NOTICE OF PUBLIC HEARING

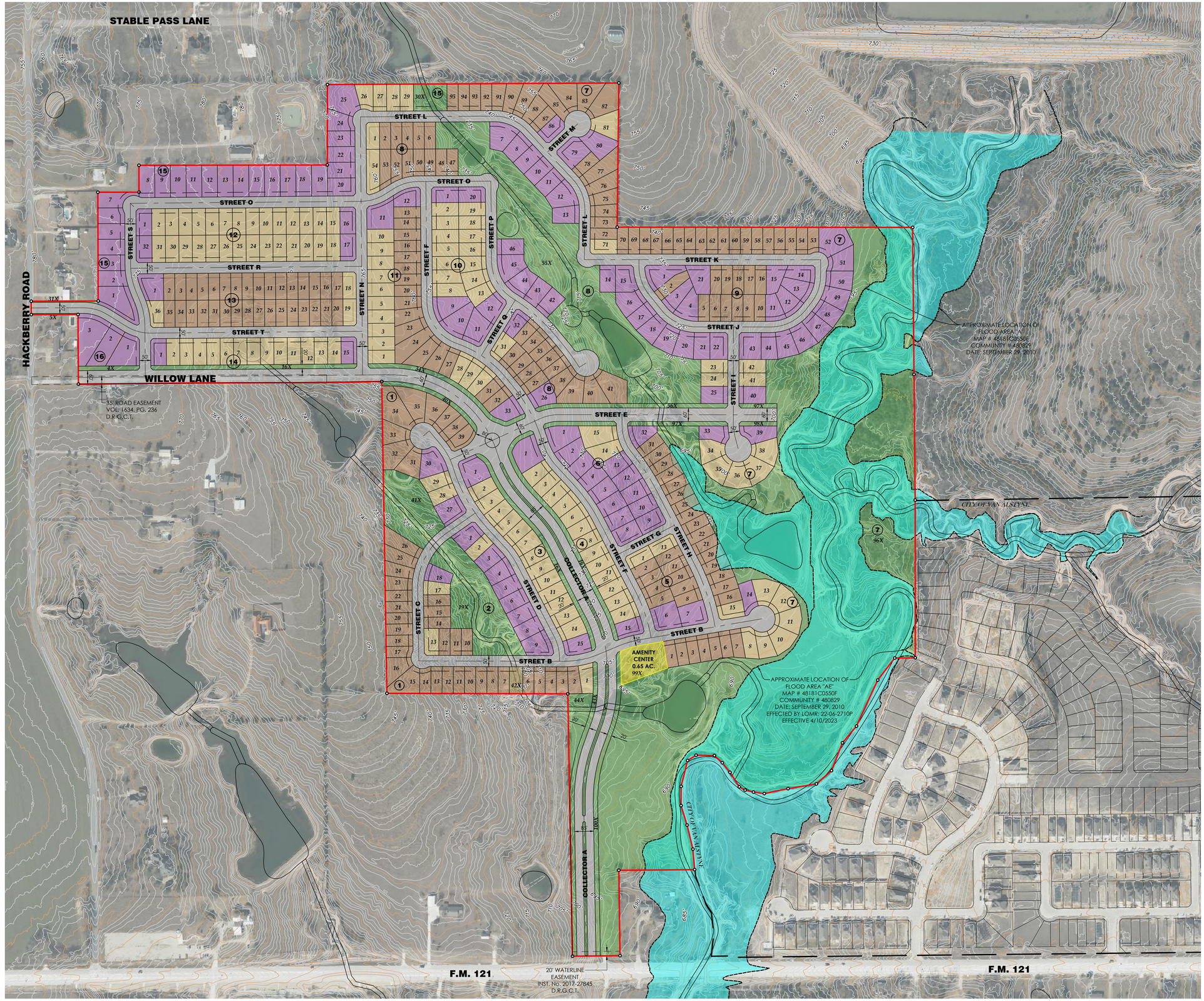
Planning & Zoning Commission

Tuesday, May 19, 2026 6:30 PM Van Alstyne City Hall, 152 N Main Drive

A request to zone an approximate 176.7-acre tract of land Planned Development District (PD), with an underlying designation of SF-65—Single-Family Residential District, in order to allow for a single-family residential development, Solara, generally located on the north side of FM 121, east of Hackberry Road, as shown on the attached exhibit. (This request is subject to a request by property owners to voluntarily annex the subject properties.)

Exhibit C - Concept Plan 5.4.26

The meeting shown above is open to the public. You will have the right to speak for or against the proposed request during the public hearing portion of the meeting. For additional information contact Alex Glushko at aglushko@cityofvanalstyne.us.



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GRAPHIC SCALE 1"=200'

0 200 400 600

70' X 120' LOTS	**124 - 27.4%**
60' X 120' LOTS	**133 - 29.4%**
50' X 120' LOTS	**196 - 43.2%**
TOTAL	**453 LOTS**

SITE DATA TABLE		
	SQ. FT.	ACRES
LOTS	3,619,764	83.098
"X" LOTS	2,696,050	61.893
AMENITY	28,254	0.649
R.O.W.	1,351,757	31.032
TOTAL	**7,695,825**	**176.672**

SETBACK STANDARDS SF-60 PER CITY OF VAN ALSTYNE ORDINACE 823 FOR THOMPSON FARMS PH. 1 & 2	
FRONT BUILDING LINE	20 FT.
SIDEYARD SETBACK	5' FT.
SIDEYARD SETBACK ADJ. STREET	15 FT.
REAR SETBACK	15 FT.
MAX COVERAGE	55%

PREPARED FOR:

SKORBURG COMPANY

8214 WESTCHESTER DR., #900
DALLAS, TX 75225
(214) 522-4945

PREPARED BY:

GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

LAND PLAN
OF
SKORBURG - VAN ALSTYNE
BEING
176.672 +/- ACRES
SITUATED IN THE
GRAYSON COUNTY, TEXAS
Date: March 2026

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