



Meeting Agenda Item Coversheet

MEETING DATE:	4/7/2026	Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>	MSP-2025-01: The applicant is requesting approval of a Master Sign Plan for the Retail Sales & Services use known as “Walmart Supercenter,” located in the southern portion of Pod G. The subject site consists of 24.29 acres and will include a 188,779-square-foot main building and a 1,618-square-foot Convenience Store with 10-pump fueling station. The subject application includes nine (9) waivers.		
STAFF RECOMMENDATION: (MOTION READY)	Motion to Approve – MSP-2025-01 – Master Sign Plan Review for retail sales and services use known as Walmart Supercenter – City of Westlake.		
SUMMARY and/or JUSTIFICATION:	<p>The applicant, Cotleur & Hearing on behalf of Minto PBLH, LLC, is requesting approval of a Master Sign Plan for the Walmart Supercenter development. The proposed signage program includes building identification signage, departmental wall signage, directional signage, and signage associated with the convenience store and fueling station.</p> <p>The request includes the following waivers from Section 113-11 (Permitted Signs):</p> <ol style="list-style-type: none"> 1. To allow 284 square feet of copy area for the “Walmart” wall sign where 90 square feet is permitted. 2. To allow a maximum letter height of 72 inches for the “Walmart” wall sign where 36 inches is permitted 3. To allow two (2) messages on the Outdoor/Auto Care wall sign where one (1) is permitted. 4. To allow additional wall signs on the principal structure beyond those typically permitted per building elevation. 5. To allow 95% canopy width coverage for the “Auto Care” and “Wine & Spirits” canopy signs where 80% is permitted. 6. To allow 48.03 square feet of copy area for the “Wine & Spirits” wall sign where 24 square feet is permitted. 7. To allow increased copy area (42.46 square feet) for the “Pharmacy Drive-Thru” sign where 3 square feet is permitted. 8. To allow increased letter height (18 inches) for the “Pharmacy Drive-Thru” sign where 8 inches are permitted. 9. To allow a logo height exceeding the height of the primary wall sign. <p>The proposed Master Sign Plan includes multiple wall signs on the principal structure, one (1) canopy sign, and one (1) ground sign.</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 Eng Approval Letter Application Justification Statement Master Sign Plan Waiver Table</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>