



Meeting Agenda Item Coversheet

MEETING DATE:	3/20/2025	Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>	DOM-2025-01: Application of Westlake Palms, LLC requesting a development order modification to the previously approved conditions of approval. The applicant is requesting to amend one (1) condition of approval that reads “The selection of the artwork shall be approved by the City Council prior to issuance of a building permit” and requesting to modify it to “The selection of the artwork shall be approved by the City Council prior to Certificate of Occupancy.”		
STAFF RECOMMENDATION: (MOTION READY)	<p>Motion to Approve with Conditions DOM-2025-01 – Development Order Modification for “Westlake Palms” located in Parcel F1 within the Westlake Landings development.</p> <ol style="list-style-type: none"> 1. The selection of the artwork shall be approved by the City Council prior to issuance of a building permit <u>the Certificate of Occupancy (CO)</u>. 2. All previous established conditions of approval remain in effect as approved on development order SPR-2024-03. 		
SUMMARY and/or JUSTIFICATION:	<p>The applicant is requesting a modification to one (1) condition of approval for a 1.3-acre commercial shopping center site known as “Westlake Palms” located in Parcel F1 within the Westlake Landings development. The commercial shopping center use includes a 10,400 sq. ft. building with seven (7) tenant bays and 520 sq.ft. outdoor seating area. The City Council approved the subject development on September 3, 2024, see enclosed Development Order (SPR-2024-03).</p> <p>In accordance with Ordinance No. 2021-12, all non-residential development projects with building constructions costs of one million dollars (\$1,000,000.00) as determined by the City’s Building Official or more shall be subject to the requirements of the Art in Public Places program. The non-residential development must either contribute one percent (1%) of the building constructions cots of the project as a fee to the art Acquisition Fund or provide artwork that has an appraised value equal to three quarters of a percent (0.75%) of the building construction costs. The applicant chose to provide artwork onsite. The proposed artwork will be located on the east side of the building fronting Landings Drive. The Art in Public Places Advisory Board (AIPP) shall review the artwork, and recommend to the City Council the approval, denial, or approval with conditions of the selection and location of the artwork according to the standards of the AIPP Ordinance.</p> <p>The applicant provided the following justification statement, “the design process for the artwork is taking longer than anticipated, therefore the applicant is requesting a modification to the conditions of approval. The selection of the artwork would be provided prior to Certificate of Occupancy, rather than prior to building permit issuance.”</p>		
SELECT, if applicable	AGREEMENT:		BUDGET:
	STAFF REPORT:	X	PROCLAMATION:
	EXHIBIT(S):	X	OTHER:

<p>IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i></p>	<p>Agenda Item Sheet Staff Report Application Justification Statement</p>		
<p>SELECT, if applicable</p>	<p>RESOLUTION:</p>	<p>ORDINANCE:</p>	
<p>IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is not a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i> <u>Please keep text indented.</u></p>			
<p>FISCAL IMPACT (if any):</p>			<p>\$</p>