



## City of Westlake

### Planning and Zoning Department – Staff Report

City Council Meeting 2/7/2023

---

#### PETITION DESCRIPTION

**PETITION NUMBER:** MSP-2022-04 Christ Fellowship Master Signage Plan Modification  
**OWNER:** Christ Fellowship Church  
**APPLICANT:** Cotleur & Hearing  
**ADDRESS:** 16561 Waters Edge Drive  
**PCN:** 77-40-43-12-00-000-1010

#### REQUEST:

The applicant is requesting approval for a Master Signage Plan Modification for Christ Fellowship Church, a one (1) story, 38,155 square foot Worship Center. Per Chapter 6. Sign. Section 6.9 Master Sign Plan. The previously approved Master Signage Plan includes nine (9) waivers for Principal Tenant Wall Signs. The applicant is requesting a Master Signage Plan Modification to add three (3) directional signs and eight (8) pole mounted banner signs. The request includes one (1) waiver request to allow identification letters for the pole mounter banner signs.

#### SUMMARY

The subject parcel is located in Pod J. The Christ Fellowship Worship Center was approved on December 9, 2019, by Resolution 2019-39, and consist of one (1) story building, 38,155 sq. ft. facility with 800 seats. The site also included an additional 2,500 sq. ft. future development structures. On April 11, 2022, City Council approved Master Signage Plan (MSP-2021-07) consisting of one (1) monument sign and four (4) walls signs; one (1) wall sign on each the east and west elevation, two (2) wall signs on the south elevation, and a total of **nine (9)** waivers for the Principal Tenant Wall signs.

The applicant is requesting approval for a Master Signage Plan Modification to add three (3) directional signs and eight (8) pole mounted banner signs to be installed in the parking lot. The applicant is also requesting one (1) waiver for the pole mounted banner signs copy requirements from the following: Chapter 6, Section 6.43. (c). Criteria to Permit. Pole-mounted banners shall only be permitted provided the following conditions are met:

(c) *The pole-mounted banner's copy shall be limited to the name of the development, the development's logo, and the development's branding, which does not include any individual business name, tenant, or individual business' logo.*

#### STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the **Department of Planning and Zoning** recommends approval of the subject application without conditions.

---

**BACKGROUND**

The subject site was originally approved by City Council on December 9, 2019, by Resolution 2019-39, to develop a one (1) story building, 38,155 square foot Worship Center (Christ Fellowship Church) with 800 seats. The site also included an additional 25,000 sq. ft. of future development. On December 6, 2021, the City Council approved a Site Plan Modification to allow a reduction of decorative pavers on the site entrance, and update the building façade colors.

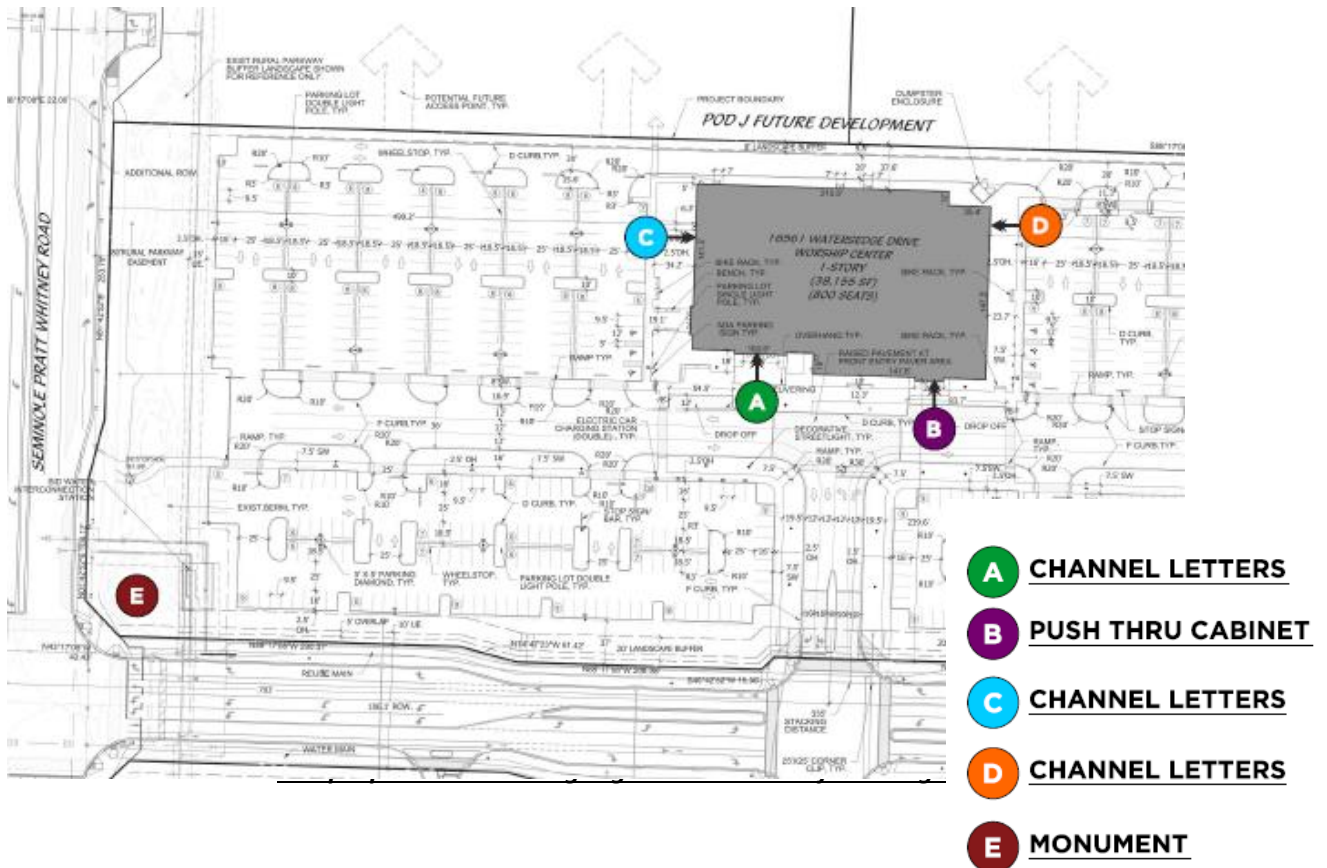
On April 11, 2022, City Council approved Master Signage Plan (MSP-2021-07) consisting one (1) monument sign and four (4) walls signs; one (1) wall sign on each the east and west elevation, two (2) wall signs on the south elevation, and a total of nine (9) waivers for the Principal Tenant Wall signs.

**STAFF ANALYSIS**

The applicant is requesting approval of a Master Signage Plan Modification for the Christ Fellowship Church development, per Chapter 6. Sign. Section 6.9 Master Sign Plan. The proposed signage plan modifications includes the following:

- Three (3) directional monument signs, one for each point of entry; Seminole Pratt Whitney, Waters Edge Drive and Ilex Way.
- Eight (8) total pole mounted banner signs (18"×18.75") mounted on existing light poles identifying parking lot areas with letters.
- One (1) waiver request from Section 6.43 (c) to allow for letter identification on the copy area of the pole mounted banner signs.

***The approved Master Signage Plan includes the following signs:***



**Proposed Master Signage Plan additional signs:**



The applicant is also requesting **one (1)** waiver for the pole mounted banner signs copy requirements from Section 6.43. (c).

Per Chapter 6. Sign. Section 6.43 *Criteria to Permit. Pole-mounted banners shall only be permitted in civic, commercial, or mixed-use zoned areas for the limited purpose of brand identification or as a holiday decoration, provided the following conditions are met:*

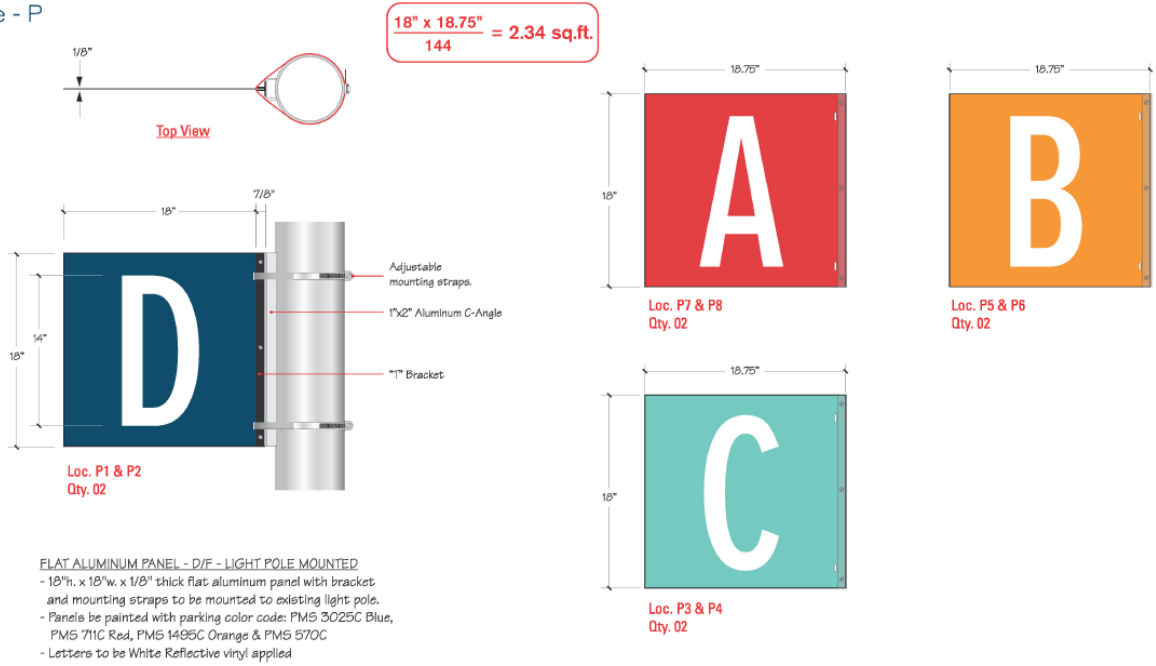
- (c) *The pole-mounted banner's copy shall be limited to the name of the development, the development's logo, and the development's branding, which does not include any individual business name, tenant, or individual business' logo.*

As part of the subject Master Signage Plan Modifications, the applicant is requesting the following waiver:

1. Pole Mounted Banner Sign: To allow the pole-mounted banner's copy to display letters for parking lot areas identification.

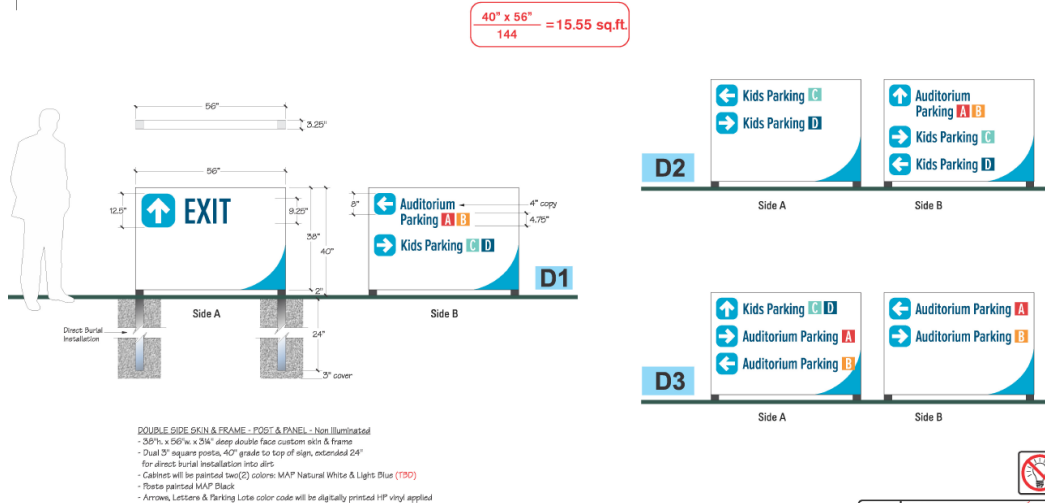
## POLE MOUNTED BANNER SIGNS

### Exterior Sign Type - P



## DIRECTIONAL MONUMENT SIGN - No waivers requested

### Exterior Sign Type - D



## **FINAL REMARKS**

MSP-2022-04 will be heard by the City Council on February 7, 2023. The public hearing was advertised in compliance with the City's code.

*Based upon the facts and findings contained herein, the **Planning and Zoning Department** recommends approval of the subject application.*