



Meeting Agenda Item Coversheet

MEETING DATE:		5/5/2026	Submitted By: Planning and Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		<p>MSP-2026-02: The applicant is requesting approval of a Master Sign Plan (retroactive) for the Cresswind Palm Beach residential development, located south of Town Center Pkwy, east of Parcel M (Sky Cove), south of Persimmon Blvd. East, and west of Pod S (Orchards). The applicant is requesting approval of one (1) pod entry monument sign located within the landscaped median at the secondary community entrance along Persimmon Boulevard East (already built). The applicant is requesting three (3) waivers pursuant to Section 113-8, Master Sign Plan of the City of Westlake Sign Code.</p>		
STAFF RECOMMENDATION: (MOTION READY)		<p>Motion to Approve with Conditions – MSP-2026-02 – Master Sign Plan Review for Residential Development known as Cresswind Palm Beach.</p>		
SUMMARY and/or JUSTIFICATION:		<p>The applicant, Urban Design Studio on behalf of KH Westlake, LLC, is requesting a retroactive approval of a Master Sign Plan for the Cresswind Palm Beach residential development. The Master Sign Plan includes the following two (2) signs: (1) previously approved and built alternative pod entry monument sign (DS-AMEND-2018-01, approved in 2019) located at Town Center main entrance; and, (2) pod entry monument sign located at the entrance along Persimmon Boulevard East (already built).</p> <p>The second sign is an entrance monument sign that was permitted with conditions. However, it was not built in compliance with the approved plans or the required design consistency standards. The applicant is requesting a retroactive Master Sign Plan approval to address the dimensional and design deviations associated with this built sign. The monument sign includes approximately 44 square feet of copy area, which is below the maximum 60 square feet permitted under Chapter 113 of the City of Westlake Code of Ordinances.</p> <p>The application includes three (3) waivers from the City’s sign code related to monument base height, sign width, and sign area. Please note the already built sign has currently a stop work order.</p>		
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 agreement and Exhibit A and Exhibit B</i>	<p>Agenda Item Sheet Staff Report Eng Approval Letter Application Justification Statement Master Sign Plan</p>			
SELECT, if applicable	RESOLUTION:		ORDINANCE:	

**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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