



Meeting Agenda Item Coversheet

MEETING DATE:		9/01/2026		Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		MSP-2026-04: The applicant is requesting Master Sign Plan approval for a 6.64-acre site for a Neighborhood Park use to be known as "Westlake Fieldhouse," located at the southeast corner of Town Center Parkway and Riverbend Road. The application includes one (1) directional/project-identification ground sign located on the subject property along Riverbend Road.			
STAFF RECOMMENDATION: (MOTION READY)		Motion to Approve - MSP-2026-04 – Master Sign Plan for Westlake Fieldhouse.			
SUMMARY and/or JUSTIFICATION:		The applicant is requesting Master Sign Plan approval for the development of a 6.64-acre neighborhood park, to be known as Westlake Fieldhouse, located at the southeast corner of Town Center Parkway and Riverbend Road. The request includes one (1) directional sign on private property located on Riverbend Road and one (1) wall sign for principal structure. The application includes two (2) waivers from the City's Land Development Code Chapter 113, specifically requesting to allow a copy area of 22 square feet for the directional sign on private property and to reduce the required clear area along the easterly outer edge of the west building elevation from 10 percent (7 feet 10 inches) to 4.5 percent (3 feet 6 inches), allowing the wall sign to encroach 4 feet 4 inches into the required clear area.			
SELECT, if applicable		AGREEMENT:		BUDGET:	
		STAFF REPORT:		PROCLAMATION:	
		EXHIBIT(S):		OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Agenda Item Sheet Staff Report Eng Approval Letter Application Justification Statement Master Sign Plan			
SELECT, if applicable		RESOLUTION:		ORDINANCE:	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i> <u>Please keep text indented.</u>					
FISCAL IMPACT (if any):					\$