

Planning and Zoning Commission
AGENDA ITEM REPORT
F.2



To: Planning and Zoning Commission

Subject: Discuss and consider approval of a replat of Lots 2R2 and 2R3, Block 1, Gateway Park, being a replat of Lot 2R2, Block 1, Gateway Park, an addition to the Town of Sunnyvale, Dallas County, Texas, to realign lot lines, create one new lot, and dedicate additional easements for the property generally located at the southeast corner of Town East Boulevard and Belt Line Road, consisting of approximately 7.16 acres tract of land within the Gateway Park Planned Development (PD) zoning district. **Case 1875-PLT/Gateway Park Replat.**

Meeting: Planning and Zoning Commission - June 10, 2026

Department: Development Services

Staff Contact: Laura Evans

SUGGESTED ACTION:

Staff recommends approval of the Replat.

BACKGROUND INFORMATION:

The subject property is a 7.86-acre platted lot described as Lot 2R2, Block 1, Gateway Park Subdivision. Gateway Park is a 60.46-acre subdivision currently comprised of eight lots: Lots 1R1, 1R2, 1R3, 2R1, 2R2, 3R, 4, and 5, Block 1. The Gateway Park Subdivision was approved by Town Council in September 2022.

This replat is subdividing Lot 2R2 to create a new 3-acre lot, Lot 2R3, to facilitate future development of the property. The replat also dedicates the necessary easements to serve the proposed lot configuration for Lot 2R3.

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](#)
[Gateway Park Replat 2R2, 2R3](#)