AGENDA

Planning and Zoning Commission

Wednesday, June 10, 2026
6:00 pm Planning and Zoning
Town Hall
127 N Collins Rd.
Sunnyvale, TX 75182

A. Regular Meeting

B. Call Meeting to Order

C. Public Comment

The Planning and Zoning Commission invites citizens to address the Planning and Zoning Commission 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 Commission, please fill out a Public Comment Card and submit it to a staff member prior to the Public Comment section on the agenda. The Planning and Zoning Commission is not permitted to take any action or discuss any item not listed on the agenda. The Commission may choose to place the item on a future agenda.

D. Consent Agenda Items

All items on the consent agenda are considered routine items and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the consent agenda and discussed separately.

1. Consider and act upon the May 20, 2026, meeting minutes.
   Meeting Minutes May 20, 2026

E. Public Hearing Items

1. Hold a public hearing, discuss, and consider making a recommendation to Town Council regarding a Planned Development (PD) Ordinance amendment including but not limited to amending the concept plan and PD development standards, 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. 2026-01) zoning district. **Case 1874-Z/Gateway Park Planned Development (PD) Zoning Amendment**.

   Map
   Gateway Park Concept Plan

F. Discussion and Action Items

1. Discuss and consider making a recommendation to Town Council regarding a Site Plan application for a multi-tenant office/retail/restaurant building on an approximately 3.0-acre platted lot, described as Lot 2R3, Block 1, Gateway Park, at 220 E. Town East Blvd., within Planned Development (PD) zoning district. **Case 1876-SP Sunnyvale Commons Site Plan**.

   Map
   Detailed Site Plan
   Landscape Plan BW
   Landscape Plan Color
   Building Elevations

2. 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.**

   Map
   Gateway Park Replat 2R2, 2R3

G. Adjourn

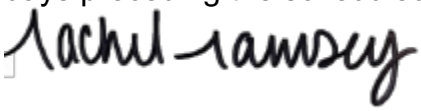
NOTE: The Planning and Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the Town). 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 Planning and Zoning Commission will conduct its Regular Meeting on Wednesday, June 10, 2026, at the Sunnyvale Town Hall. The public is encouraged to attend the meeting. Email comments may also be submitted to ssen@sunnyvaletx.gov 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, MPA

Director of Administration/Town Secretary

Date Posted: Online: 6/4/2026 Bulletin Board: 6/4/2026

Time Posted: Online: 3 p.m. Bulletin Board: 3 p.m.

Notice of Possible Quorum of Town Council
A quorum of the Town Council may be in attendance. This is not a regularly scheduled meeting of the Town Council. As a governmental body, the Town Council will not deliberate nor take any formal action on any items discussed.

MINUTES

Planning and Zoning Commission

Wednesday, May 20, 2026
6:00 pm Planning and Zoning
Town Hall
127 N Collins Rd.
Sunnyvale, TX 75182

A. Regular Meeting

B. Call Meeting to Order

Chair Jerry Johnson called the meeting to order at 6:00 p.m. with the following Members and Staff present: Chair Jerry Johnson, Vice Chair Kevin Points, Member Carly Hagen, Member Joshua Parisi, Alternate Member Cheryl Courson, and Director of Planning and Development Surupa Sen, Senior Planner Laura Evans, and Town Attorney Breanne Wood.

Member Bronson Blackson, Member Troy Childers, Member Lisa Burton, and Alternate Member Andrea Varnai were absent.

C. Public Comment

Chair Johnson opened the floor to public comments.

With no one coming forward, he closed the floor to public comments.

D. Consent Agenda Items

1. Consider and act upon the March 18, 2026, meeting minutes.

2. Consider changing the regularly scheduled June Planning and Zoning Commission meeting date to June 10, 2026.

Vice Chair Kevin Points made a motion to approve, Member Carly Hagen seconded the motion.

Ayes: Chair Jerry Johnson, Vice Chair Kevin Points, Member Carly Hagen, Member Joshua Parisi, and Alternate Member Cheryl Courson

Absent: Member Bronson Blackson, Member Andrea Varnai, Member Troy Childers, and Member Lisa Burton

Motion Passed Unanimously 5- 0 on a recorded vote

E. Public Hearing Items

1. Hold a public hearing, discuss, and consider making a recommendation to Town Council regarding a Planned Development (PD) Ordinance amendment including but not limited to amending the concept plan and PD development standards, on a property generally located at 606 US Hwy 80, known as the Pecan Ridge PD (Ordinance No. 2022-33) zoning district consisting of approximately 38.45 acres tract of land within Planned Development (PD) zoning district. **Case 1878-Z/Pecan Ridge Planned Development (PD) Zoning Amendment**.

Senior Planner Laura Evans gave a presentation and was available to answer questions.

Chairman Johnson opened the public hearing at 6:17 p.m.

Jorge Martinez, 526 Long Creek, spoke in opposition of the request.

Omar Duran, 521 Larkin, spoke in opposition of the request.

Jim Riley, 12377 Merit Dr., Dallas, applicant, spoke in support of the project and was available to answer questions.

Deric Salser, 345 New Hope, spoke in support of the project.

Troy Smith, 532 Long Creek, spoke in opposition to the request.

Chairman Johnson closed the public hearing at 6:52 p.m.

Chairman Johnson opened the public hearing at 6:54 p.m.

Bill Sahliyeh, 608 US Hwy 80, answered questions regarding his property by the Commission.

Chairman Johnson closed the public hearing at 6:56 p.m.

Member Joshua Parisi made a motion to approve as amended to require an 8- foot masonry wall on the western property line in place of the required 8-foot wood fence, Alternate Member Cheryl Courson seconded the motion.

Ayes: Chair Jerry Johnson, Member Carly Hagen, Member Joshua Parisi, and Alternate Member Cheryl Courson
Nays: Vice Chair Kevin Points
Absent: Member Bronson Blackson, Member Andrea Varnai, Member Troy Childers, and Member Lisa Burton

Motion Passed 4- 1 on a recorded vote

F. Discussion and Action Items

1. Discuss and consider making a recommendation to Town Council regarding a Site Plan application for multi-tenant, commercial development on an existing developed

property to construct four new metal buildings, on an approximately 38.45-acre tract of land, at 606 US Hwy 80, within the Pecan Ridge Planned Development (PD) zoning district (Ordinance No. 2022-33). **Case 1845-SP Pecan Ridge Site Plan.**

Senior Planner Laura Evans gave a presentation and was available for questions.

Jorge Martinez, 526 Long Creek, spoke in opposition to the project.

Deric Salser, 345 New Hope, spoke in favor of the project.

Member Joshua Parisi made a motion to approve, Vice Chair Kevin Points seconded the motion.

Ayes: Chair Jerry Johnson, Vice Chair Kevin Points, Member Carly Hagen, Member Joshua Parisi, and Alternate Member Cheryl Courson
Absent: Member Bronson Blackson, Member Andrea Varnai, Member Troy Childers, and Member Lisa Burton

Motion Passed Unanimously 5- 0 on a recorded vote

2. Discuss and consider approval of a preliminary plat for Lot 1, Block A, Pecan Ridge Addition, consisting of 38.45-acres tract of land, within Pecan Ridge Planned Development (PD) (Ordinance 2022-33) zoning district, located at 606 US Hwy 80. **Case 1847-PLT/Pecan Ridge Preliminary Plat**

Senior Planner Laura Evans gave a presentation and was available for questions.

Omar Duran, 521 Larkin, asked a clarifying question about the development restrictions related to the plat.

Ryan Curtis, 527 Larkin, owner, discussed the access of the southern 21 acres of the property.

Jorge Martinez, 526 Long Creek, asked a clarifying question regarding development in the southern 21 acres.

Vice Chair Kevin Points made a motion to approve with the condition that a note be added to the final plat that no development nor, Alternate Member Cheryl Courson seconded the motion.

Ayes: Chair Jerry Johnson, Vice Chair Kevin Points, Member Carly Hagen, Member Joshua Parisi, and Alternate Member Cheryl Courson
Absent: Member Bronson Blackson, Member Andrea Varnai, Member Troy Childers, and Member Lisa Burton

Motion Passed Unanimously 5- 0 on a recorded vote

3. Discuss and confirm the schedule and plan for the upcoming annual Planning and Zoning Commission bus tour.
Director Surupa Sen discussed upcoming bus tour locations and received input from the commission regarding dates and times.

G. Adjourn

Member Carly Hagen made a motion to adjourn the meeting at 7:33 p.m., Alternate Member Cheryl Courson seconded the motion.

Ayes: Chair Jerry Johnson, Vice Chair Kevin Points, Member Carly Hagen, Member Joshua Parisi, and Alternate Member Cheryl Courson

Absent: Member Bronson Blackson, Member Andrea Varnai, Member Troy Childers, and Member Lisa Burton

Motion Passed Unanimously 5- 0 on a recorded vote

The undersigned presiding officer certifies that this is a true and correct record of the proceedings.

_____

Jerry Johnson, Chair

Attest:

_____

Surupa Sen, Director of Planning and Development

Planning and Zoning Commission

AGENDA ITEM REPORT

E.1

To: Planning and Zoning Commission

Subject: Hold a public hearing, discuss, and consider making a recommendation to Town Council regarding a Planned Development (PD) Ordinance amendment including but not limited to amending the concept plan and PD development standards, 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. 2026-01) zoning district. **Case 1874-Z/Gateway Park Planned Development (PD) Zoning Amendment**.

Meeting: Planning and Zoning Commission - June 10, 2026

Department: Development Services

Staff Contact: Laura Evans

SUGGESTED ACTION:

Staff recommends approval of the PD amendment.

BACKGROUND INFORMATION:

The Gateway Park mixed use development and associated Planned Development zoning ordinance (Ordinance No. 21-13) was originally envisioned and approved by Town Council in June 2021. The PD encompasses approximately 60.5-acres tract of land, which is partially developed.

The Gateway Park PD has been amended a few times to facilitate construction of an anchor grocery store – Tom Thumb, a multi-tenant retail building, and a gasoline service station within this property. Additionally, two pad sites along Belt line Road have been approved for development, requiring amendment of the PD.

Concept Plan Amendments

There are several pad sites identified on the Gateway Park PD concept plan along Town East Blvd. and Belt Line Rd. which shows their assigned land use and general layout. Recently, the Town has received an application to develop a multi-tenant retail/restaurant/office building on Town East Blvd. This area was previously designated as two separate pad sites along Town East Blvd. The applicant is proposing to combine these areas into a single 3-acre site, identified as Pad Site #1. The combined acreage of the original pad sites was slightly smaller

than the newly proposed site. In addition, the former athletic club site has been reconfigured, resulting in the creation of new Pad Sites #3 and #4.

Additionally, Pad Site # 8 along Belt Line Road previously designated for retail/restaurant use is proposed to be updated to allow retail, restaurant, and office uses. Due to all the changes in the uses, size, and layout on these pad sites, the applicant is required to amend the concept plan, so that the site plan applications for these areas can be compliant with the PD concept plan.

PD Development Standards Amendment

A portion of the property immediately south of Gateway Park is owned by First Baptist Church, which has expressed concerns regarding security, access, and parking impacts associated with the proposed athletic fields. The applicant is currently proposing a black vinyl-coated chain-link fence along the shared property line. The developer and representatives of the church are continuing to discuss additional screening options to further mitigate potential impacts.

To require fencing along the southern property line of Gateway Park, the PD ordinance must be amended to incorporate specific fencing and screening standards.

PUBLIC NOTICE:

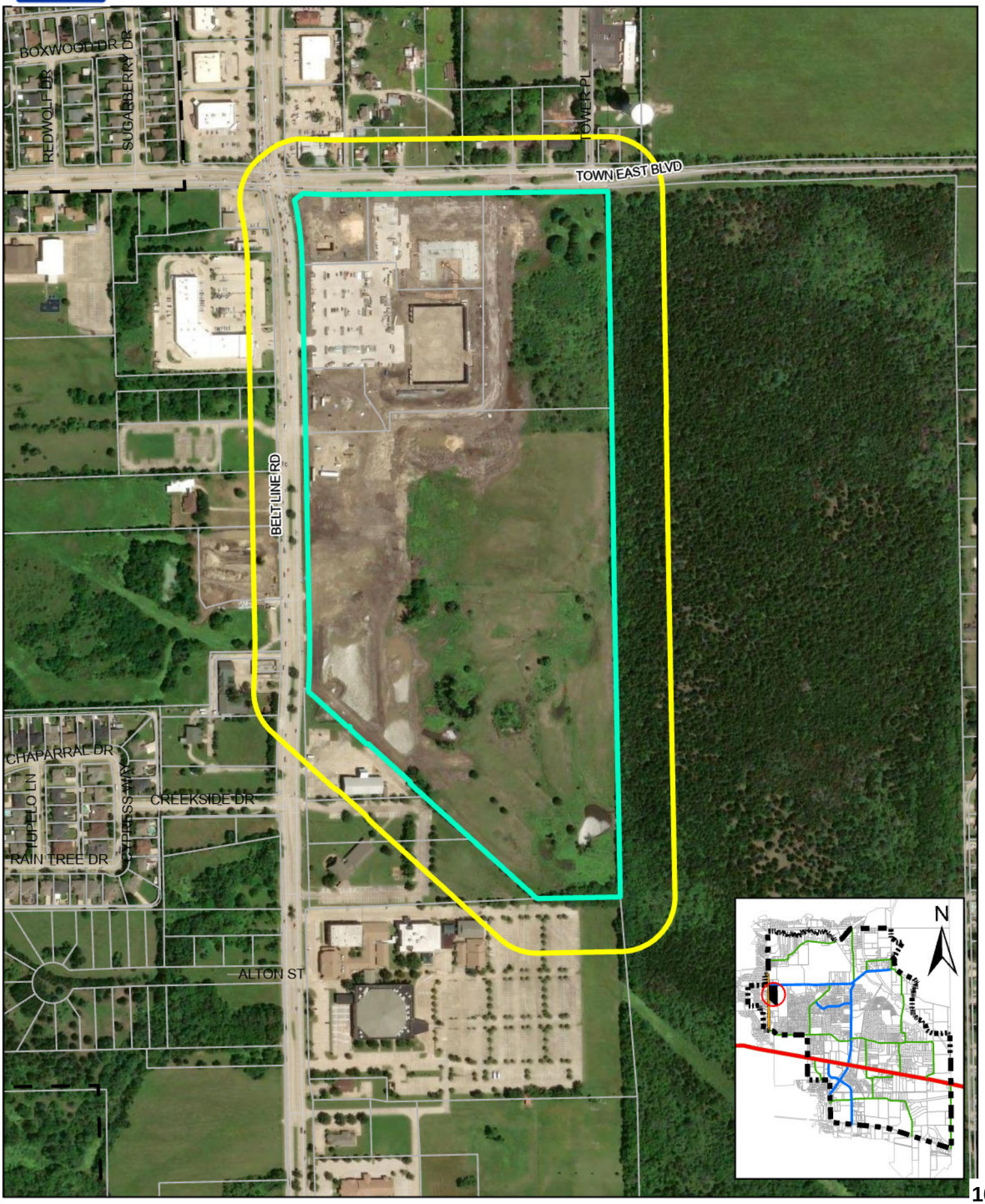
31 letters of notification were mailed to neighboring property owners within 200 feet of the subject property on May 27, 2026. Two signs were posted on the subject property on the same date as well. As of writing this report, the town has not received any response with regards to the PD Amendment request.

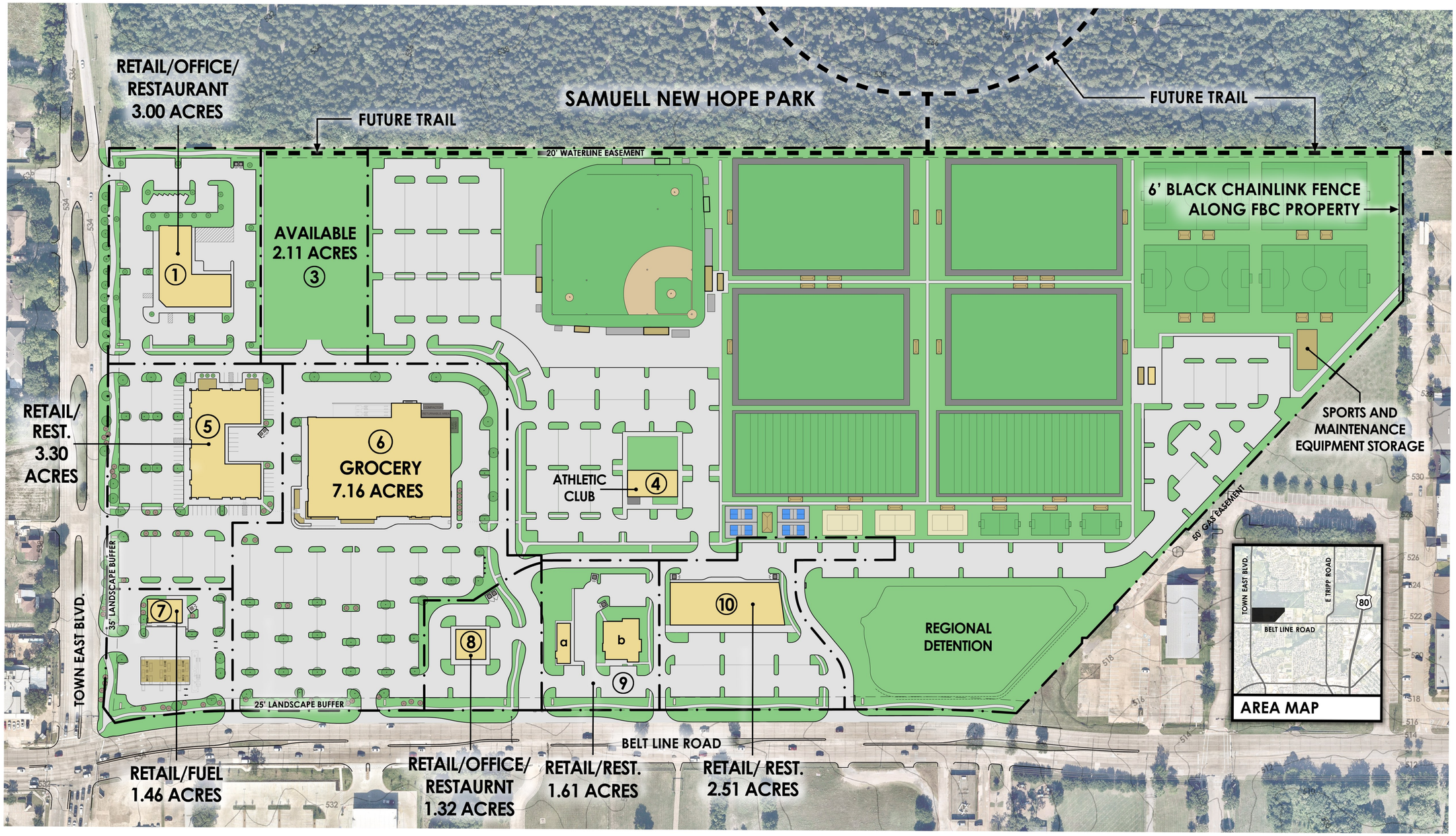
ATTACHMENTS:

Map
Gateway Park Concept Plan

TOWN OF SUNNYVALE

Case 1874 - Z - Gateway Park Concept Plan Amendment





GATEWAY PARK - CONCEPT PLAN - SUNNYVALE, TX

0' 100' 200' 300' 400'

N

6-2-26

SALSER DEVELOPMENT GROUP

LEGEND

PAD SITE AREA TABULATION

		ACRES
1	RETAIL/OFFICE/REST.	3.00
3	AVAILABLE	2.11
4	ATHLETIC CLUB	37.99
5	RETAIL/RESTAURANT	3.30
6	GROCERY	7.16
7	RETAIL/FUEL	1.46
8	RETAIL/OFFICE/REST.	1.32
9	RETAIL/RESTAURANT	1.61
10	RETAIL/RESTAURANT	2.51

BUILDING AREA TABULATION

		SF
1	RETAIL/OFFICE/REST.	31,100
3	AVAILABLE	
4	ATHLETIC CLUB	7,163
5	RETAIL/RESTAURANT	24,500
6	GROCERY	58,500
7	RETAIL/FUEL	3,100
8	RETAIL/OFFICE/REST.	3,600
9a	RESTAURANT	2,300
9b	RETAIL/RESTAURANT	5,700
10	RETAIL/RESTAURANT	19,000

PARKING TABULATION

		SPACES
1	RETAIL/OFFICE/REST.	152
3	AVAILABLE	
4	ATHLETIC CLUB	810
5	RETAIL/RESTAURANT	188
6	GROCERY	312
7	RETAIL/FUEL	31
8	RETAIL/OFFICE/REST.	43
9a	RESTAURANT	23
9b	RETAIL/RESTAURANT	38
10	RETAIL/RESTAURANT	140

Planning and Zoning Commission

AGENDA ITEM REPORT

F.1

To: Planning and Zoning Commission

Subject: Discuss and consider making a recommendation to Town Council regarding a Site Plan application for a multi-tenant office/retail/restaurant building on an approximately 3.0-acre platted lot, described as Lot 2R3, Block 1, Gateway Park, at 220 E. Town East Blvd., within Planned Development (PD) zoning district. **Case 1876-SP Sunnyvale Commons Site Plan**.

Meeting: Planning and Zoning Commission - June 10, 2026

Department: Development Services

Staff Contact: Surupa Sen

SUGGESTED ACTION:

Staff recommend approval of the site plan.

BACKGROUND INFORMATION:

Applicant Deric Salser, Hope Development Partners LLC, has submitted a site plan application to construct a 31,000 SF, two-story, multi-tenant office/retail/restaurant building, Sunnyvale Commons, on an approximately 3.0-acres platted lot; generally located at 220 E Town East Blvd., within the Gateway Park PD zoning District (Ordinance No. 2026-01). An accompanying PD amendment request and a replat request is under consideration on the Planning and Zoning Commission agenda. The PD amendment will modify the land use of this subject property from retail/restaurant to office/retail/restaurant. The size of the proposed lot and the overall layout of the PD concept plan is changing to accommodate different users/tenants. The PD amendment request must be approved for this site plan application to be complaint with the PD Concept Plan.

Proposed Development:

Site Layout and Details

The Gateway Park site has been subdivided into eight lots, described as Lots 1R1, 1R2, 1R3, 2R1, 2R2, 3R, 4, and 5, Block 1, Gateway Park. Currently a replat application is being processed to subdivide Lot 2R2 into two lots, Lot 2R2 and Lot 2R3. The proposed multi-use

building will be located on the newly created Lot 2R3, Block 1, Gateway Park. The two-story Sunnyvale Commons building will face Town East Blvd. and will be accessed through two driveways.

Parking

Majority of the surface parking offered for the building are located at the front of the building along Town East Blvd. and around the perimeter of the property. One parking space per 200 SF of floor area is required for retail use, one parking space per 300 SF of floor area for office use, and one parking space per 100 SF of floor area is required for restaurant use per Sunnyvale UDO. The proposed development meets the UDO minimum parking requirement.

Proposed Use	**Required Parking**	**Proposed Parking**
Office – 15,500 SF (1:300)	52	52
Retail – 9,900 SF (1:200)	50	50
Restaurant – 5,000 SF (1:100)	50	50
TOTAL	152	152

Landscaping

The subject property must meet the Gateway Park PD landscaping requirements. 35-ft landscape buffer is required along Town East Blvd. One shade tree per 40 linear feet and one ornamental tree per 25 linear feet of street frontage within the landscape buffer is required. Interior parking lot landscaping is required in addition to the landscape buffer. The following table summarizes proposed landscaping for this site.

Landscaping Requirement	**Provided**
Landscape buffer along Town East Blvd.	Yes
One shade tree per 40 linear feet of street frontage	Yes, 15 shade trees along Town East Blvd. proposed, mainly Cedar Elm.
2-ft to 6-ft low meandering berm	No
Interior parking lot and site landscaping	Yes, 16,866 sf landscape/permeable area is proposed within parking lot islands.
Rows of shrubs to provide visual buffer of parking areas and dumpster encloser screening	Yes

In addition to the landscaping proposed within the site and within the landscape buffers, a 12-

feet wide meandering hike and bike trail is proposed along Town East Blvd. and an 8-feet wide meandering neighborhood trail is proposed along the eastern property line to promote pedestrian access, walkability and connectivity.

Future Potential Drive-through Alignment

The applicant has expressed interest in preserving a site layout that would allow a future drive-through restaurant to occupy the eastern end cap space of the proposed building. Working with staff, the applicant has shown a landscaped flex-base permeable surface parallel to the building that could be replaced as a future drive-through lane. The applicant understands and acknowledges that an Special Use Permit (SUP) applicant has to be processed through Planning and Zoning Commission and Town Council for review and approval, before this conversion can take place.

Building Articulation and Design

The proposed retail building design is required to meet the following articulation and design standards of the UDO Section 3.06.08.D:

Nonresidential Front Façade Entry Requirements

1. A front facade shall be articulated and designed to present a distinctive entry presence, emphasizing the building's entry point along the façade.
2. Each building shall provide a sheltered entry.

Tripartite Building Design/Composition

1. Buildings shall incorporate a tripartite building composition (base, middle and top).
2. The tripartite shall be proportioned to the other elements of the tripartite and the overall structure.

The proposed building elevations meet these façade and articulation requirements.

Signage

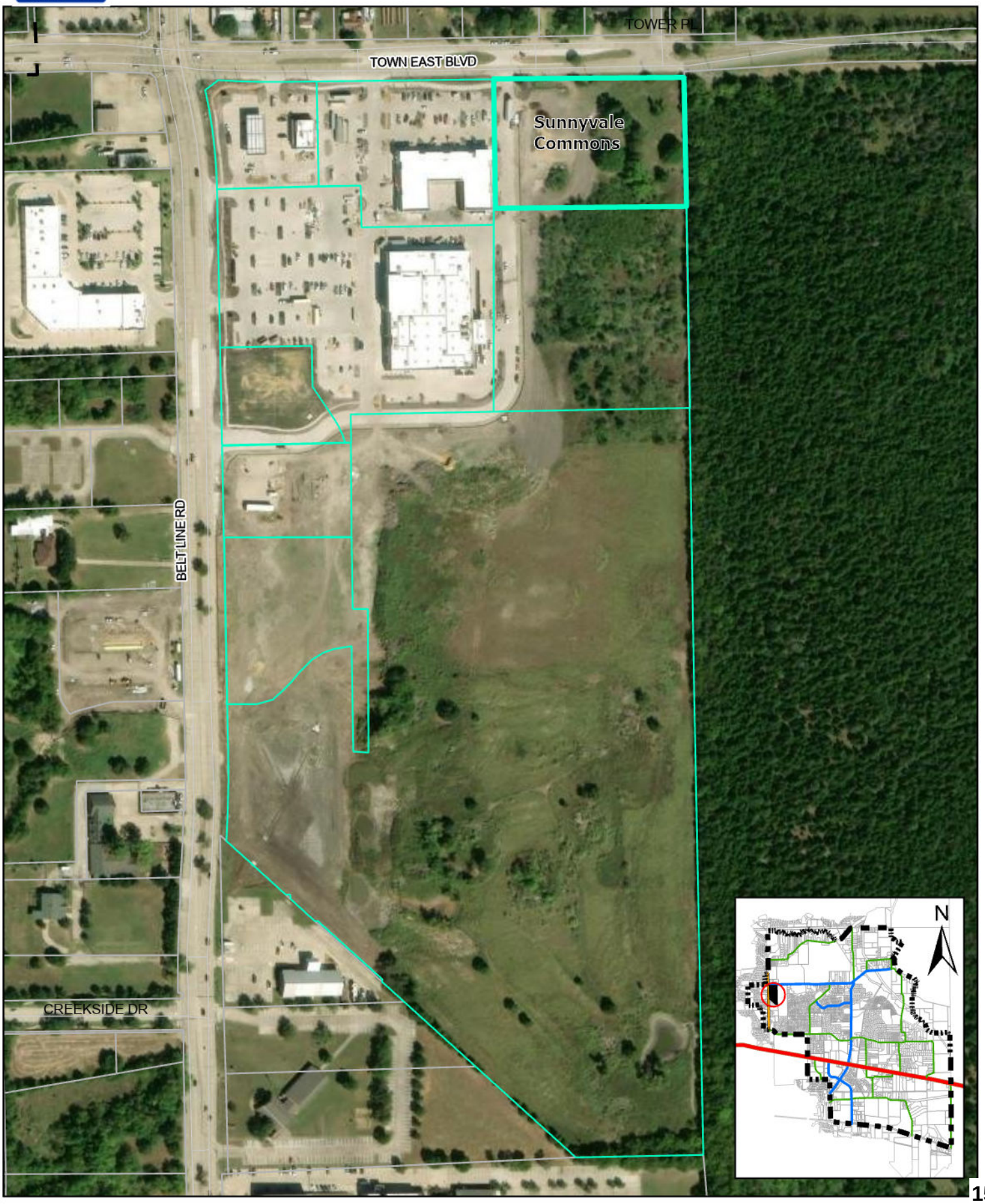
The Gateway Park PD ordinance mostly follows UDO requirements regarding signage with few additional signage allowances that normally would not be allowed in the UDO. The applicant is any additional monument signs at this time.

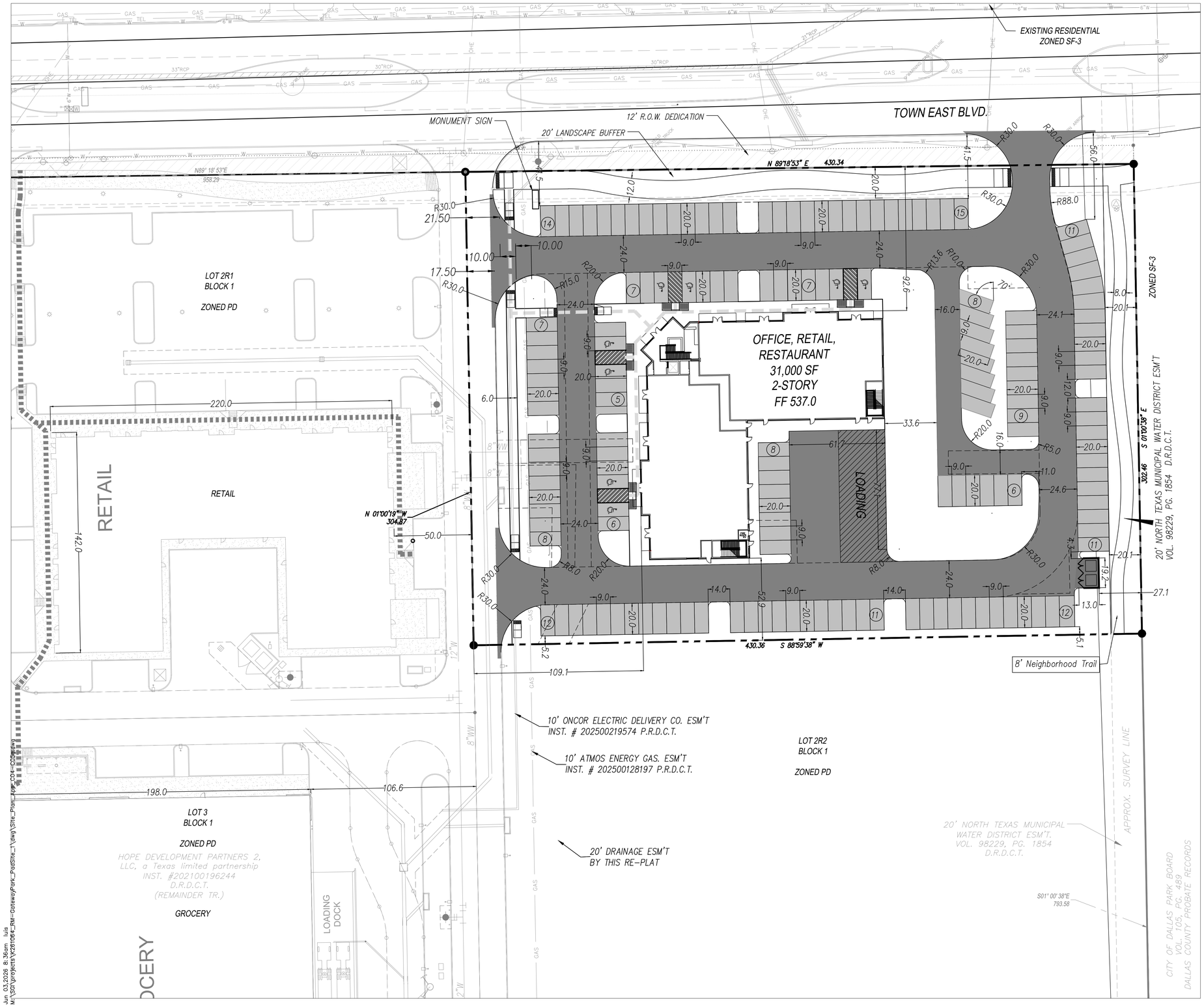
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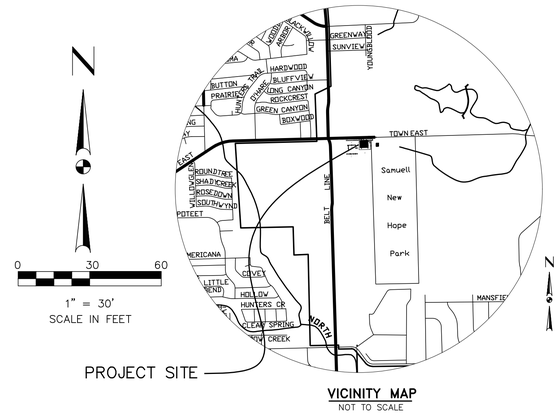
Map
Detailed Site Plan
Landscape Plan BW
Landscape Plan Color
Building Elevations

TOWN OF SUNNYVALE

Case 1876 - SP - Sunnyvale Commons Site Plan







VICINITY MAP
NOT TO SCALE

Legend of Symbols & Abbreviations

- Light Duty Pavement
- Heavy Duty Pavement
- Heavy Duty Dumpster Pavment
- Right of Way Dedication
- Accessible Route
- Proposed Tree
- ADA Ramps

GENERAL NOTES:

1. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011)
2. NO LOT TO LOT DRAINAGE WITHOUT ENGINEERING APPROVAL.
3. COORDINATES SHOWN HEREON REFERS TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4. ALL PARKING SPACES ARE 9'X20'

SITE DATA TABLE	
LOT	1
ZONING	PD-2026-01
PROPOSED USE	RESTAURANT, RETAIL, OFFICE
LOT SIZE	3.0 ACRES, 130,680 S.F.
BLDG FOOTPRINT AREA	15,550 S.F.
BLDG HEIGHT	37-FT, 2-STORY
LOT COVERAGE REQ.	55% MAX
LOT COVERAGE PROV.	12%
FLR AREA RATIO REQ.	0.5:1 MAX
FLR AREA	31,000 S.F.
FLR AREA RATIO PROV.	0.24:1
PARKING PROVIDED	157 SPACES, INC. 8 H/C
RESTAURANT(5000sf)	@1:100 50 SPACES
RETAIL (9,900sf)	@1:200 50 SPACES
OFFICE (15,500sf)	@1:300 52 SPACES
Total Parking Req'd	152
IMPERV. AREA	108,465 S.F. (83%)
BLDG FINISH FLR ELEV	537.00
BLDG SETBACKS*	

*PER TABLE 3.05.04 NONRESIDENTIAL AND SPECIAL ZONING DISTRICT DIMENSIONAL REGULATIONS CHART (PG. 157 OF TOWN OF SUNNYVALE: UNIFIED DEVELOPMENT ORDINANCE REV. 01-27-2025)

OWNER/DEVELOPER

HOPE DEVELOPMENT PARTNERS 2, LLC
CONTACT: DERIC SALSER, MANAGER
129 N. COLLINS ROAD, SUITE 2102
SUNNYVALE, TX 75182
DERIC@SALSERGROUP.COM

SURVEYOR OF RECORD

LUIS M. SALCEDO, P.E., R.P.L.S.
SALCEDO GROUP, INC.
401 COLLEGE STREET
GRAND PRAIRIE, TEXAS 75050
214-412-3122
LSALCEDO@SALCEDOGROUPINC.COM

811 Know what's below. Call before you dig.

DETAILED SITE PLAN

SUNNYVALE COMMONS GATEWAY PARK
130,681 S.F. or 3.00 Ac.

LOT 2R2, BLOCK 1
GATEWAY PARK ADDITION
INSTRUMENT 202400230137 O.P.R.D.C.T.

HENRY J WEBB SURVEY, ABSTRACT #1588
TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS

C05

SGI Salcedo Group, Inc.
SALCEDO GROUP, INC.
401 COLLEGE STREET
GRAND PRAIRIE TEXAS, 75050
PHONE: (214)-412-3122

06-02-2026

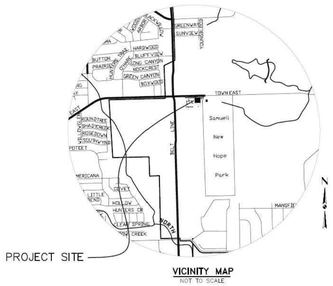
SGI Project No. K261064 Texas P.E. F-5482 : Texas TBPLS Firm License 10070800

Jun 03,2026 8:36am luis
M:\SGI\projects\K261064_RM-GatewayPark_Pedsite_1\dwg\Site_Plan_RDP_C04-COMBO.dwg

PLOT DATE AND TIME: 6/4/2026 11:26 AM

SITE PLANTING REQUIREMENTS

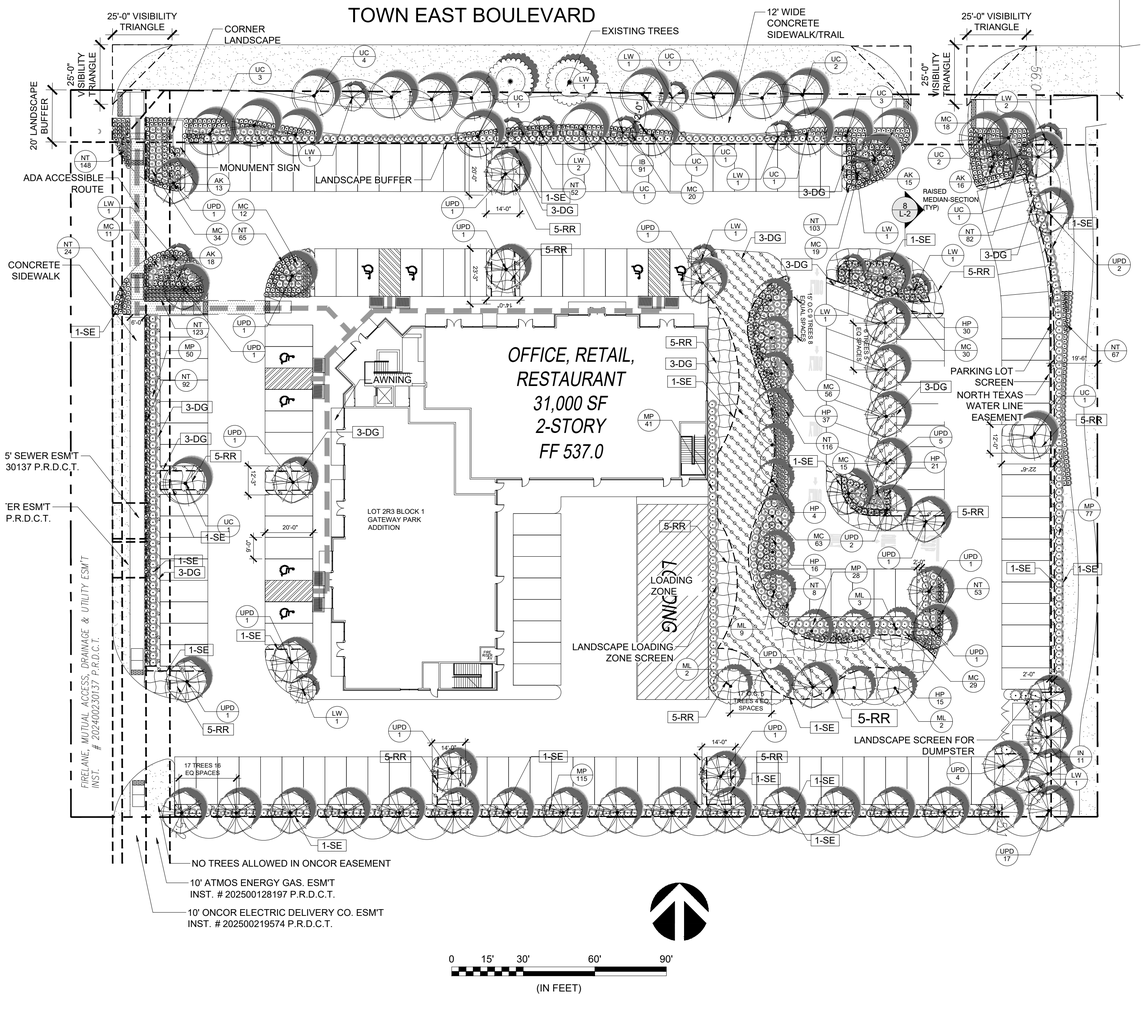
ITEM	AREA SF/LF	UNIT	REQUIRED	UNIT	PROVIDED	UNIT	EXCESS TREES ORNAMENTAL	EXCESS TREES SHADE
SITE AREA	135,871	SF						
BUILDING AREA	15,616	SF						
20' GENERAL LANDSCAPE BUFFER								
LANDSCAPE BUFFER YARD AREA	431	LF	431	LF	431	LF		
REQUIRED CANOPY TREES 1/40 LF	259	LF	6	EA	19	EA		13
REQUIRED ORNAMENTAL TREES 1/25 LF	172	LF	7	EA	7	EA	0	
INTERIOR PARKING LOT LANDSCAPE(TREES WITH IN 100' OF ALL PARKING SPACES)								
REQUIRED LANDSCAPE AREA 16 SF PER PARKING SPACE	151	SF	2,416	SF	7,344	SF		
REQUIRED 1 SHADE OR ORNAMENTAL TREE PER 400 SF OF LANDSCAPE AREA	2,416	SF	6	EA				
ORNAMENTAL TREE			6	EA	10	EA	4	
SHADE TREE			0	EA	48	EA		48
REQUIRED ORNAMENTAL 1 TREE PER PARKING ROW	8	EA	8	EA	8	EA	0	
BUFFER LANDSCAPE PARKING SCREEN								
PARKING LOT SCREENING 1 SHRUB PER 5 LF(5 GALLON)	263	SF	53	EA	93	EA		
REQUIRED ENTRY DRIVEWAYS LANDSCAPE								
REQUIRED LANDSCAPE 100 SF PER SIDE OF DRIVEWAY	4	EA	400	SF	2,232	SF		
ADJACENT TO BUILDING								
BUILDING AREA	15,616	SF						
REQUIRED LANDSCAPE 1 TREE (ORNAMENTAL) PER 10000 SF OF BUILDING AREA	15,616	SF	2	EA	6	EA	4	
					TOTAL		8	61



VICINITY MAP
NOT TO SCALE

CITY OF SUNNYVALE REQUIRED NOTES:

1. APPROVAL OF IRRIGATION PLAN IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. AN IRRIGATION PLAN MUST BE PREPARED AND SEALED BY A LICENSED IRRIGATOR IN THE STATE OF TEXAS.
2. ALL LANDSCAPED AND TURF AREAS MUST BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM UNLESS AN ALTERNATIVE WATER-WISE IRRIGATION SYSTEM IS APPROVED BY THE TOWN.
3. ALL LANDSCAPE BEDS SHALL BE SEPARATED FROM TURF AREAS BY STEEL EDGING.



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD	REMARKS
TREES									
	UC	23	ULMUS CRASSIFOLIA	CEDAR ELM	3" CAL.	POT	12`-14`	10`-12`	
	UPD	45	ULMUS PARVIFOLIA `DRAKE`	DRAKE ELM	4" CAL.	POT	12`-14`	8`-10`	SINGLE TRUNK, FULL AND MATCHED
SMALL TREE (100 SF COVERAGE)									
	ML	16	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	3" CAL.	POT	14`-16`	6–8`	FULL AND MATCHED
SMALL TREES									
	LW	15	LAGERSTROEMIA INDICA X FAURIEI `NATCHEZ`	NATCHEZ CRAPE MYRTLE	3" CAL.	POT	8`-10`	6–8`	SINGLE TRUNK, MATCHED, STRAIGHT SINGLE LEADER
EXISTING TREES TO REMAIN									
	EXT	2	EXISTING TREE TO REMAIN		---				
SHRUBS									
	AK	62	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE GLOSSY ABELIA	5 GAL.	POT	36"		
	IB	91	ILEX CORNUTA `BURFORDII NANA`	DWARF BURFORD HOLLY	3 GAL.	POT	24"-26"	24"	FULL MATCHED-36" O.C.
	IN	11	ILEX X `NELLIE R. STEVENS`	NELLIE R. STEVENS HOLLY	7 GAL.	POT	36"	24"	FULL MATCHED-60" O.C.
	MP	311	MYRICA PUSILLA	DWARF SOUTHERN WAX MYRTLE	3 GAL.	POT	16"-18"	12"-16"	FULL MATCHED-36" O.C.
DROUGHT TOLERANT									
	HP	123	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	POT	24"-26"	24"	FULL MATCHED-AS SHOWN ON PLAN
GRASSES									
	MC	307	MUHLENBERGIA CAPILLARIS `LENCA`	REGAL MIST PINK MUHLY	3 GAL.	POT	24"-26"	24"	FULL MATCHED-30" O.C.
	NT	933	NASSELLA TENUISSIMA 'PONY TAILS`	MEXICAN FEATHERGRASS	1 GAL.	POT	16"-18"	12"-16"	FULL MATCHED-18" O.C.

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
SOD/SEED								
	CH	12,961 SF	CYNODON DACTYLON `419 HYBRID`	BERMUDA GRASS-SOD IRRIGATED	---			SOLID SOD ,STAGGERED JOINTS, THICK AND GREEN, NO GAPS BETWEEN SOD PIECES.

TREE REMOVAL CHART

TREE NO.	TREE NAME	TRUNK	CALIPER INCH	EXEMPT	REMOVE	REPLACEMENT INCHES
7000	ELM	1	15		X	15
7001	ELM	1	19		X	19
7003	EASTERN RED CEDAR	1	12		X	12
7004	EASTERN RED CEDAR	1	16		X	16
7005	BLACK WILLOW	1	28	X	X	0
7006	EASTERN RED CEDAR	1	13		X	13
7007	BLACK WILLOW	1	14	X	X	0
7008	EASTERN RED CEDAR	1	8		X	8
7009	ELM	1	28		X	28
7010	ELM	1	27		X	27
7011	EASTERN RED CEDAR	1	9		X	9
7012	EASTERN RED CEDAR	1	9		X	9
7013	ELM	1	38		X	38
7014	ELM	1	22		X	22
7015	EASTERN RED CEDAR	1	3		X	3
7016	ELM	1	5		X	5
TOTAL TREE REMOVAL INCHES						224

TREE REPLACEMENT

COMMON NAME	QTY	CALIPER INCH	TOTAL CALIPER INCH
CEDAR ELM	17	3	51
DRAKE ELM	44	4	176
TOTAL TREE REPLACEMENT INCHES	61		227

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REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
	1-SE	STEEL EDGING- 3/16" THICK X 4" WIDE ONLY 1/2" EXPOSED ABOVE SOIL LINE OF SOD
	3-DG	DECOMPOSED GRANITE 3" PLACED OVER FILTER FABRIC
	5-RR	1"- 1-1/4" MIXED SIZES CAFE RIVER ROCK 3" DEPTH PLACED OVER FILTER FABRIC

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2001 N Lamar Suite 290
Dallas, TX 75202
SOUTHLAKE OFFICE (817) 379-9853
2265 Johnson Rd
Southlake, TX 76092

Seal
PRELIMINARY
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SUNNYVALE COMMONS
GATEWAY PARK
SUNNYVALE, TX

Revisions: No. | Date | Revision | By

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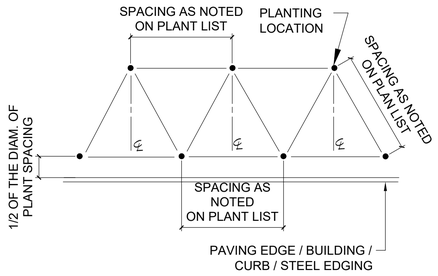
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1 OF 1 SHEETS

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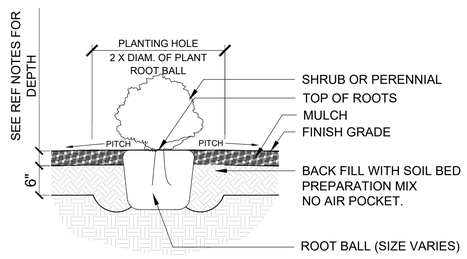
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NOTE:
SPACING DIAGRAM REFERS TO ALL PLANTING UNLESS NOTED OTHERWISE.

3 TRIANGULAR SPACING

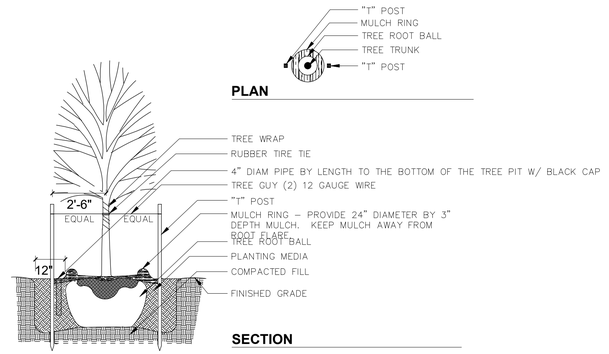
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2 SHRUB PLANTING - DETAIL

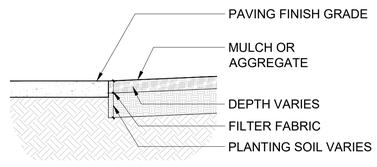
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NOTE:
1. WHERE SOIL IS ROCKY BREAK OUT AND REMOVE ROCKY SOIL TO THE SIZE AS INDICATED ON THE TREE PLANTING DETAIL
2. PROVIDE ADEQUATE SPACE FOR BACKFILL SOIL MIX.



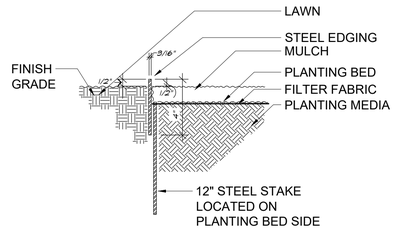
1 TREE PLANTING IN LAWN

NTS P-CO-PLA1-17



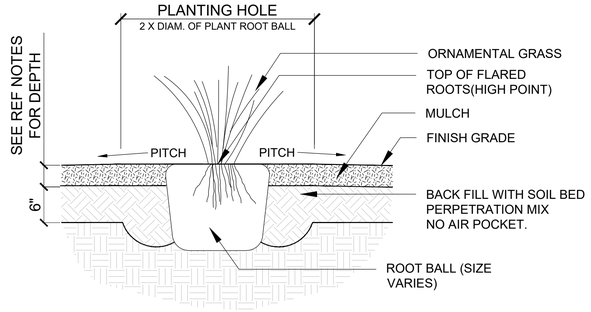
6 BED AT EDGE OF PAVING

NTS P-CO-PLA1-07



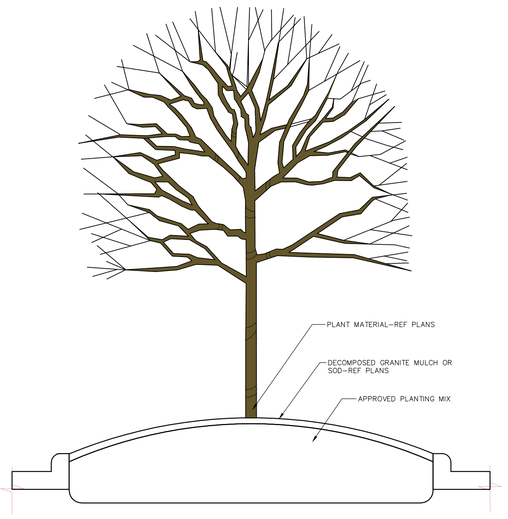
5 STEEL EDGING DETAIL

NTS P-CO-PLA1-09



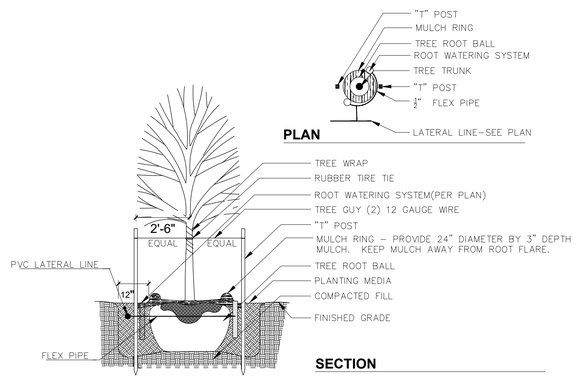
4 GRASS PLANTING DETAIL

NTS P-CO-PLA1-06



8 RAISED MEDIAN-SECTION (TYP)

1/2" = 1'-0" P-CO-PLA-16



7 TREE PLANTING IN LAWN WITH ROOT WATERING SYSTEM (NSE)

NTS P-CO-PLA1-18

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GATEWAY PARK

SUNNYVALE, TX

Revisions:

No.	Date	Revision	By

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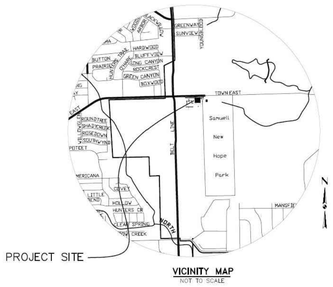
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PLOT DATE AND TIME: 6/4/2026 11:30 AM

SITE PLANTING REQUIREMENTS

ITEM	AREA SF/LF	UNIT	REQUIRED	UNIT	PROVIDED	UNIT	EXCESS TREES ORNAMENTAL	EXCESS TREES SHADE
SITE AREA	135,871	SF						
BUILDING AREA	15,616	SF						
20' GENERAL LANDSCAPE BUFFER								
LANDSCAPE BUFFER YARD AREA	431	LF	431	LF	431	LF		
REQUIRED CANOPY TREES 1/40 LF	259	LF	6	EA	19	EA		13
REQUIRED ORNAMENTAL TREES 1/25 LF	172	LF	7	EA	7	EA	0	
INTERIOR PARKING LOT LANDSCAPE(TREES WITH IN 100' OF ALL PARKING SPACES)								
REQUIRED LANDSCAPE AREA 16 SF PER PARKING SPACE	151	SF	2,416	SF	7,344	SF		
REQUIRED 1 SHADE OR ORNAMENTAL TREE PER 400 SF OF LANDSCAPE AREA	2,416	SF	6	EA				
ORNAMENTAL TREE			6	EA	10	EA	4	
SHADE TREE			0	EA	48	EA		48
REQUIRED ORNAMENTAL 1 TREE PER PARKING ROW	8	EA	8	EA	8	EA	0	
BUFFER LANDSCAPE PARKING SCREEN								
PARKING LOT SCREENING 1 SHRUB PER 5 LF(5 GALLON)	263	SF	53	EA	93	EA		
REQUIRED ENTRY DRIVEWAYS LANDSCAPE								
REQUIRED LANDSCAPE 100 SF PER SIDE OF DRIVEWAY	4	EA	400	SF	2,232	SF		
ADJACENT TO BUILDING								
BUILDING AREA	15,616	SF						
REQUIRED LANDSCAPE 1 TREE (ORNAMENTAL) PER 10000 SF OF BUILDING AREA	15,616	SF	2	EA	6	EA	4	
					TOTAL		8	61



VICINITY MAP
NOT TO SCALE

CITY OF SUNNYVALE REQUIRED NOTES:

1. APPROVAL OF IRRIGATION PLAN IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. AN IRRIGATION PLAN MUST BE PREPARED AND SEALED BY A LICENSED IRRIGATOR IN THE STATE OF TEXAS.
2. ALL LANDSCAPED AND TURF AREAS MUST BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM UNLESS AN ALTERNATIVE WATER-WISE IRRIGATION SYSTEM IS APPROVED BY THE TOWN.
3. ALL LANDSCAPE BEDS SHALL BE SEPARATED FROM TURF AREAS BY STEEL EDGING.



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD	REMARKS
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7014	ELM	1	22		X	22
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17. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING.
18. THE PROPERTY OWNER, TENANT AND ANY AGENT THEREOF SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING MATERIALS IN GOOD CONDITION AT ALL TIMES SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE. ANY LANDSCAPING MATERIAL THAT DIES SHALL BE REPLACED WITH HEALTHY MATERIAL WITHIN A REASONABLE TIME. ALL LANDSCAPED AREAS SHALL BE CONTINUOUSLY MAINTAINED FREE OF WEEDS, DEBRIS AND LITTER. WEEDS AND NATURAL UNCULTIVATED GRASS SHALL NOT BE CONSIDERED LANDSCAPING.

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
	1-SE	STEEL EDGING- 3/16" THICK X 4" WIDE ONLY 1/2" EXPOSED ABOVE SOIL LINE OF SOD
	3-DG	DECOMPOSED GRANITE 3" PLACED OVER FILTER FABRIC
	5-RR	1"- 1-1/4" MIXED SIZES CAFE RIVER ROCK 3" DEPTH PLACED OVER FILTER FABRIC

BERKENBILE
LANDSCAPE ARCHITECTS
DALLAS OFFICE (214) 922-9946
2001 N Lamar Suite 290
Dallas, TX 75202
SOUTHLAKE OFFICE (817) 379-9853
2265 Johnson Rd
Southlake, TX 76092

Seal
PRELIMINARY
THIS DRAWING IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF REGISTERED LANDSCAPE ARCHITECT STEVEN BERKENBILE, LIC. #1763 ON June 4, 2026
IT IS NOT INTENDED FOR BIDDING, PERMITTING, OR CONSTRUCTION PURPOSE.

SUNNYVALE COMMONS
GATEWAY PARK
SUNNYVALE, TX

Revisions: No. | Date | Revision | By

Contents: Landscape Master Plan

Project ID: SAL-260101

Sheet: L-1
1 OF 1 SHEETS

FILE NAME AND PATH: S:\BLA,Inc Dropbox\BLA,Inc Team Folder\Sal-Salser Group\Sal-260101 Sunnyvale Lot 1\05-CD DD\Sheet Files\CD\Sal-260101 Sunnyvale Lot 1_1 COLOR Master Plan 30.dwg

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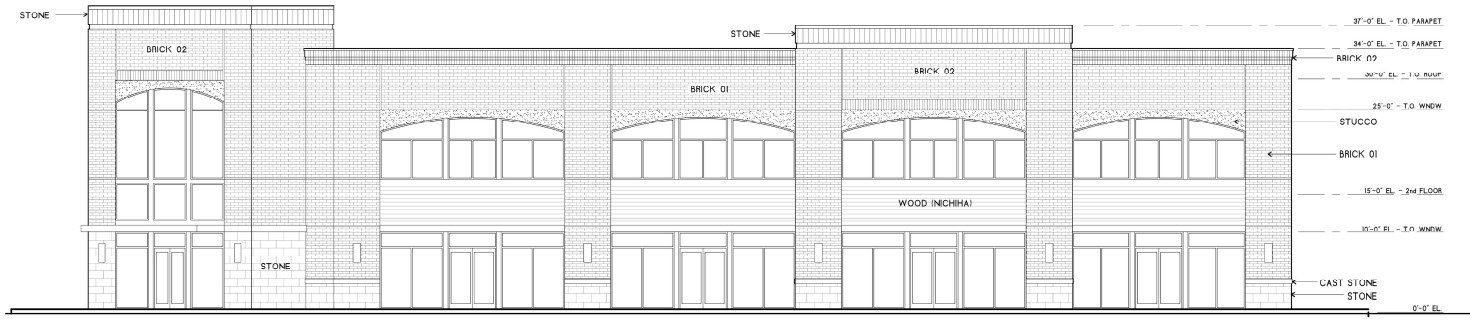


MATERIALS QUANTITIES - NORTH FACADE		
MATERIAL	AREA	%
BRICK:	1,625.5 SF	29 %
STONE:	205.6 SF	4 %
STUCCO:	151.5 SF	3 %
FIBER CEMENT:	567 SF	10 %
GLAZING/MTL. TRIM:	3,042.4 SF	54 %
TOTAL AREA:	5,592 SF	100 %

1 NORTH ELEVATION

0 8'-0" 16'-0" 24'-0"

SCALE: 1/8"=1'-0"



MATERIALS QUANTITIES - WEST FACADE		
MATERIAL	AREA	%
BRICK:	1,625.5 SF	29 %
STONE:	205.6 SF	4 %
STUCCO:	151.5 SF	3 %
FIBER CEMENT:	567 SF	10 %
GLAZING/MTL. TRIM:	3,042.4 SF	54 %
TOTAL AREA:	5,592 SF	100 %

2 WEST ELEVATION

0 8'-0" 16'-0" 24'-0"

SCALE: 1/8"=1'-0"

ARCHITECTURAL DESIGN ELEMENTS - UDO SEC. 3.06.08.E.1.A.VII
(A) CANOPIES
(B) AWNINGS
(C) OVERHANGS
(D) RECESSES OR PROJECTIONS
(F) OUTDOOR PATIOS OR PLAZAS
(G) DISPLAY WINDOWS
(H) ARCHITECTURAL DETAILS, SUCH AS TITLE WORK OR MOLDINGS, INTEGRATED INTO BUILDING FACADE
(J) VARIETY OF STONE COURSING

BUILDING CONSTRUCTION TYPE - II-B
OCCUPANCY TYPE - DUAL OCCUPANCY - M & B
SPRINKLER TYPE - FULLY SPRINKLED

ARCHITECT
KILLIAN STUDIO OF ARCHITECTURE
3400 N CENTRAL EXPY | SUITE 110-307
RICHARDSON, TEXAS 75080
214.561.6042

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT. THEY SHALL NOT BE USED, TRANSFERRED, OR SOLD FOR USE EXCEPT BY AN AGREEMENT IN WRITING FROM THE ARCHITECT.
KENNETH R. KILLIAN, AIA
TX REG. NO. 19489

SEAL

PRELIMINARY DOCUMENT
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Ken Killian, Tx. Reg. No. 19489

06/22/23 EXP. 02/28/24

DEVELOPER
SALSER DEVELOPMENT GROUP, LLC.
129 N. COLLINS ROAD SUITE 2102
SUNNYVALE, TX 75182
(214) 457-6493

CONTACT: DERIC SALSER / BEN PENFOLD

STRUCTURAL ENGINEER
GROUP STRUCTURAL ENGINEERS
3626 NORTH HALL STREET, SUITE 620
DALLAS, TX 75219
(214) 397-0455

CONTACT: BRYCE LANCASTER

MEP ENGINEER
V3 CONSULTING ENGINEERS
9125 LOMA VISTA DRIVE
DALLAS, TX 75243
(972) 643-8814

CONTACT: STRIDER STEELE

CIVIL ENGINEER
SALCEDO GROUP, INC.
401 COLLEGE STREET
GRAND PRAIRIE, TX 75050
(214) 412-3122

CONTACT: MICHAEL SALCEDO

LANDSCAPE
STUDIO TLA DALLAS
14651 DALLAS PKWY, SUITE 130
DALLAS TX, 75254
(214) 717-3680

CONTACT: ZANE BUSBEE

PROJECT

SUNNYVALE COMMONS at GATEWAY PARK

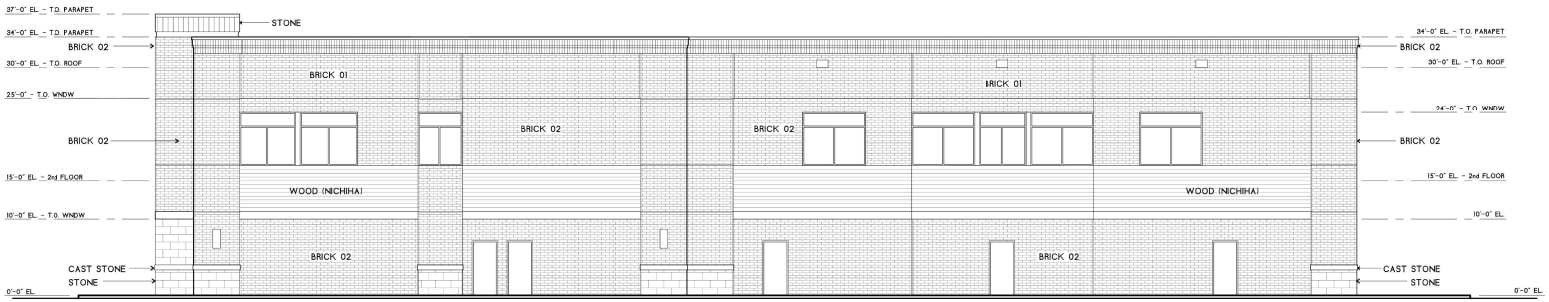
ADDRESS
N Belt Line Rd & Town East Blvd

REV.	DATE	ISSUE
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-	-	
-	-	

2022-102
PROJECT NUMBER

EXTERIOR ELEVATIONS

A501
SHEET NUMBER

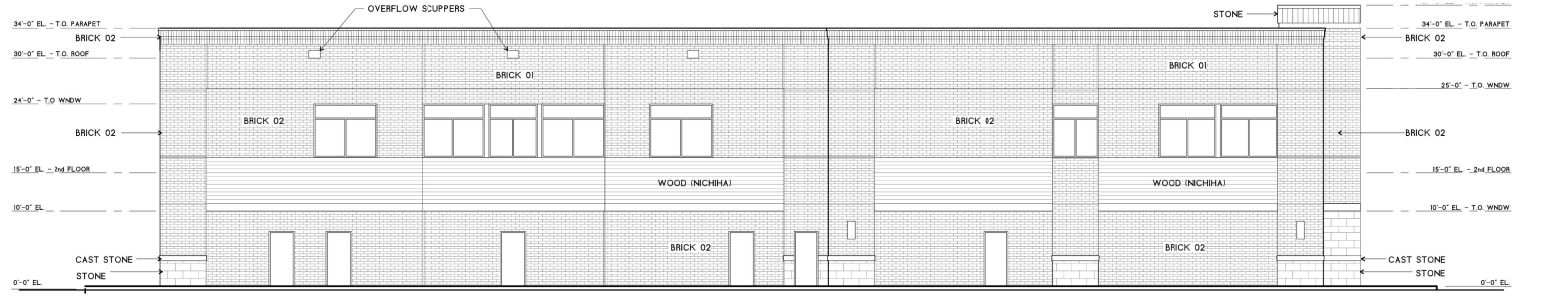


MATERIALS QUANTITIES - SOUTH FACADE		
MATERIAL:	AREA	%
BRICK:	3,761 SF	70 %
STONE:	175 SF	3 %
STUCCO:	102 SF	2 %
FIBER CEMENT:	837.5 SF	15 %
GLAZING/MTL. TRIM/DOORS:	529.5 SF	10 %
TOTAL AREA:	5,405 SF	100 %

1 SOUTH ELEVATION - (REAR)

0 8'-0" 16'-0" 24'-0"

SCALE: 1/8"=1'-0"

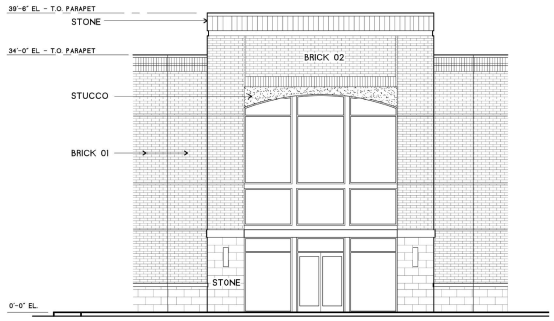


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TOTAL AREA:	5,405 SF	100 %

2 EAST ELEVATION - (REAR)

0 8'-0" 16'-0" 24'-0"

SCALE: 1/8"=1'-0"



MATERIALS QUANTITIES - NORTHWEST FACADE		
MATERIAL	AREA	%
BRICK:	1,231 SF	51.5 %
STONE:	471 SF	20 %
STUCCO:	33 SF	1 %
FIBER CEMENT:	N/A	
GLAZING/MTL. TRIM/DOORS:	658 SF	27.5 %
TOTAL AREA:	2,392 SF	100 %

3 NORTHWEST ELEVATION (FRONT)

0 8'-0" 16'-0" 24'-0"

SCALE: 1/8"=1'-0"

ARCHITECT
KILLIAN
STUDIO OF ARCHITECTURE
KILLIAN STUDIO OF ARCHITECTURE
3400 N CENTRAL EXPY | SUITE 110-307
RICHARDSON, TEXAS 75080
214.561.6042

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PROJECT
SUNNYVALE COMMONS at GATEWAY PARK
ADDRESS
N Belt Line Rd. & Town East Blvd.

REV.	DATE	ISSUE
	03.30.26	SITE PLAN ISSUE
-	-	
-	-	
-	-	
-	-	
-	-	

2022-102
PROJECT NUMBER

EXTERIOR ELEVATIONS

A502
SHEET NUMBER



SOUTH ELEVATION



EAST ELEVATION

SALSER DEVELOPMENT GROUP

R&M **GATEWAY PARK** _ SUNNYVALE TX _ **CONCEPT** ELEVATION

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WWW.KENKILLIAN.COM
TEL 214.457.3652 | EMAIL KRK@KENKILLIAN.COM
3400 N CENTRAL EXPY | STUDIO 110-307
RICHARDSON, TX 75000



NORTH ELEVATION



WEST ELEVATION

SALSER DEVELOPMENT GROUP

R&M **GATEWAY PARK** _ SUNNYVALE TX _ **CONCEPT** ELEVATION

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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.

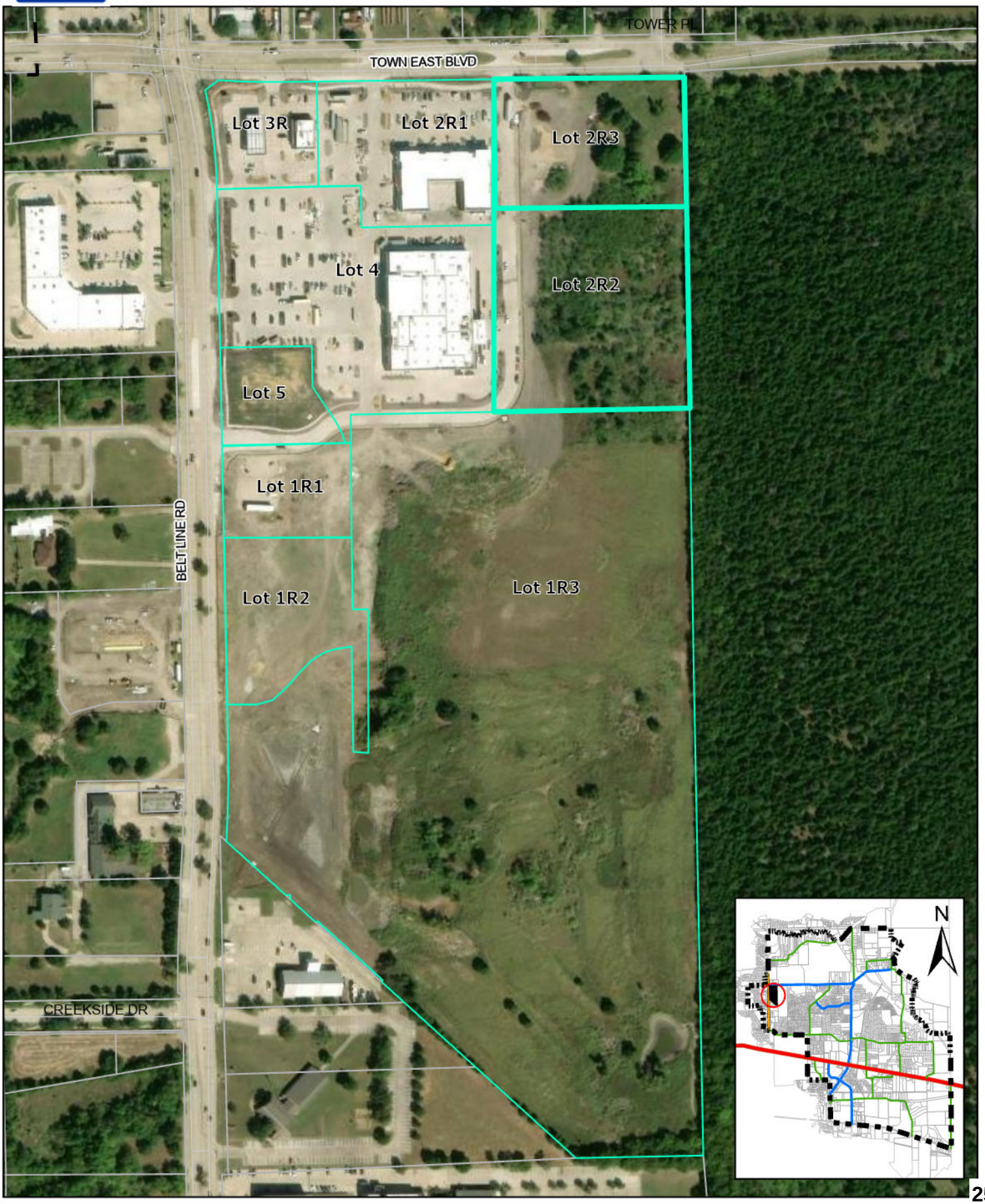
All details of the replat adhere with the Texas Local Government Code, Town's Unified Development Ordinance (UDO) and engineering design standards. This is a ministerial function of the Town. Plats that meet all Town requirements must be approved.

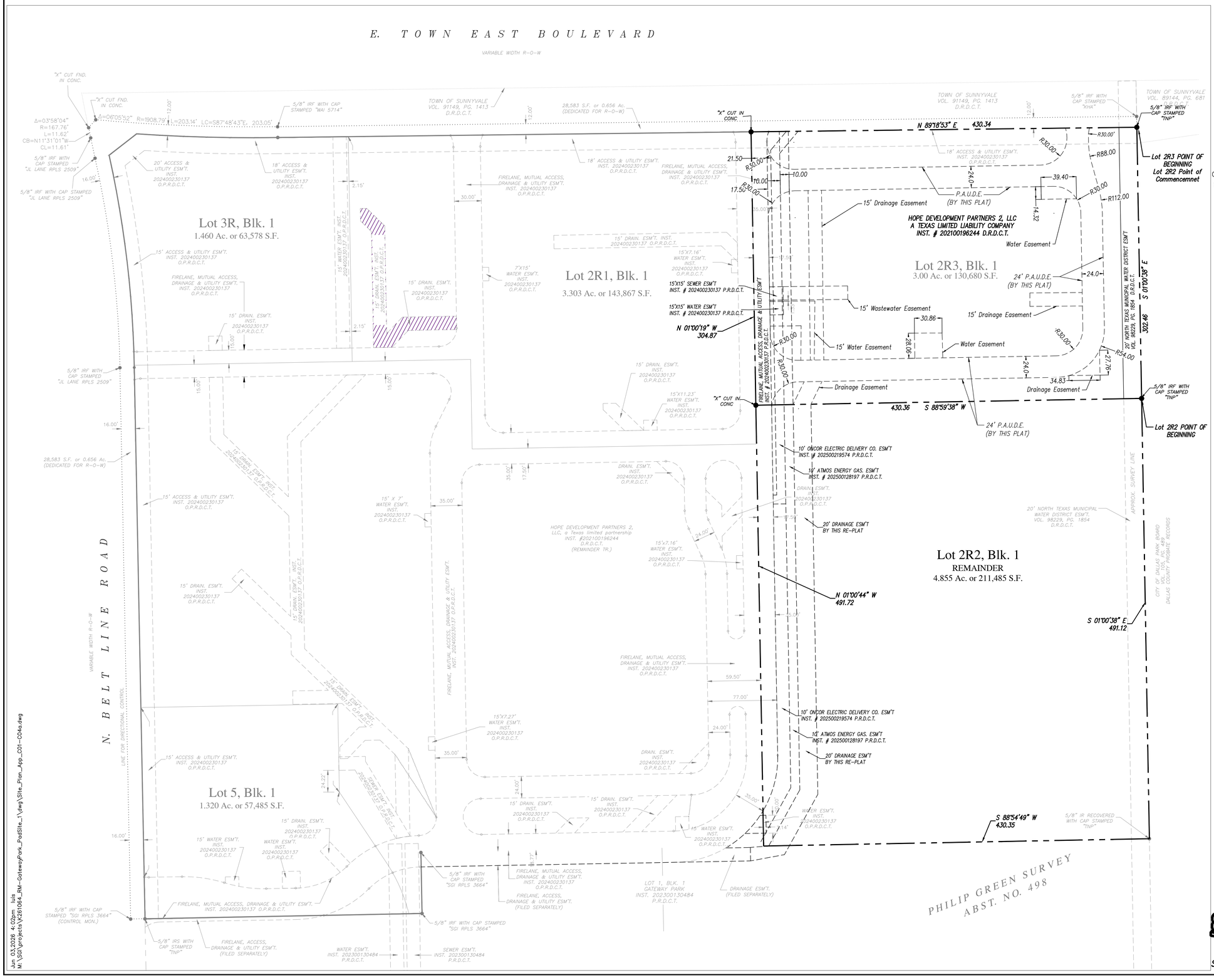
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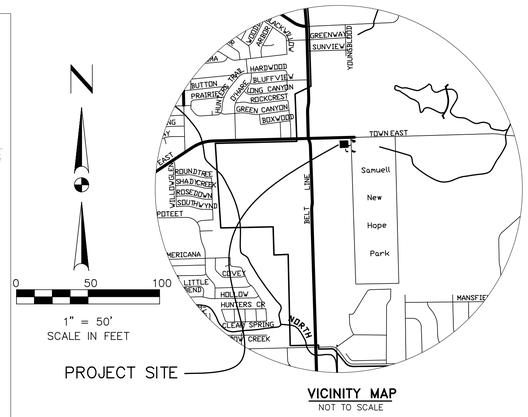
Map
Gateway Park Replat 2R2, 2R3

TOWN OF SUNNYVALE

Case 1875 - PLT - Gateway Park Replat







Legend of Symbols & Abbreviations

O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS	● FPK	FOUND PK NAIL
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS	● 1/2" IRF	1/2" IRON ROD FOUND
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS	● 1/2" IPF	1/2" IRON PIPE FOUND
P.A.U.D.E.	PUBLIC ACCESS, UTILITY, AND DRAINAGE EASEMENT	● 1/2" IRS	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SGI 6715/3664", SET
SQ.FT.	SQUARE FEET	● 3" Metallic Disc Set	3" METALLIC DISC STAMPED "*****ADDITION*****, RPLS #6715/3664 SALCEDO GROUP INC." OVER 1/2" IRON ROD SET
VOL./PG.	VOLUME/PAGE	CM	CONTROLLING MONUMENT
Ac.	ACRE		

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 1 LOT.
2. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011)
3. NO LOT TO LOT DRAINAGE WITHOUT ENGINEERING APPROVAL.
4. COORDINATES SHOWN HEREON REFERS TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. SURVEYOR RESERVES THE RIGHT TO REVISE SURVEY AT NO FAULT OR LIABILITY IN THE PRESENCE OF ADDITIONAL EVIDENCE FROM TIME OF THIS SURVEY.
6. FIELD NOTES, DEDICATION AND SIGNATURES ON SHEET C03, 3/3
7. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINACE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

OWNER/DEVELOPER

HOPE DEVELOPMENT PARTNERS 2, LLC
CONTACT: DERIC SALSER, MANAGER
129 N. COLLINS ROAD, SUITE 2102
SUNNYVALE, TX 75182
DERIC@SALSERGROUP.COM

SURVEYOR OF RECORD

LUIS M. SALCEDO, P.E., R.P.L.S.
SALCEDO GROUP, INC.
401 COLLEGE STREET
GRAND PRAIRIE, TEXAS 75050
214-412-3122
LSALCEDO@SALCEDOGROUPINC.COM

RE-PLAT

GATEWAY PARK
LOT 2R2 and 2R3 BLOCK 1
311,765 S.F or 7.855 Ac.

BEING A REPLAT OF
LOT 2R2, BLOCK 1
GATEWAY PARK ADDITION
INSTRUMENT 202400230137 O.P.R.D.C.T.

HENRY J WEBB SURVEY, ABSTRACT #1588
TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS

811 Know what's below. Call before you dig.

SALCEDO GROUP, INC.
401 COLLEGE STREET
GRAND PRAIRIE TEXAS, 75050
PHONE: (214)-412-3122

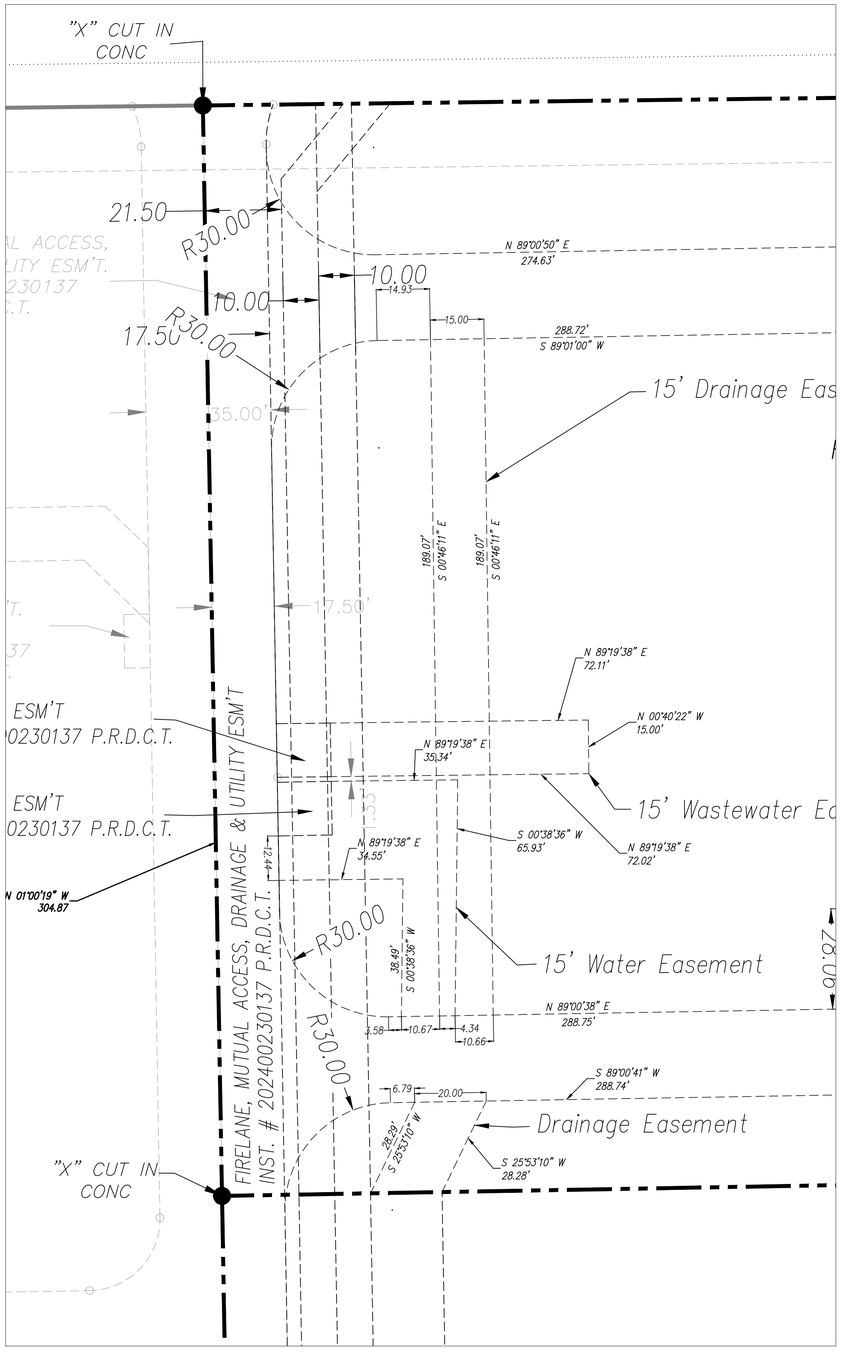
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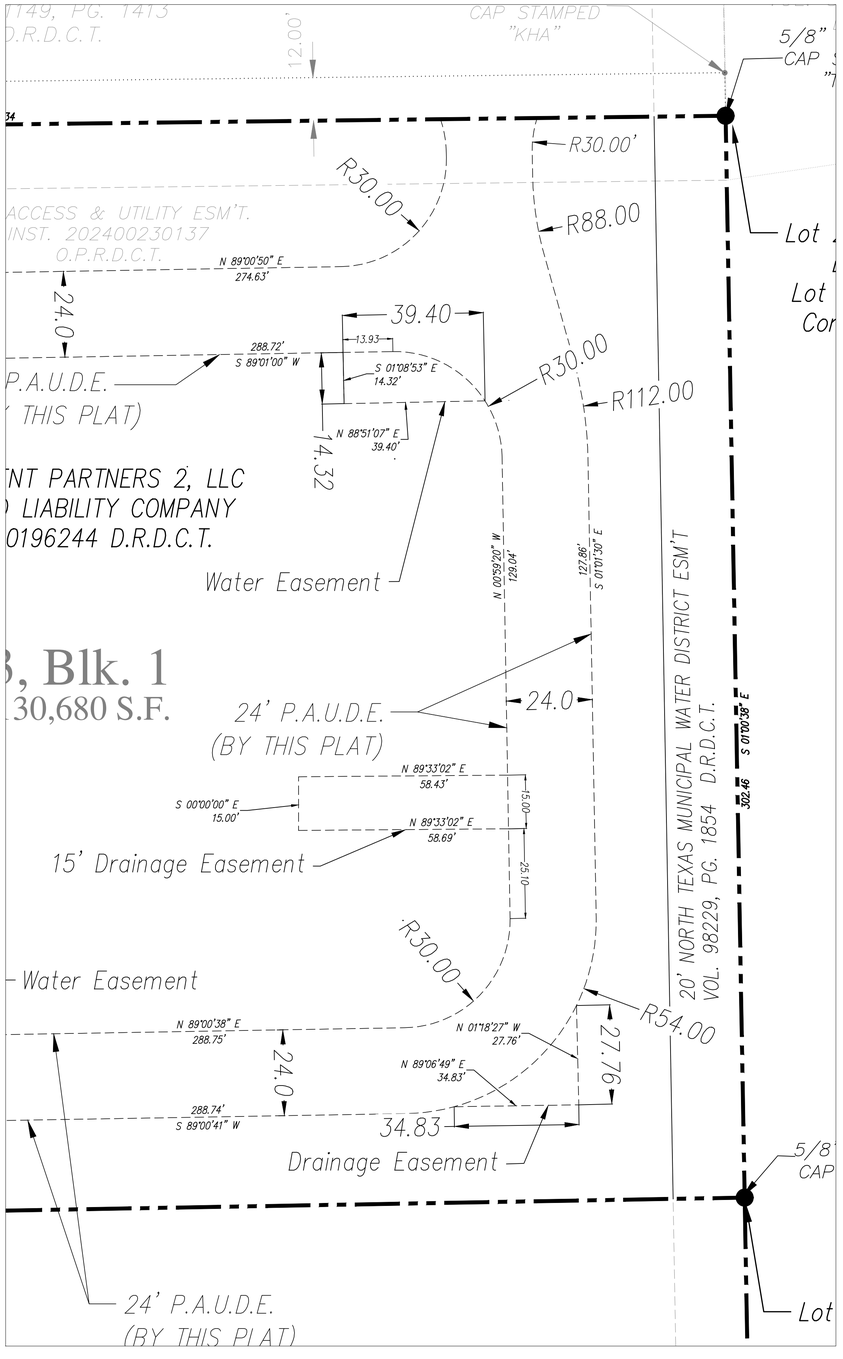
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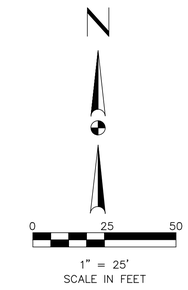
SHEET 1 OF 3

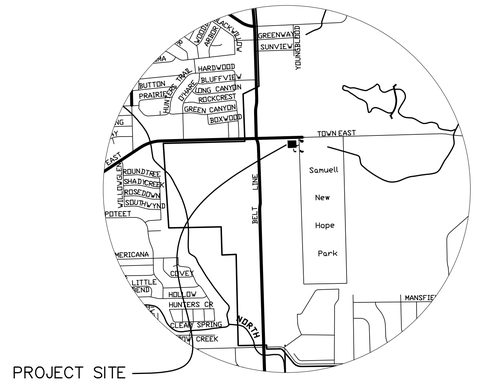
SGI Project No. K261064 Texas P.E. F-5482 : Texas TBPLS Firm License 10070800

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VICINITY MAP
NOT TO SCALE

Legend of Symbols & Abbreviations

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VOL./PG.	VOLUME/PAGE	CM	CONTROLLING MONUMENT
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6. FIELD NOTES, DEDICATION AND SIGNATURES ON SHEET C03.3
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GRAND PRAIRIE TEXAS, 75050
PHONE: (214)-412-3122

06-02-2026
SHEET 2 OF 3

SGI Project No. K261064 Texas P.E. F-5482 : Texas TBPLS Firm License 10070800

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TOWN OF SUNNYVALE

MAINTENANCE AGREEMENT FOR DRAINAGE FACILITIES

The Owner of the platted property agrees to perpetually maintain the drainage facilities within the drainage, floodplain and maintenance easements shown on this plat as follows:

The Owner agrees to maintain in good structural condition and repair all drainage pipes including reinforced concrete pipe (RCP) and other drainage piping material. The Owner agrees to repair any defects in the storm drainage piping system, including leaking pipe joints, deflection of flexible pipe diameter in excess of 5%, pipe structural failure, or other defects that might impair the hydraulic capacity or structural soundness of the drainage system. The Owner agrees to repair any drainage pipe defects within 30 calendar days after having notice or knowledge of the problem via inspection by the Owner, and/or the Town of Sunnyvale.

The Owner agrees to maintain, repair and remove obstructions in the storm drainage inlet and outlet structure, including but not limited to grate inlets, curb inlets, catch basins, Y-inlets, and headwalls. The Owner agrees to repair any defects in the storm drainage inlet or outlet structures and remove obstructions that might impair the hydraulic capacity or structural soundness of the drainage system. The Owner agrees to repair any drainage inlet or outlet structural defects and remove obstructions within 30 calendar days after having notice or knowledge of the problem via inspection by the Owner, and/or the Town of Sunnyvale.

The Owner agrees to maintain and repair concrete channel lining, pilot channels, rock rip-rap, gabions or any other channel lining material and to repair any defects in the channel lining material including undermining, excessive cracking and settlement, structural failure, or other defects that might impair the hydraulic capacity or structural soundness of the drainage system. Rock rip-rap washed downstream will be replaced as needed to maintain the rock layer thickness as designed. The Owner agrees to repair any defects in the channel lining within 30 calendar days after having notice or knowledge of the problem via inspection by the Owner, and/or the Town of Sunnyvale.

The Owner agrees to maintain and repair channels, ditches and detention or retention ponds and to repair erosion in same by backfilling the eroded area and re-establishing protective vegetation and by armoring the eroded area with gabions, rock rip-rap, concrete or other material approved by the Town Engineer. The Owner agrees to repair any eroded areas in the channels, ditches and detention or retention ponds within 30 calendar days after having notice or knowledge of the problem via inspection by the Owner, and/or the Town of Sunnyvale.

Channels, ditches and detention or retention ponds will be inspected monthly by the Owner to determine vegetation removal maintenance. Removal of willow, cottonwoods or other "woody" vegetation from channels, ditches, detention ponds and retention ponds shall be done at least once a year. Ditches, earthen channels and detention or retention ponds shall be mowed as frequently as required to prevent grassy vegetation from exceeding a height of more than one foot.

Channels, ditches, detention or retention ponds, inlet and outlet structures and drainage piping will be inspected for debris, trash and sediment accumulation at least once a year. The accumulated debris, trash or sediment will be removed as needed to insure the designed hydraulic capacity of the drainage system, with sediment accumulations in detention ponds not to exceed 18-inches in depth before removal is required. Trash or debris shall not be allowed to accumulate and shall be removed with 30 calendar days after having notice or knowledge of the problem via inspection by the Owner and/or the Town of Sunnyvale.

The Owner or a representative agent agrees to inspect all drainage facilities every 365 calendar days to identify any obstructions or structural problems, complete a written inspection report, and take actions necessary to remove obstructions and repair structural problems within 30 calendar days. The Owner shall ensure a copy of the inspection report is forwarded to the engineering Division within 10 calendar days of the inspection.

Owner agrees to maintain access to the drainage system within the drainage, floodway and maintenance easements for maintenance and inspection by the Owner, and/or the Town of Sunnyvale.

All references in this maintenance agreement to repairs to be made "within 30 calendar days" shall mean that the Owner shall commence repairs within 30 calendar days after having notice or knowledge of the problem via inspection by the Owner, and/or the Town of Sunnyvale.

The Owner shall diligently work to complete such repairs.

SURVEYOR'S STATEMENT

I, LOUIS M. SALCEDO, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND IS IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS _____ DAY OF _____, 2026.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document" per TBPELS Rules (Jan2026) 138.33 (e)

LOUIS M. SALCEDO
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3664

STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED LOUIS M. SALCEDO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LOT 2R3

PROPERTY DESCRIPTION

BEING 3.000 acres of land, being a portion of Lot 2R2, Block 1, Gateway Park, an addition to the Town of Sunnyvale, Dallas County, Texas, as filed in Instrument #202400230137, Plat Records of Dallas County, Texas (P.R.D.C.T.), also being a portion of that certain tract of land conveyed to Hope Development Partners 2, LLC, a Texas limited liability company, according to the deed filed in Instrument #202100196244, Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "TNP", recovered at the northeast corner of said Lot 2R2, also being in the south Right-of-Way (R-O-W) line of E. Town East Boulevard (variable width), from which a 5/8 inch iron rod with cap stamped "TNP", recovered at the southeast corner of said Lot 2R2, also being the northeast corner of Lot 1, Block 1, Gateway Park, an addition to the Town of Sunnyvale, Dallas County, Texas, as filed in Instrument #202300130484, P.R.D.C.T., and being in the west line of a tract of land conveyed to the City of Dallas Park Board, as recorded in Volume 105, Page 489, Dallas County Probate Records, bears S 01°00'38" E, a distance of 793.69 feet;

THENCE S 01°00'38" E, along the east line of said Lot 2R2, and along the west line of said City of Dallas Park Board tract, a distance of 302.46 feet to a 5/8 inch iron rod with cap stamped "TNP", set;

THENCE S 88°59'41" W, passing over and said Lot 2R2, a distance of 430.36 feet to an "X" cut set in concrete in the west line of said Lot 2R2, also being in the east line of Lot 2R1, of said Block 1, Gateway Park (Inst. #202400230137);

THENCE N 01°00'19" W, along the west line of said Lot 2R2, and along the east line of said Lot 2R1, a distance of 304.87 feet to an "X" cut set in concrete at the northwest corner of said Lot 2R2, also being the northeast corner of said Lot 2R1, and being in the south R-O-W line of said E. Town East Boulevard;

THENCE N 89°18'53" E, along the north line of said Lot 2R2, and along the south R-O-W line of said E. Town East Boulevard, a distance of 430.34 feet to the **POINT OF BEGINNING** and containing 130,680 square feet or 3.000 acres of land.

LOT 2R2 REMAINDER

Being a 4.855 acres of land tract, being a portion of Lot 2R2, block 1, Gateway PARK, AN ADDITION TO THE TOWN OF SUNNYVALE, Dallas county, as filed in Instrument 202400230137, Plat records of Dallas County, Texas (P.R.D.C.T.) and more particularly descried as:

Commencing at a called 5/8-inch iron rod with cap stamped "KHA" at the northeast corner of said Lot 2R2, also being in the south right-of-way line of said Town East Boulevard;

THENCE South 01° 00' 38" East along the common boundary of said Lot 2R2 and the west line of a tract of land conveyed to the City of Dallas Park Board, as recorded in Volume 105, Page 489, Dallas County Probate Records, a distance of 302.46 feet to a called 5/8 inch iron rod with cap "TNP" and being the northeast corner of said 4.8555 acre tract and being the **POINT OF BEGINNING**;

THENCE South 01° 00' 38" East along the common boundary of said Lot 2R2 and said Dallas Park tract a distance of 491.12 feet to a called 5/8 -inch iron rod with cap "TNP" and being the southeast corner of said 4.8555 acre tract;

THENCE South 88° 54' 49" West along the south line of said Lot 2R2 a distance of 430.35 feet to a point for the southwest corner of said 4.855 acre tract;

THENCE North 01° 00' 44" West along the east line of said Lot 2R2 a distance of 491.72 feet to a called "X" cut in concrete and being the northwest corner of said 4.8555 acre tract;

THENCE North 88° 59' 38" East along the north line of said 4.855 acre tract a distance of 430.36 feet to the **POINT OF BEGINNING** and containing 211, 485 square feet or 4.855 acres of land, more or less.

DALLAS COUNTY:

FLOOD STATEMENT: According to Community Panels No. 48113C0380L and 48113C0390K dated 07/07/2014 of the Federal Emergency Management Agency, National Flood Insurance Program map, a portion of this property is within Flood Zone "X", which is an area outside the 0.2% annual chance floodplain.

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

OWNER'S DEDICATION

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT_____

_____

does hereby adopt this plat designating the herein described property as:

a Replat of Gateway Park, Lots 2R2 & 2R3 Block 1

An addition to the Town of Sunnyvale, Dallas County, Texas and does hereby dedicate, in fee simple, to the public use forever and streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The fire lane easements shall be open to the general public, fire and police units, and garbage and rubbish collection agencies for each particular use. The utility easements shall be open to all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees or shrubs, or other improvements of growths shall be constructed, reconstructed, or placed upon, over and across the easements shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements ad all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems, without the necessity at any time, of procuring the permission of anyone, and any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and maintenance and service required or ordinarily performed by the utility. The forgoing shall not prohibit the property owner from constructing and maintaining paved surfaces in the easement areas.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Sunnyvale, Texas.

WITNESS my hand on this the _____ day of _____ 2026

By: _____

Title_____

STATE OF TEXAS:

COUNTY OF DALLAS:

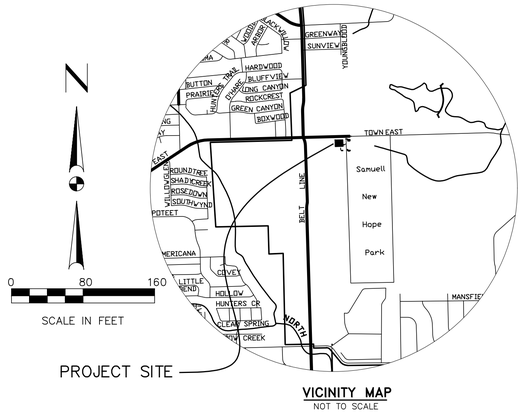
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS_____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GENERAL NOTES:

1. *THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 1 LOT.*
2. *BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011)*
3. *NO LOT TO LOT DRAINAGE WITHOUT ENGINEERING APPROVAL.*
4. *COORDINATES SHOWN HEREON REFERS TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.*
5. *SURVEYOR RESERVES THE RIGHT TO REVISE SURVEY AT NO FAULT OR LIABILITY IN THE PRESENCE OF ADDITIONAL EVIDENCE FROM TIME OF THIS SURVEY.*
6. *FIELD NOTES, DEDICATION AND SIGNATURES ON SHEET C03, 3*
7. *NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINACE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.*



VICINITY MAP
NOT TO SCALE

RECOMMENDED FOR APPROVAL BY THE PLANNING & ZONING COMMISSION OF SUNNYVALE, TEXAS, ON THE _____ DAY OF _____, 20____.

_____ _____
CHAIRMAN DATE

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF SUNNYVALE, TEXAS, ON THE _____ DAY OF _____, 20____.

_____ _____
MAYOR DATE

_____ _____
ATTEST: TOWN SECRETARY DATE

OWNER/DEVELOPER

HOPE DEVELOPMENT PARTNERS 2, LLC
CONTACT: DERIC SALSER, MANAGER
129 N. COLLINS ROAD, SUITE 2102
SUNNYVALE, TX 75182
DERIC@SALSERGROUP.COM

SURVEYOR OF RECORD

LUIS M. SALCEDO, P.E., R.P.L.S.
SALCEDO GROUP, INC.
401 COLLEGE STREET
GRAND PRAIRIE, TEXAS 75050
214-412-3122
LSALCEDO@SALCEDOGROUPINC.COM

811 Know what's below. Call before you dig.

RE-PLAT

GATEWAY PARK
LOT 2R2 and 2R3 BLOCK 1
311,765 S.F or 7.855 Ac.

BEING A REPLAT OF
LOT 2R2, BLOCK 1
GATEWAY PARK ADDITION
INSTRUMENT 202400230137 O.P.R.D.C.T.

HENRY J WEBB SURVEY, ABSTRACT #1588
TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS

SALCEDO GROUP, INC.
401 COLLEGE STREET
GRAND PRAIRIE TEXAS, 75050
PHONE: (214)-412-3122

06-02-2026
SHEET 3 OF 3

SGI Project No. K261064 *Texas P.E. F-5482 : Texas TBPLS Firm License 10070800*

Jun 03,2026 4:02pm luis
M:\SGI\projects\K261064_RM-GatewayPark_PostSite_1\dwg\Site_Plan_App_C01-C04a.dwg