



Meeting Agenda Item Coversheet

MEETING DATE:	4/7/2026	Submitted By: Planning and Zoning		
<p>SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i></p>	<p>SPR-2025-01: The applicant is requesting Site Plan approval for a 24.29-acre site for a proposed retail center known as “Walmart Supercenter.” The proposed development includes a 188,779-square-foot retail building and a 1,618-square-foot convenience store with 10 fuel pumps, for a total building area of approximately 190,397 square feet.</p> <p>The applicant is also requesting three (3) waivers. The first waiver is from Chapter 119, Section 119-33(3)(b)(1)(ii), to increase the permitted fence height for the tire storage area associated with the Auto Care Department from six (6) feet to ten (10) feet. The second waiver is from Chapter 119, Section 119-33(3)(b)(1)(ii), to increase the height of the screen wall on the south elevation from six (6) feet to sixteen feet four inches (16’-4”). The third waiver is from Chapter 111, Section 111-192, to increase the percentage of assigned parking spaces from five percent (5%) to seven percent (7%) of the required parking spaces for the use.</p>			
STAFF RECOMMENDATION: (MOTION READY)	Motion to Approve with Conditions – SPR-2025-01 – Site Plan Review for retail sales and services use known as Walmart Supercenter – City of Westlake.			
SUMMARY and/or JUSTIFICATION:	<p>The applicant, Coteleur & Hearing, on behalf of Minto PBLH, LLC, is requesting Site Plan approval for the 24.29-acre site for a proposed retail center known as “Walmart Supercenter.” The site is located in the southern portion of Pod G, north of Town Center Parkway S and east of Seminole Pratt Whitney Road. The proposal includes a 188,779-square-foot main retail building and a 1,618-square-foot convenience store with 10 fuel pumps.</p> <p>Due to the nature of the subject business operation, Staff recommends a series of Conditions of Approval to address outdoor display, storage, and loading operations in order to minimize potential visual clutter and ensure safe site circulation. Additionally, the applicant has submitted a Master Sign Plan application (MSP-2025-01) concurrent with this request.</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>	<ul style="list-style-type: none"> Agenda Item Sheet Staff Report Eng Approval Letter Application Justification Statement Waiver Request Site Plan Landscape Plan Architectural Plans Civil Plans Traffic Study 			

	TPS Letter Traffic Report Supplemental Stormwater Report Water quality Statement Fence Detail POA Declaration		
SELECT, if applicable	RESOLUTION:		ORDINANCE:
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>			
FISCAL IMPACT (if any):			\$