



Meeting Agenda Item Coversheet

MEETING DATE:		8/5/2026		Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		SPR-2025-07: The applicant is requesting Site Plan approval for a 6.64-acre site for a proposed Neighborhood Park use to be known as "Westlake Fieldhouse," located at the southern corner of Town Center Parkway and Riverbend Road. The application includes a 3,953-square-foot neighborhood fieldhouse building together with associated site improvements including three dog park areas, children's play areas, open recreation lawns, shade structures, artificial turf areas, bicycle parking, golf cart parking, landscaping, and related site infrastructure.			
STAFF RECOMMENDATION: (MOTION READY)		Motion to Approve with Conditions – SPR-2025-07 – Site Plan Review for neighborhood park to be known as "Westlake Fieldhouse"			
SUMMARY and/or JUSTIFICATION:		The applicant is requesting Site Plan approval for the development of a 6.64-acre neighborhood park, to be known as Westlake Fieldhouse, located at the southeast corner of Town Center Parkway and Riverbend Road. The proposed park is intended to serve the residents of the Westlake community by providing a variety of recreational amenities and gathering spaces. Access to the facility will be restricted to members of the Westlake Master Association and their invited guests; the park will not be open to the general public. The proposed development includes the construction of a 3,953-square-foot multi-purpose building designed to support recreational and community activities. Additional site improvements consist of a dog park, a pine mulch play area with children's play elements, an open recreation lawn, artificial turf areas, shade structures, landscaped berms, and supporting infrastructure. The site plan also includes designated areas for food truck drop-off and temporary trailer use to accommodate special events and operational needs. The proposed development provides 50 vehicle parking spaces, eight golf cart parking spaces, and sixteen bicycle parking spaces. Based on the operational characteristics of the proposed neighborhood amenity and the parking justification submitted by the applicant, staff finds the proposed parking supply adequate to serve the anticipated demand. The proposed neighborhood park provides a range of passive and active recreational opportunities while complementing the surrounding residential development. The application has been reviewed for compliance with the City's Land Development Regulations, including applicable requirements related to site design, access, landscaping, parking, and compatibility with adjacent properties.			
SELECT, if applicable		AGREEMENT:			BUDGET:
		STAFF REPORT:		X	PROCLAMATION:
		EXHIBIT(S):		X	OTHER:
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the</i>		Agenda Item Sheet Staff Report Eng Approval Letter Application Justification Statement Entitlements			

<i>agreement and Exhibit A and Exhibit B</i>	Site Plan Landscape Plan Architectural Plans Civil Plans Survey Drainage Statement Rendering Westlake Fieldhouse FAQ		
SELECT , <i>if applicable</i>	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 <i>(if any):</i>			\$