



AGENDA

Town Council

Monday, January 12, 2026
7:00 pm Regular Meeting
Town Hall
127 N Collins Rd.
Sunnyvale, TX. 75182

A. Regular Meeting

B. Invocation

C. Pledge of Allegiance

D. Call Meeting to Order

E. Announcements and Acknowledgements

Pursuant to Texas Government Code Section 551.0415 the Mayor, Council and Staff may report on the following items: (1) expression of thanks, congratulations or condolences; (2) information about holiday schedules; (3) recognition of individuals; (4) reminders about upcoming Town Council events; (5) information about community events; (6) announcements involving imminent threat to public health and safety.

F. Public Comment

The Town Council invites citizens to address the Town Council on any matter, except items on the agenda and public hearings that are included on the agenda. Comments related to items on the agenda and public hearings will be heard when the specific item/hearing starts. Citizen comments are limited to three (3) minutes, unless otherwise required by law. To address the Council, please fill out a Public Comment Card and submit it to a staff member prior to the Public Comment section on the agenda. The Council is not permitted to take any action or discuss any item not listed on the agenda. Council may choose to place the item on a future agenda.

G. Consent Agenda Items

1. Consider and act upon the minutes from the December 8, 2025 Town Council meeting.
2. Consider and act upon approval of the 2026 Town Council calendar.
[Town Council 2026 Calendar.pdf](https://granicus_production_attachments.s3.amazonaws.com/townofsunnyvale/a6e4929d7e8b181f33a98e338ab314c00.html)

3.

Consider and act upon 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.**

[Map](#)
[Replat](#)

H. Public Hearing Items

1.

Hold a public hearing, discuss, consider, and act upon the first reading of Ordinance 2026-01 regarding a repeal of Planned Development (PD) Ordinance 2024-08 and re-establishment of the Planned Development District including but not limited to amending the concept plan, subdistrict plan, development standards, and signage regulations, on a property generally located at the southeast corner of Town East Blvd and Belt Line Rd., known as the Gateway Park PD (Ordinance No. 2024-08) consisting of approximately 60.457 acres tract of land within Planned Development (PD) zoning district. **Case 1861-Z/Gateway Park Planned Development (PD) Zoning Amendment.**

[Staff Report](#)
[Proposed Ordinance No. 2026-01 - Gateway Park PD](#)
[Current Gateway Park PD Ordinance No. 2024-08](#)
[Map](#)

I. Discussion and Action Items

1. Discuss, consider and act upon Resolution 2026-02 amending Resolution 2025-16 Section 3, changing the date in which the report must be presented to Council and when such changes should be presented on a ballot.

[RES 2026-02 - Resolution setting new deadlines for Charter.doc](#)
[Exhibit A](#)

2. Discuss, consider and act upon the presentation and recommended changes from the Home Rule Charter Review Committee.

3. Discuss, consider, and act upon the second reading of Ordinance 2025-18 regarding a Specific Use Permit (SUP) to allow for the sale of alcoholic beverages on the property located at 129 N. Collins Road, which is zoned Local Retail (LR). **Case 1865-SUP/ Special Use Permit (SUP) The Assembly House Wine Co. at Park Square**

[Notice Map](#)
[Assembly House SUP Ordinance No. 2025-18](#)
[Previous SUD Ordinance No. 20-30 - Settlers Table Restaurant](#)
[Park Square Site Plan](#)
[Suite 1101-Assembly House Restaurant Floor Plan](#)
[Suite 2103-Assembly House Wine Retail Floor Plan](#)
[Letter of Support](#)

4. Discuss, consider, and act upon Resolution 2026-01 approving a Site Plan application for a multi-tenant retail/restaurant building on an approximately 2.5-acre platted lot, described as Lot 1R2, Block 1, Gateway Park, at 3200 N. Belt Line Road, within Planned Development (PD) zoning district. **Case 1860-SP Victory Sunnyvale Retail Site Plan.**

[Staff Report](#)

[Resolution No. 2026-01 Approving Victory Sunnyvale Site Plan Map](#)

5. Discussion and update related to Rebecca and East Fork Road repairs.
6. Discuss, consider and provide feedback to Staff related to items for Town Council agendas that pertain to introductions, recognitions and other honors and observances.

J. Mayor and Council Request

A Council Member with a second by two additional Council Members or the Mayor alone, may ask that an item be placed on a future agenda or the Town Council. No substantive discussion of that item will take place at this time.

K. Adjourn

NOTE: The Town Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the Town); §551.072 (purchase, exchange, lease or value of real property); §551.074 (personnel or to hear complaints against personnel); §551.076 (deployment, or specific occasions for implementation of security personnel or devices); and §551.087 (economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

The Town of Sunnyvale is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the Town Secretary at 972-226-7177 at least 48 hours prior to the meeting.

Notice is hereby given that the Sunnyvale Town Council will conduct its Regular Meeting on Monday, January 12, 2026 at the Sunnyvale Town Hall. The public is encouraged to attend the meeting. Email comments may also be submitted to rachel.ramsey@townofsunnyvale.org by 3 p.m. the day of the meeting. The link to the live stream of the meeting will be posted on Sunnyvale's Facebook page Town of Sunnyvale – Government.

I hereby certify that the foregoing notice was posted at Town Hall, 127 N. Collins Rd., Sunnyvale, Texas and remained so posted continuously for at least three (3) business days preceding the scheduled date of said meeting:



Rachel Ramsey, Director of Administration/Town Secretary

Date Posted: January 6, 2026

Time Posted: 5 p.m.

Date Removed from Bulletin Board: _____

Removed By: _____