



Meeting Agenda Item Coversheet

MEETING DATE:		7/1/2025		Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		MSP-2025-02: The applicant, Cotleur & Hearing on behalf of Palm Beach West Associates VI, LLLP (A/K/A GL Homes), is requesting approval of a Master Sign Plan for the Silver Lake residential development. The request includes an alternate design for Residential Pod Entry Monument signs and proposes two (2) mirrored signs at the sole entrance along Persimmon Blvd. East. The application includes two (2) waivers from the City's sign code, specifically requesting to allow two (2) entry monument signs and to permit a reduced setback of fifteen (15) feet from the nearest property line.			
STAFF RECOMMENDATION: (MOTION READY)		Motion to Approve MSP-2025-02—Master Sign Plan for a residential development known as Silver Lake, located south of Persimmon Boulevard, east of Parcel T (The Estates) in the southeast corner of the City of Westlake.			
SUMMARY and/or JUSTIFICATION:		The applicant, Cotleur & Hearing on behalf of Palm Beach West Associates VI, LLLP (A/K/A GL Homes), is requesting approval of a Master Sign Plan for the Silver Lake residential development. The request includes an alternate design for Residential Pod Entry Monument signs and proposes two (2) mirrored signs at the sole entrance along Persimmon Blvd. East. The application includes waivers from the City's sign code, specifically requesting to allow two (2) entry monument signs and to permit a reduced setback of fifteen (15) feet from the nearest property line.			
SELECT, if applicable		AGREEMENT:		BUDGET:	
		STAFF REPORT:		PROCLAMATION:	
		EXHIBIT(S):		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 Application Justification Statement Site Plan			
SELECT, if applicable		RESOLUTION:		ORDINANCE:	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <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> <u>Please keep text indented.</u>					
FISCAL IMPACT (if any):					\$

