

AGENDA ITEM REPORT

J.1



To: Town Council

Subject:

Consider and act upon approval of a Replat of Lots 2R1, 2R2, 3R, 4, & 5, Gateway Park, being a replat of Lots 2, & 3, Gateway Park, an addition to the Town of Sunnyvale, Dallas County, Texas, to realign lot lines, create two new lots, and dedicate additional easements for the property generally located at the southeast corner of Town East Boulevard and Belt Line Road, consisting of approximately 21.752 acres tract of land within Planned Development (PD) zoning district. **Case 1819-PLT/Gateway Park Replat.**

Meeting: Town Council - September 9, 2024

Department: Development Services

Staff Contact: Surupa Sen

SUGGESTED ACTION:

Staff recommends approval.

BACKGROUND INFORMATION:

The subject property is a 21.752-acre platted subdivision named Gateway Park that was approved by Town Council in September 2022. The Gateway Park subdivision consists of three platted lots, Lots 1, 2, & 3 with a combined total acreage of 60.457 acres. The replat application is re-platting lots 2 and 3 into 5 new lots, Lots 2R1, 2R2, 3R, 4, & 5 to facilitate development of a grocery store, retail building and convenience store on his 21.752 acres tract of land. Necessary easements are also being dedicated via this replat.

All details of the replat adhere with the Texas Local Government Code, Town's Unified Development Ordinance (UDO) and engineering design standards. This is a ministerial function of the Town. Plats that meet all Town requirements must be approved.

Planning & Zoning Commission Recommendation

The Planning and Zoning Commission considered the replat request at their August 21, 2024, meeting, and unanimously approved the proposed replat.

ATTACHMENTS:

[Map.pdf](#)

[Gateway Park Replat.pdf](#)

[Gateway Park - Recorded Plat - Lots 1 thru 3, Blk. 1.pdf](#)