

# AGENDA ITEM REPORT

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**To:** Town Council

**Subject:** Discuss, consider, and act upon Resolution 2024-17 approving the Site Plan in accordance with Section 3.07.06 of the Unified Development Ordinance. **Case 1814-SP Gateway Park-Tom Thumb-Retail Site Plan.**

**Meeting:** Town Council - September 9, 2024

**Department:** Development Services

**Staff Contact:** Surupa Sen

## SUGGESTED ACTION:

Staff recommends approval.

## BACKGROUND INFORMATION:

The applicant, and developer Deric Salser, Salser Development Group, has submitted a site plan application to construct a 58,204 SF grocery store, Tom Thumb, a 24,500 SF retail building, and a 3,112 SF convenience store and gasoline service station on approximately 11.657 acres tract of land; generally located at the southeast corner of Town East Boulevard and Belt Line Road, within the Gateway Park Planned Development (PD) zoning District (Ordinance No. 21-24). The Gateway Park mixed use development and associated PD zoning ordinance (Ordinance No. 21-13) was originally envisioned and approved by Town Council in June 2021 and was amended once in December 2021 (Ordinance No. 21-24). The PD encompasses approximately 60.5-acres tract of land, which is mostly vacant. A multi-use private sports complex, named the Athletic Complex will be constructed on approximately 38.74 acres portion on the southern edge of the property. Site preparation and utility installation on this project is anticipated to start in fall of 2024 with the grocery store scheduled opening in November 2026.

## Planning & Zoning Commission Recommendation

The Planning and Zoning Commission considered this Site Plan request at their August 21, 2024, meeting, and unanimously recommended approval.

**ATTACHMENTS:**

[Staff Report.pdf](#)

[Resolution No. 2024-17 Tom Thumb-Retail Site Plan.pdf](#)

[Map.pdf](#)

[Detailed Site Plan.pdf](#)

[Truck Auto-Turn Analysis.pdf](#)

[Landscape Plan.pdf](#)

[Tom Thumb Building Elevations & Renderings.pdf](#)

[Retail Building Elevations.pdf](#)