



# Meeting Agenda Item Coversheet

<b>MEETING DATE:</b>		9/3/2024	<b>Submitted By:</b> Planning and Zoning		
<b>SUBJECT:</b> <i>This will be the name of the Item as it will appear on the Agenda</i>		<b>MSP-2024-01:</b> The applicant is requesting approval of a Master Sign Plan for a commercial shopping center known as “Westlake Palms” located in Parcel F1, within the Westlake Landings development. Parcel F1 consists of 1.3 acres and will contain one (1) 10,400 square feet building. <u>The subject application includes eight (8) waivers.</u>			
<b>STAFF RECOMMENDATION:</b> (MOTION READY)		Motion to Approve MSP-2024-01 - Master Sign Plan for a commercial shopping center known as “Westlake Palms” located in Parcel F1, within the Westlake Landings development.			
<b>SUMMARY and/or JUSTIFICATION:</b>		<p>The applicant is requesting approval of a Master Sign Plan for the Westlake Palms development, a 1.3 acres of commercial shopping center, per <i>Chapter 6. Sign. Section 6.9 Master Sign Plan</i>. The subject application includes the following waivers: Four (4) for Principal Tenant Wall Signs, three (3) for Secondary Tenant Wall Signs, one (1) for Building ID Sign, totaling eight (8) waivers.</p> <p>The Master Sign Plan proposes for the building, up to 8 (eight) Principal Tenant Wall Signs, eight (8) Secondary Tenant Wall Signs, one (1) Monument Sign, one (1) Building Address, one (1) Building ID Sign and one (1) artwork.</p> <p>A Site Plan Review application (SPR-2024-03) is being processed concurrently to develop one commercial building. The proposed commercial shopping center use includes a 10,400 sq. ft. building with seven (7) tenant bays and 520 sq.ft. outdoor seating area.</p>			
<b>SELECT, if applicable</b>		<b>AGREEMENT:</b>		<b>BUDGET:</b>	
		<b>STAFF REPORT:</b>	X	<b>PROCLAMATION:</b>	
		<b>EXHIBIT(S):</b>	X	<b>OTHER:</b>	
<b>IDENTIFY EACH ATTACHMENT.</b> <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Agenda Item Sheet Staff Report Application Master Site Plan Justification Statement Applicant Waiver Request Westlake Palm Signage Plan			
<b>SELECT, if applicable</b>		<b>RESOLUTION:</b>		<b>ORDINANCE:</b>	

**IDENTIFY FULL  
RESOLUTION OR  
ORDINANCE TITLE**

*(if Item is not a  
Resolution or Ordinance,  
please erase all default  
text from this field's  
textbox and leave blank)*

**Please keep text  
indented.**

**FISCAL IMPACT** *(if any):*

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