Planning and Zoning Commission

AGENDA ITEM REPORT

E.2

To: Planning and Zoning Commission

Subject: Discuss and consider approval of a replat of Lots 1R1, 1R2, 1R3, Block 1, Gateway Park, being a replat of Lot 1, Block 1, Gateway Park, an addition to the Town of Sunnyvale, Dallas County, Texas, to realign lot lines, create three 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 38.36 acres tract of land within the Gateway Park Planned Development (PD) zoning district. **Case 1862-PLT/Gateway Park Replat.**

Meeting: Planning and Zoning Commission - November 19, 2025

Department: Development Services

Staff Contact: Laura Evans

SUGGESTED ACTION:

Staff recommends approval of the Replat.

BACKGROUND INFORMATION:

The subject property is a 38.36-acre platted lot, described as Lot 1 Block 1, Gateway Park. Gateway Park subdivision consists of 60.46-acre platted land that is currently subdivided into six lots, Lot 1, Lot 2R1, Lot 2R2, Lot 3R, Lot 4, and Lot 5, Block 1. The Gateway Park subdivision was approved by Town Council in September 2022. This replat application is replatting Lot 1 into three new lots, Lot 1R1, Lot 1R2, and Lot 1R3 to facilitate future development. 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.

ATTACHMENTS:

Map
Replat