



September 12, 2023

Mayor, Council Members, and Van Alstyne Citizens  
The City of Van Alstyne  
152 North Main Drive  
Van Alstyne, Texas 75495

Van Alstyne has experienced a 52.8% increase in residential development over the past 60 months. Despite recent increases in mortgage interest rates, our community continues to experience a healthy housing market. Indicators point to continued growth in the foreseeable future with Van Alstyne offering a diverse inventory, proximity to a major metropolitan market, job opportunities and a desirable school district.

Current Developments	Project Starts	2024	2025	2026	2027
Tinsley Meadows		23	23	23	
Lincoln Pointe		22	22	22	22
Thompson Farms		29	48	48	48
Rolling Ridge		37	78	78	41
Mantua		81	214	214	214

### Local Business Updates

Dollar Tree has submitted preliminary site plans to the Van Alstyne Planning & Zoning Commission. Having received Planning & Zoning approval, the proposal will be advanced to the City Council. Dollar Tree proposes to construct the new retail store on the northwest corner of Texana and Longbow.





Bill Smith's Café: Work is underway making ready for the much-anticipated Bill Smith's Café. Windows, doors, electrical, and plumbing are all seeing progress. Kitchen equipment was scheduled for delivery the first week in September with the kitchen receiving the greatest amount of attention in the first stages of development. Both the landlord and tenant target opening the café prior to Thanksgiving.

### City Project Updates

Eula Umphress and Robert Hynds Park: Van Alstyne City Council awarded a construction contract to build a new 24-acre green space park. The new park will be constructed between Dallas Ave and Kelly Lane. Amenities include a fishing pond, fishing piers, walking trail, pergola, and playground. Construction is expected to get underway in November with a targeted completion date in late spring of 2024.





Hwy 75 Improvements: TxDOT is planning on receiving and opening bids for the US 75 widening project in August of 2024. This project goes from County Line Road (CR 375) to FM 902 in Howe. The project is estimated to cost \$89,023,631. The main purpose of the project is to widen the main lanes from 4 lanes to 6 lanes. The existing main lanes are relatively new and will not be replaced, TxDOT will simply widen the pavement adjacent to the existing pavement. The secondary purpose of the project is to convert the frontage roads from two-way traffic to one-way traffic, except for the piece of frontage road from Kelly Lane to County Line Road which will remain as two-way. Frontage roads will receive base repairs, then an overlay, followed by stripping for one-way traffic. In order to convert the frontage roads to one-way traffic, TxDOT will build two new U-turn bridges that will go over the existing main lanes to provide access points within the required 2-mile maximum distance. A new Van Alstyne U-turn overpass will be installed north of Northridge Rd. A new Howe U-turn overpass will be installed south of Hall Cemetery Road. With the initial project, TxDOT will also rebuild the County Line Road bridge (about half of the ultimate bridge, which can be widened in the future as needed). Lastly, TxDOT will rebuild the US 75 frontage road intersection at Van Alstyne Pkwy (FM 121) and reconstruct this pavement with concrete. This work will be at the end of the project following the construction of the new U-turn bridges.

Of critical importance is the rebuilding and widening of the Van Alstyne Pkwy and Hwy 75 overpass. City staff has met with TxDOT regarding this need. In an effort to have this project moved up in the TxDOT planning cycle, the City of Van Alstyne has formally expressed a willingness to contribute to the cost of this project. Our desire is to see the Van Alstyne Pkwy / Hwy 75 overpass rebuilt as quickly as possible and city leadership has expressed a financial willingness to help make this happen. TxDOT has been receptive to this offer of financial help and is working closely with the city to meet this very pressing need.

Nunnalee Ave Improvements: DDM Construction, Project Manager Joe Chavez

Sanitary manholes, collection piping, connections, and clean outs on the east side of Nunnalee are 100% complete from Van Alstyne Parkway to Baldwin. Sanitary manholes, collection piping, and clean outs on the west side of Nunnalee are 60% complete from Van Alstyne Parkway to Texana. Storm collection pipe has been delivered to the site and installation will commence mid-September.

Preston Ave, north: Vessels Construction, Project Manager Bill Vessels

Traffic management signs have been installed as well as retail directional signage. Sanitary manhole collection piping, lateral and clean out installation is progressing north from Van Alstyne Pkwy, now 50% complete. Storm collection pipe has been delivered to the site. Contractor has located public and franchise utilities that are located shallower than expected. Relocation of water and gas lines is ongoing.

Downtown Improvement Project: Quality Excavation LLC, Project Manager Ken Moore

Traffic control is in place; however, the project is delayed two weeks to allow Vessels Construction full access to Van Alstyne Parkway and Preston to expedite completion. Phase 3 of the Downtown Improvement Project (Paving of Van Alstyne Parkway from the railroad tracks to Waco & Paving of Preston from Van Alstyne Parkway to Cooper) is expected to commence immediately following Vessels having completed work.



Collin McKinney Parkway: Mario Sinacola & sons, Project Manager Jordan Baker

Concrete pavement is now complete. Fill in concrete and inlet curbs are 95% complete. Asphalt transition sections have been completed. Final grading is underway. Project completion is anticipated in mid-September.

Elevated Storage Tank (Water Tower): Landmark Structures

City Council approved contract award on August 28, 2023. The Greater Texoma Utility Authority (GTUA) is preparing contracts and coordinating with the Texas Water Development Board. Staff anticipates finalizing a start date with GTUA and the contractor in late October. The new 750,000-gallon elevated storage tank is expected to require nine months of construction time to complete.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Lane H. Jones', followed by a long, sweeping flourish that extends to the right.

Lane H. Jones – C.M.O.  
City Manager