



Meeting Agenda Item Coversheet

MEETING DATE:	2/3/2026	Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>	SPR-2025-04: The applicant is requesting approval of a Site Plan Review for a proposed motor vehicle repair use known as Mavis Tires & Brakes – City of Westlake on Parcel A within the Publix at Westlake Plaza development. Parcel A is located on the east side of the Publix at Westlake Plaza site and abuts the north side of Parcel B. The proposed development consists of a 5,636-square-foot building.		
STAFF RECOMMENDATION: (MOTION READY)	Motion to Approve with Conditions - SPR-2025-04 - Site Plan Review for motor vehicle repair use known as Mavis Tires & Brakes – City of Westlake.		
SUMMARY and/or JUSTIFICATION:	The applicant is requesting approval of a Site Plan for Parcel A within the Publix at Westlake Plaza development. The proposed Site Plan includes a 5,636-square-foot building for a motor vehicle repair use containing six (6) service bays. The project includes aesthetic enhancements such as paver walkways that provide pedestrian connectivity to adjacent parcels and maintain the cohesive design theme of the overall development. The subject application is part of the Publix at Westlake Plaza project, which encompasses approximately 20.321 acres and 129,700 square feet of commercial development within the Mixed Use (MU) Zoning District. Parcel A is an outparcel within the larger Publix at Westlake Plaza master development and does not represent a standalone development site. The applicant has elected to contribute one percent (1%) of the building construction cost to the City of Westlake Art Acquisition Fund, pursuant to Chapter 103-7, Art in Public Places (AIPP) of the City Code.		
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 Letter of Authorization Survey Civil Plans Landscape Plan Floor Plan Elevation Plans Traffic Statement Drainage Statement		
SELECT, if applicable	RESOLUTION:		ORDINANCE:

IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE	
<p><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></p> <p><u>Please keep text indented.</u></p>	
FISCAL IMPACT (if any):	\$