



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-2026-01: The applicant is requesting approval of a Master Sign Plan for the Silver Lake residential development, located south of Persimmon Boulevard and east of Parcel T (The Estates), in the southeast corner of the City of Westlake. The applicant proposes three (3) Residential Pod Entry Monument Signs: two (2) mirrored signs at the main entrance, located on the north and south sides of the entrance, and one (1) sign at the secondary entrance. Additionally, the applicant proposes one (1) directional sign on private property directing residents to the recreation center.			
STAFF RECOMMENDATION: (MOTION READY)		Motion to Approve - MSP-2026-01 – Master Sign Plan for Silver Lake.			
SUMMARY and/or JUSTIFICATION:		The applicant, Coteleur & Hearing on behalf of Palm Beach West Associates VI, LLLP (A/K/A GL Homes), is requesting approval of a Master Sign Plan for the Silver Lake residential development. The request includes three (3) Residential Pod Entry Monument Signs: two (2) mirrored signs at the main entrance, located on the north and south sides of the entrance, and one (1) sign at the secondary entrance. Additionally, the applicant proposes one (1) directional sign on private property directing residents to the recreation center. The application includes five waivers from the City's sign regulations applicable to Residential Pod Entry Monument Signs under Figure 113-11-3 and a Directional Sign on Private Property under Section 113-11..			
SELECT, if applicable		AGREEMENT:			BUDGET:
		STAFF REPORT:		X	PROCLAMATION:
		EXHIBIT(S):		X	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 Waiver Table Master Sign Plan Pod Entry Monument Sign Memo			
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 <i>(if any):</i>	\$