



## City of Westlake

### Planning and Zoning Department – Staff Report

City Council Meeting 9/1/2026

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#### PETITION DESCRIPTION

**PETITION NUMBER:** MSP-2026-04 Westlake Fieldhouse Master Sign Plan

**OWNER:** Minto PBLH, LLC

**APPLICANT:** Coteleur & Hearing

**PCN:** Portion of 77-41-43-05-06-006-0000

#### REQUEST:

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.

#### SUMMARY

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.

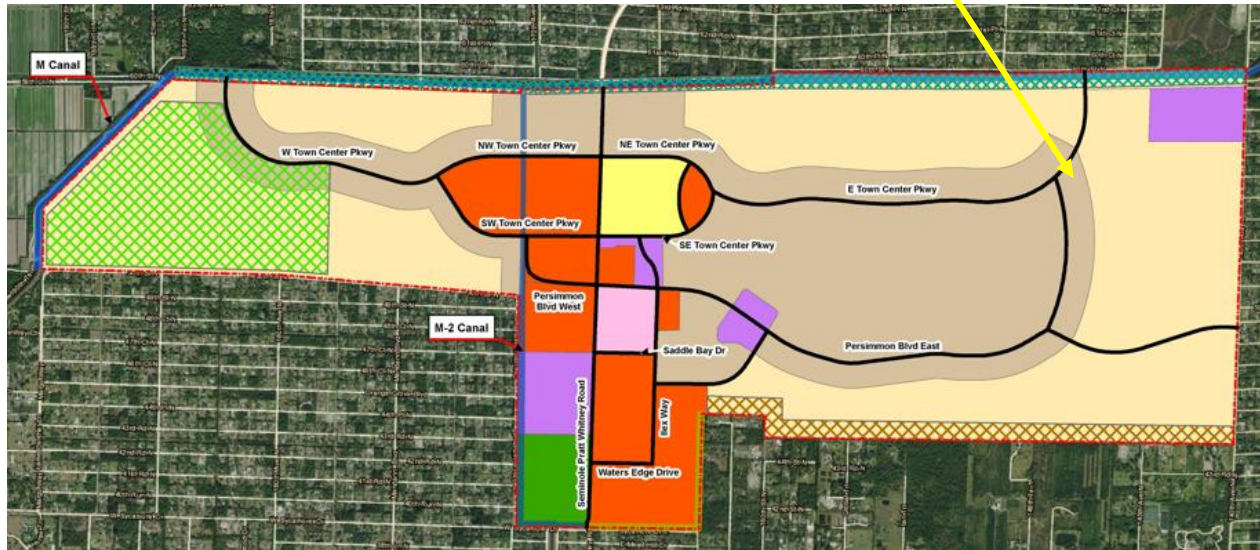
#### STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the Planning and Zoning and Engineering Departments have no objections to the above-mentioned application.

## PETITION FACTS

- a. Total Gross Site Area: 6.64 acres (Parcel V-2)
- b. Building Data: Total 5,261 sq.ft. (Building Area: 3,953 sq. ft and Covered Patio: 1,308 sq. ft.)
- c. Land Use and Zoning
  - Existing Land Use: Vacant
  - Future Land Use: Residential-2
  - Zoning: R-2

### Westlake Fieldhouse



## BACKGROUND

The site is located within Pod V-2, located at the southeast corner of Town Center Parkway and Riverbend Road.

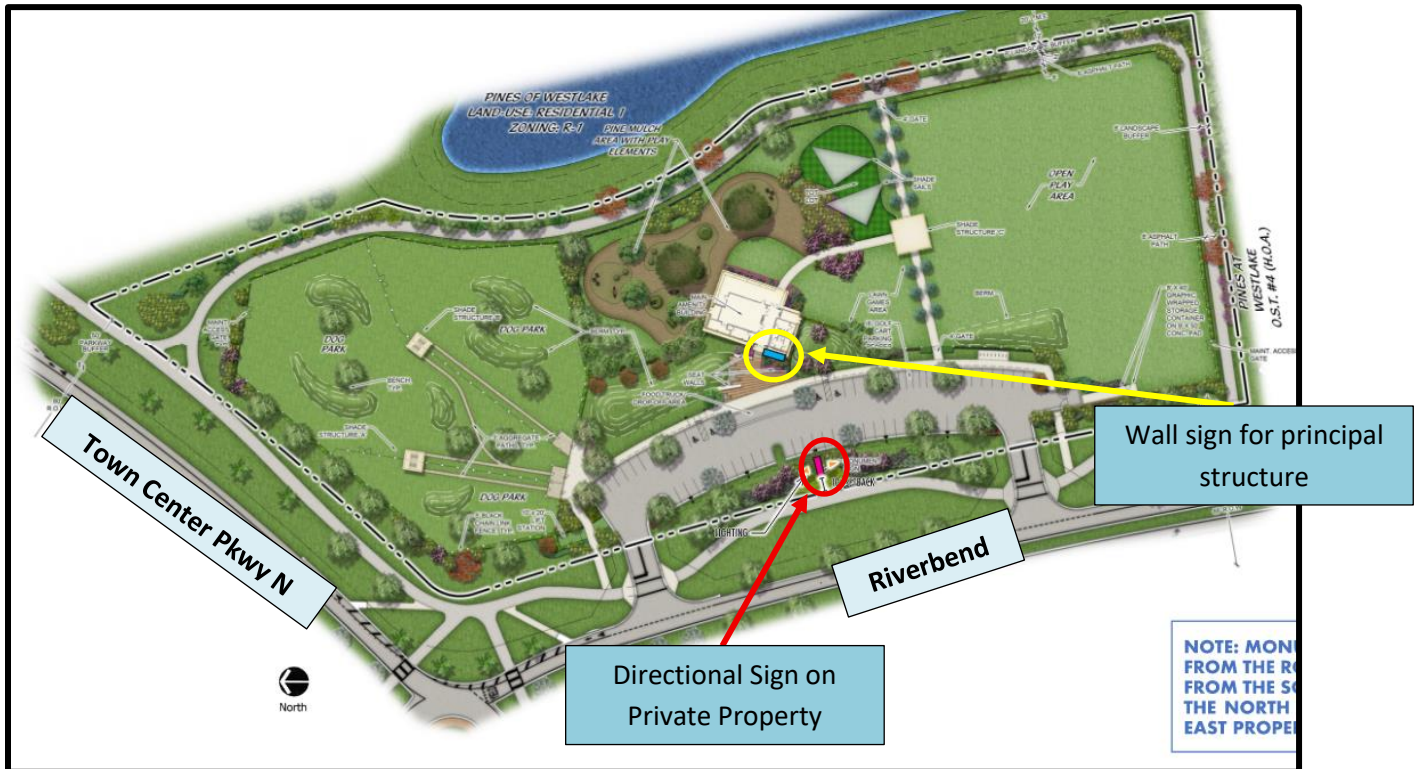
- On June 20, 2023, the subject property was platted as Pod V-2 and designated for a neighborhood park to serve the surrounding residential community. The proposed Fieldhouse represents the implementation of that planned neighborhood amenity identified within the approved Westlake master development.
- On August 4, 2026, the City Council approved SPR-2025-07 for the 6.64-acre Westlake Fieldhouse site, consisting of a 3,953-square-foot building and a 1,308-square-foot covered patio.

## STAFF ANALYSIS

The applicant is requesting approval of a Master Sign Plan for Westlake Fieldhouse, a residential amenity park. The subject site is located at the southeast corner of Town Center Parkway and Riverbend Road. The application includes one (1) directional sign on private property located on Riverbend Road and one (1) wall sign for principal structure. The applicant is requesting the following waivers:

- Directional Sign on Private Property: to allow a copy area of 22 sq.ft.
- Wall sign for principal structure: to allow a 4.5% clear area on the east side of the building

## Proposed Site Plan



Pursuant to Chapter 113. Sign. SECTION 113-8 Master Sign Plan: The city council, at the time of development order or site plan approval or amendment, may waive one (1) or more of the requirements of this chapter as part of a master sign plan.

As part of the subject Master Sign Plan, the applicant is requesting the following waivers from the City Code Chapter 113:

### 1. Directional Sign on Private Property:

- To allow a copy area of 22 sq.ft. (Sec. 113-11 allows for a maximum of 16 sq.ft.)

### 2. Wall sign for principal structure:

- 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.

| Waiver # | Sign Type                                                                  | Code Section                                      | Waiver Proposed                     |
|----------|----------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------|
| 1        | <b>Monument Sign:</b><br>Maximum Copy Area – 22SF                          | Sec. 113-11, Directional Sign on Private Property | + 6" SF Maximum                     |
| 2        | <b>Wall Sign:</b><br>10% (7'10") clear area on each outer edge of building | Sec. 113-11, Wall sign for Principal Tenant       | + 4.4' encroachment into clear area |

### Proposed Directional Sign on Private Property



**COLORS/MATERIALS:**

**STUCCO:**  
SW 7005 PURE WHITE



**SIGN LETTERS/  
WAVE:**

TEAL



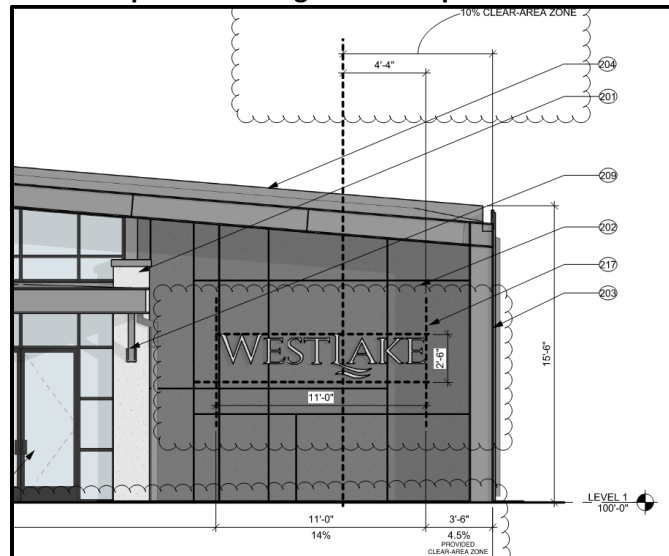
PANTONE 298C  
CMYK 54, 20, 27, 0  
RGB 122, 171, 179

GRAY



PANTONE 431C  
CMYK 60, 50, 50, 20  
RGB 101, 104, 104

### Proposed Wall Sign for Principal Structure



### FINAL REMARKS

MSP-2026-04 will be heard by the City Council on September 1st, 2026. The public hearing was advertised in compliance with the City's code requirement. Based upon the facts and findings contained herein, the Planning and Zoning and Engineering Departments have no objections to the above-mentioned application.