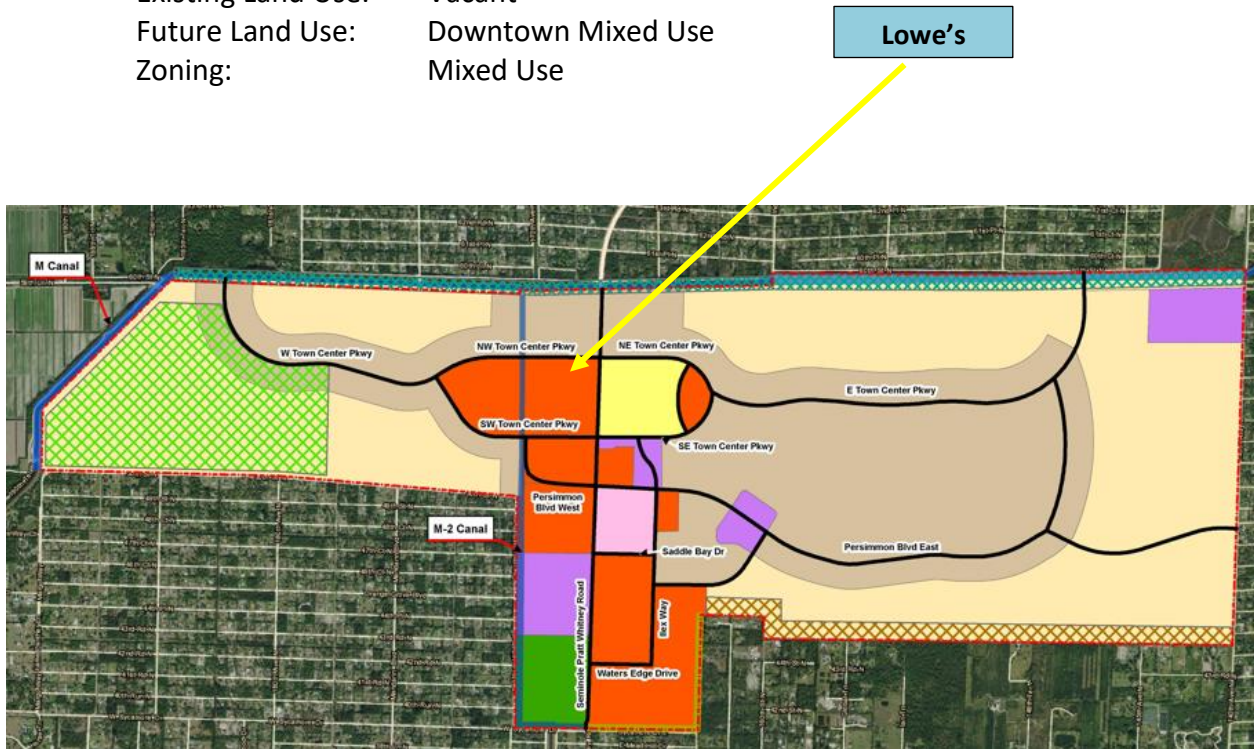
The site plan application (SPR-2025-02) was approved by City Council on August 5, 2025, for a Retail Sales & Services use known as "Lowe's," which includes a 107,547-square-foot main building and a 26,601-square-foot Garden Center.

STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Planning and Zoning and Engineering Departments** have no objections of the above referenced application.

PETITION FACTS

- a. Total Gross Site Area: 12.72 acres (Portion of Pod G)
- b. Building Data: 107,547 sq.ft
- c. Land Use and Zoning
 - Existing Land Use: Vacant
 - Future Land Use: Downtown Mixed Use
 - Zoning: Mixed Use



BACKGROUND

The site is located within Pod G, South of Town Center Pkwy N, West of Seminole Pratt Whitney Rd, and North of Town center Pkwy S.

- On April 1, 2025, the City Council approved the plat for Pod G including North Parcel C where the subject site “Lowe’s” will be located.
- On August 5, 2025, the City Council approved the application SPR-2025-02 with conditions for the proposed 107,547 sq.ft. retail sale and service known as “Lowe’s”

STAFF ANALYSIS

The applicant is requesting approval of a Master Sign Plan for the Lowe’s development, a 12.72-acre Retail Sales & Services site containing a 107,547-square-foot building. *Per Chapter 6, Signs, Section 6.9 (Master Sign Plan)*, the subject application includes 6 (six) waivers for the principal structure.

Proposed Master Sign Plan includes the following signs:



Per Chapter 6. Sign. Section 6.9 Master Sign Plan: *The City Council, at the time of development order or site plan approval or amendment, may waive one or more of the requirements of this chapter as part of a master sign plan. A master sign plan may be considered for two or more signs*

(A) The City Council may vary the size, setback requirements, number, and type of signs as part of a master sign plan application, provided the city council determines an application complies with the general intent and purpose of this chapter.

As part of the subject Master Sign Plan, the applicant is requesting the following waivers from the City Code Section 113-11 (Permitted Signs):

A. Principal Wall Sign:

- 3 Wall Principal for principal structure which include Lowe's, Garden Center, and Pro Service signs – Code Sec 113-11 allows one (1) per building.
- 277 sq.ft. copy area for the Lowe's sign. – Code Sec 113-11 allows for 90 sq.ft.
- 108.4" letter height for the Lowe's Sign – Code Sec 113-11 allows for 36".
- 99.65 sq.ft. copy area for the Garden Center sign - Code Sec 113-11 allows for 90 sq.ft.
- 2 Cabinet Signs for the Garden Center and Pro Service sign.

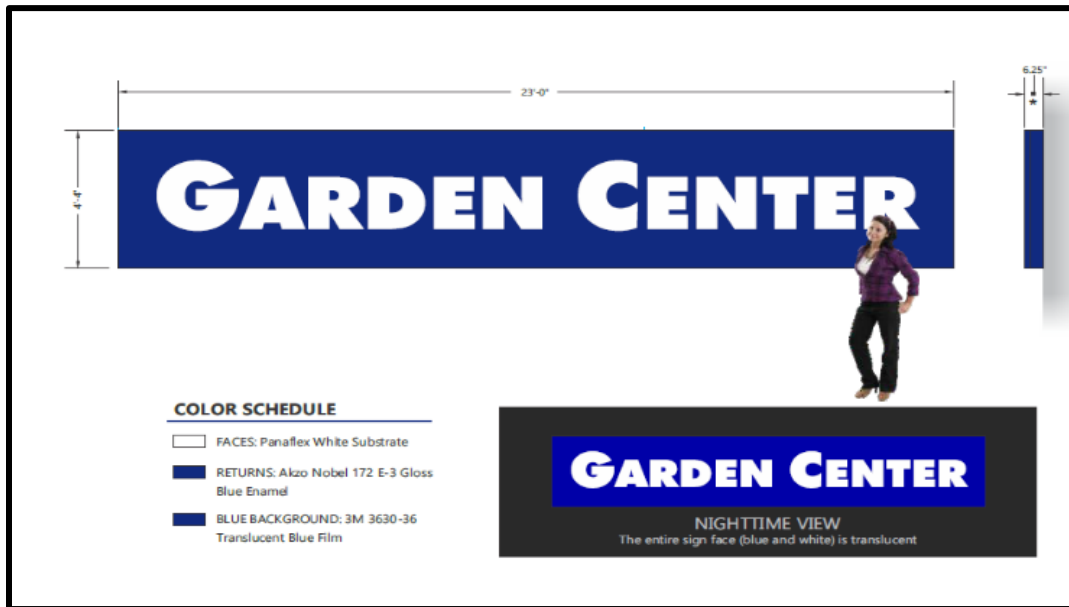
The following table presents all 6 waivers being requested:

Sign Type	Code Requirement (Section 113-11-7)	Applicant Request	Deviation	
Wall Sign for Principal Structure/ Building ID LOWE'S	Copy Area – 90 SF Max. Sign Faces – 1 Number of signs - 1 Letter Height Max. 36" (3') Shall not exceed 80% of the width of the building with 10% clear area on each outer edge of the building	277 SF Max. 1 108.4 " (9',4") ✓	+187 SF +76.8" (6',4')	2 Waivers
Wall Sign for Principal Structure/ Garden Center	Copy Area – 90 SF Max. Sign Faces – 1 Number of signs - 1 Letter Height Max. 36" Shall not exceed 80% of the width of the building with 10% clear area on each outer edge of the building Cabinet Sign Not Permitted	99.65 SF Max. 1 1 26.5" ✓	+ 9.65 SF +1 +Cabinet sign	3 Waivers
Wall Sign for Principal Structure/ Pro Services	Copy Area – 90 SF Max. Sign Faces – 1 Number of signs - 1 Letter Height Max. 36" Shall not exceed 80% of the width of the building with 10% clear area on each outer edge of the building Cabinet Sign Not Permitted	74 SF Max. ✓ ✓ 30" ✓	+1 +Cabinet sign	1 Waiver

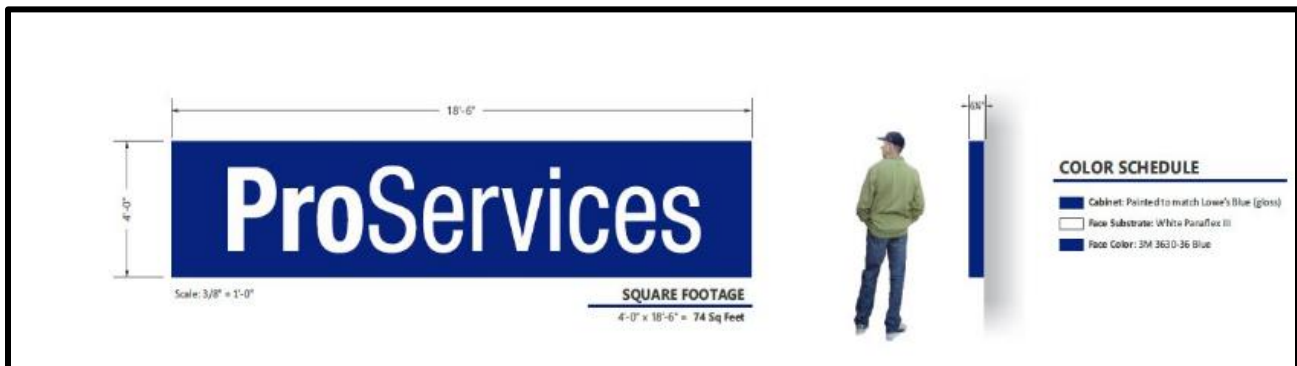
Proposed Lowe's Sign



Proposed Garden Center Sign



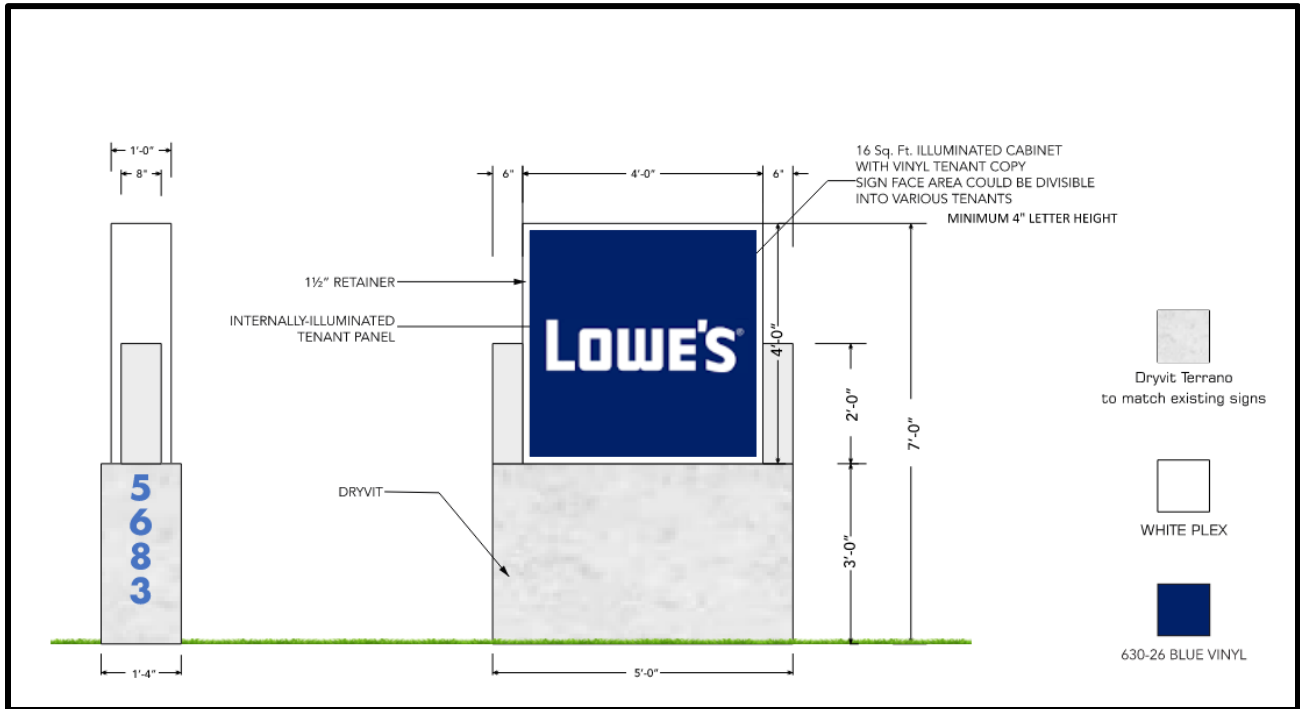
Proposed Pro Service Sign



Proposed Wall Signs



Proposed Ground Sign



FINAL REMARKS

MSP-2025-05 will be heard by the City Council on October 27, 2025. The public hearing was advertised in compliance with the City's code. Based upon the facts and findings contained herein, **the Planning and Zoning and Engineering Departments** have no objections of the above-mentioned application.