

An aerial photograph of a city, likely Billings, Montana, with a blue color overlay. A hand cursor is visible in the upper center, pointing towards a building. The text 'BILLINGSLEY COMPANY' is centered over the image in a white, serif font.

BILLINGSLEY

COMPANY

District Notes

Overlay A
 Permitted Residential
 Building Types:
 - Mixed Residential
 - Townhome
 - Live-Work
 Heights:
 - 2 Story Min
 - 6 Story Max

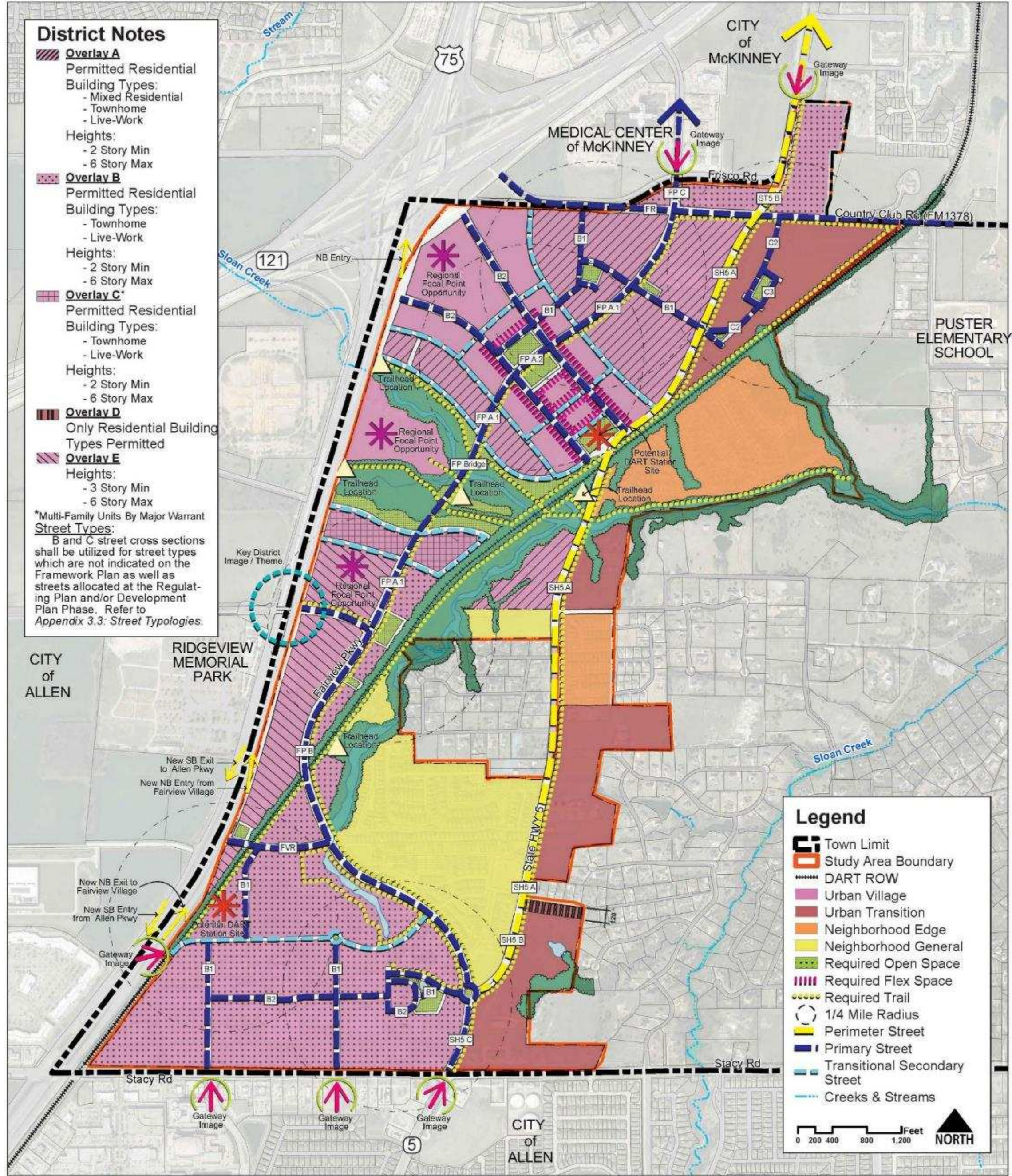
Overlay B
 Permitted Residential
 Building Types:
 - Townhome
 - Live-Work
 Heights:
 - 2 Story Min
 - 6 Story Max

Overlay C
 Permitted Residential
 Building Types:
 - Townhome
 - Live-Work
 Heights:
 - 2 Story Min
 - 6 Story Max

Overlay D
 Only Residential Building
 Types Permitted

Overlay E
 Heights:
 - 3 Story Min
 - 6 Story Max

*Multi-Family Units By Major Warrant
Street Types:
 B and C street cross sections shall be utilized for street types which are not indicated on the Framework Plan as well as streets allocated at the Regulating Plan and/or Development Plan Phase. Refer to Appendix 3.3: Street Typologies.



Legend

- Town Limit
- Study Area Boundary
- DART ROW
- Urban Village
- Urban Transition
- Neighborhood Edge
- Neighborhood General
- Required Open Space
- Required Flex Space
- Required Trail
- 1/4 Mile Radius
- Perimeter Street
- Primary Street
- Transitional Secondary Street
- Creeks & Streams

0 200 400 800 1,200 Feet NORTH



FAIRVIEW | COMMERCIAL DISTRICT MASTER PLAN

District Notes

Overlay A
 Permitted Residential Building Types:
 - Mixed Residential
 - Townhome
 - Live-Work

Heights:
 - 2 Story Min
 - 6 Story Max

Overlay B
 Permitted Residential Building Types:
 - Townhome
 - Live-Work

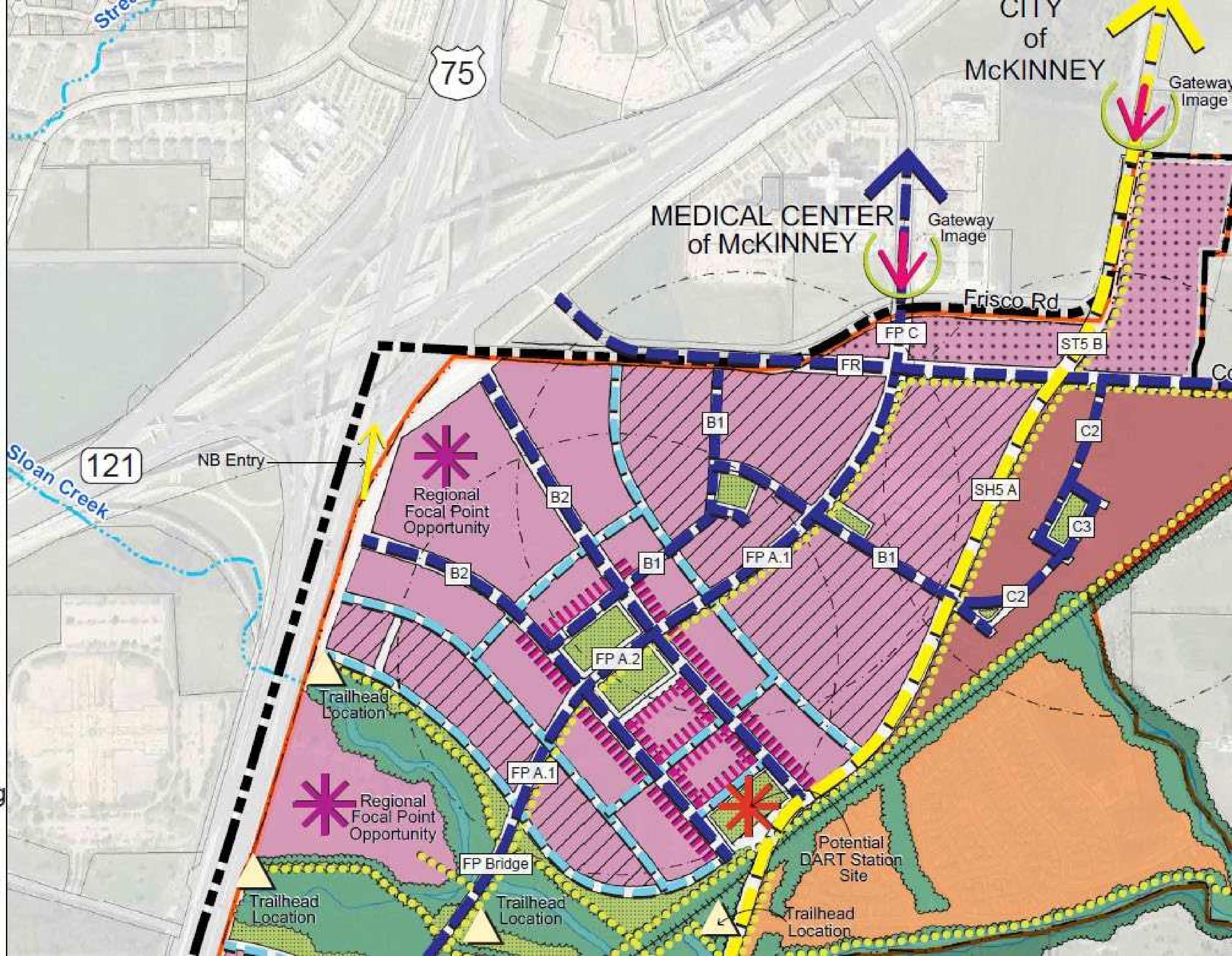
Heights:
 - 2 Story Min
 - 6 Story Max

Overlay C*
 Permitted Residential Building Types:
 - Townhome
 - Live-Work

Heights:
 - 2 Story Min
 - 6 Story Max

Overlay D
 Only Residential Building Types Permitted

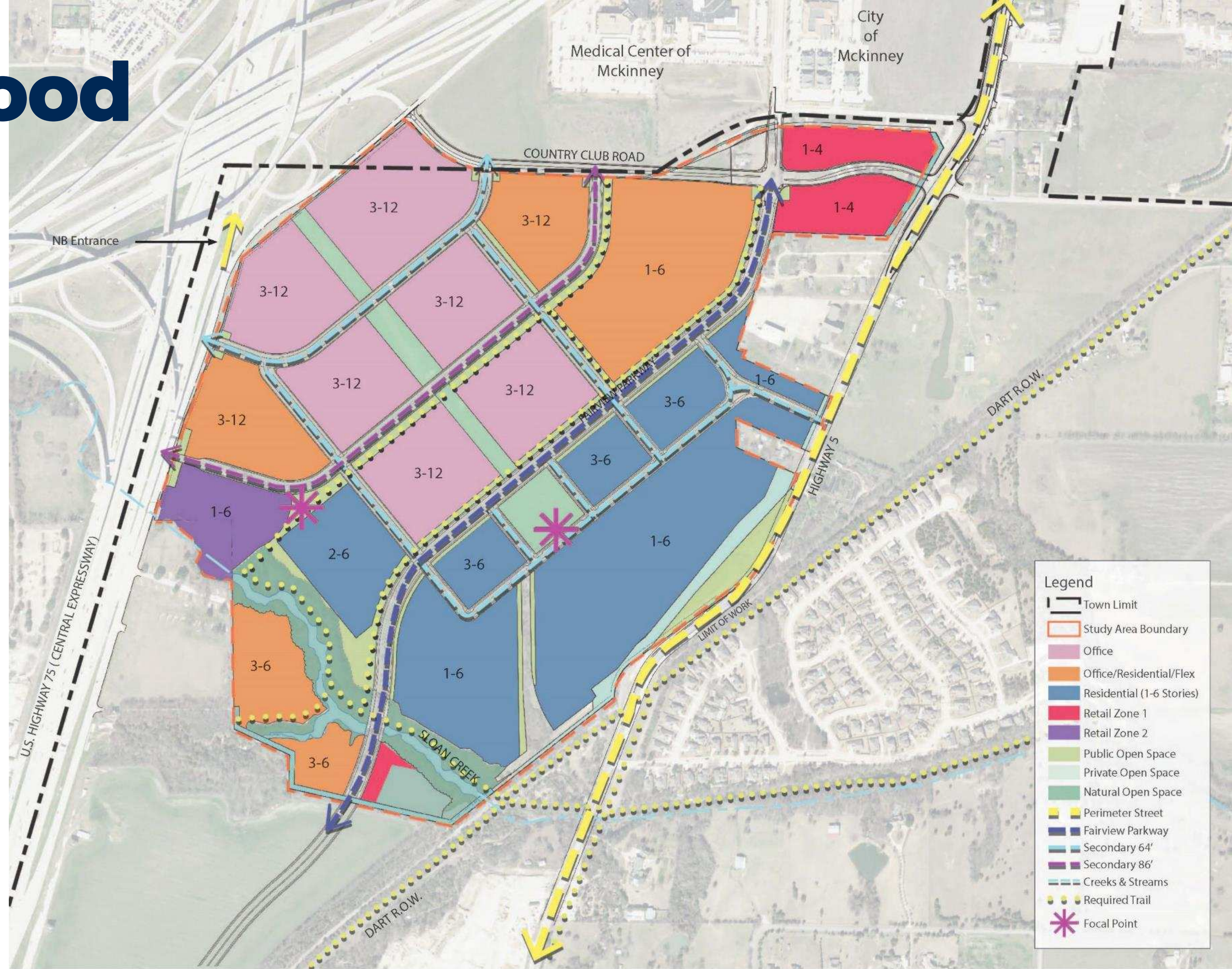
Overlay E
 Heights:
 - 3 Story Min
 - 6 Story Max



Neighborhood Plan

Legend


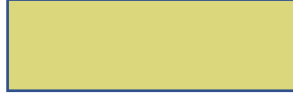


- Town Limit
- Study Area Boundary
- Office
- Office/Residential/Flex
- Residential (1-6 Stories)
- Retail Zone 1
- Retail Zone 2
- Public Open Space
- Private Open Space
- Natural Open Space
- Perimeter Street
- Fairview Parkway
- Secondary 64'
- Secondary 86'
- Creeks & Streams
- Required Trail
- Focal Point

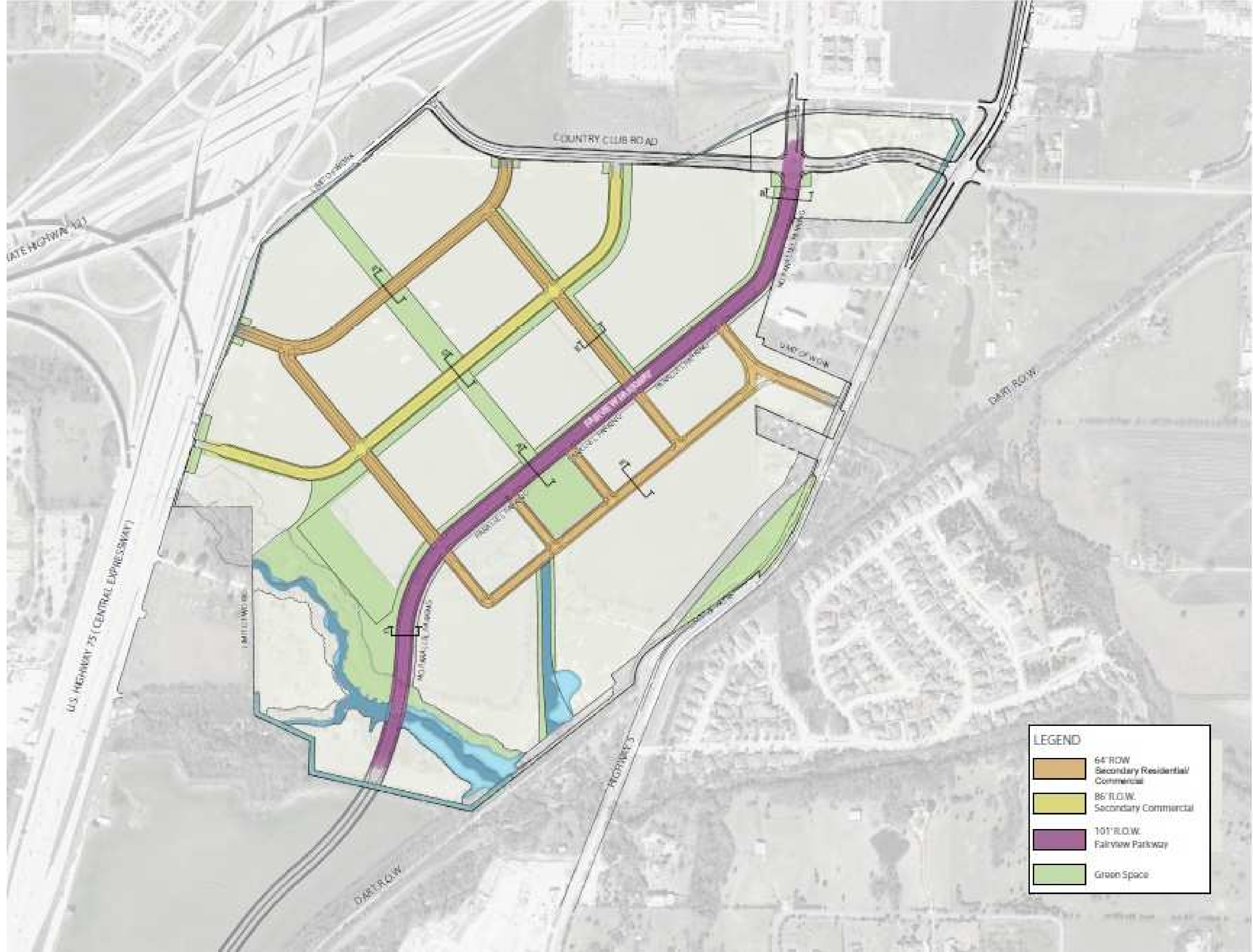


Legend

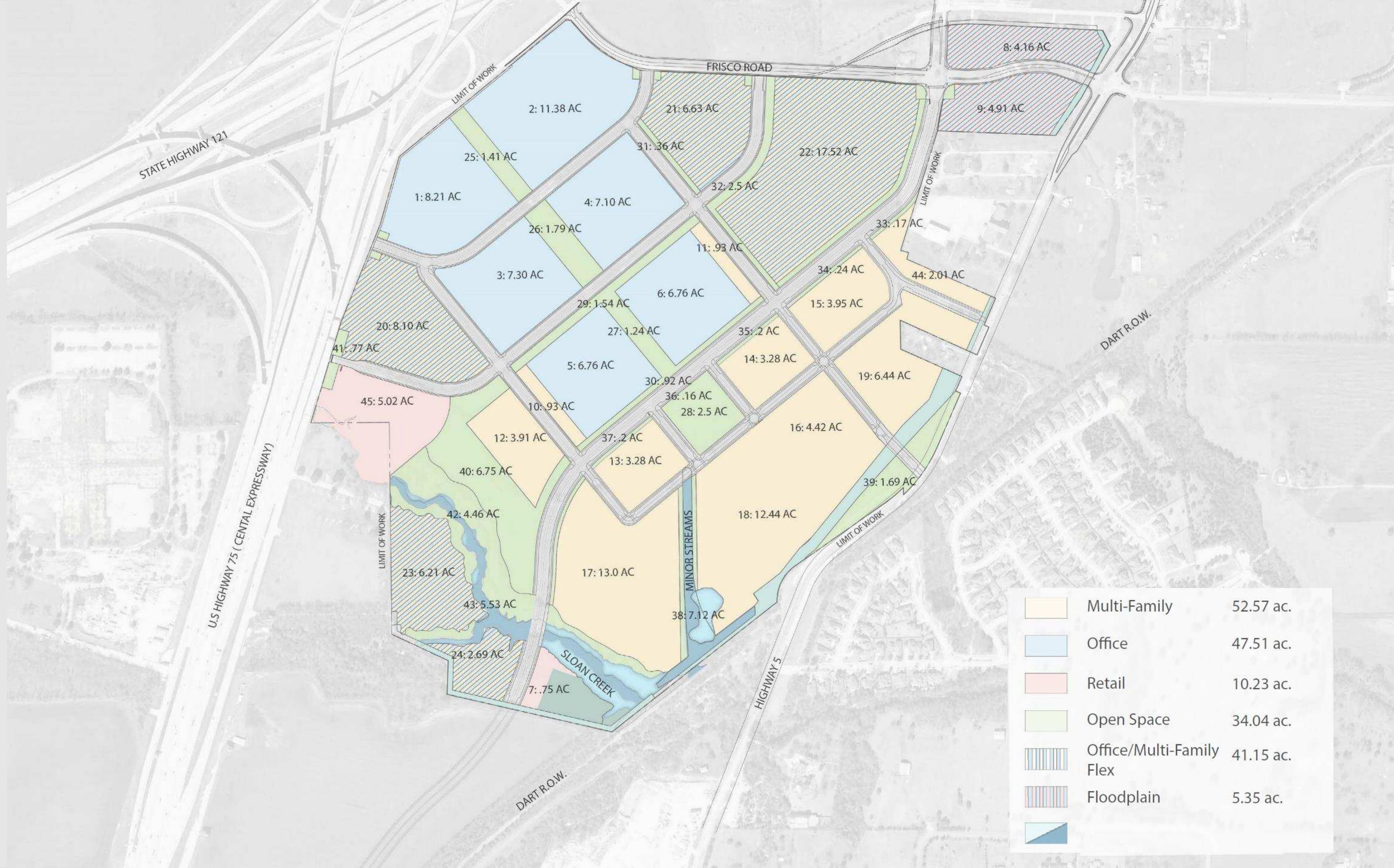
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- Perimeter Street
- Fairview Parkway
- Secondary 64'
- Secondary 86'
- Creeks & Streams
- Required Trail
- Focal Point

Proposed Street Plan

-  64' R.O.W.
Secondary Residential/
Commercial
-  86' R.O.W.
Secondary Commercial
-  101' R.O.W.
Fairview Parkway
-  Green Space



- LEGEND
-  64' R.O.W.
Secondary Residential/
Commercial
 -  86' R.O.W.
Secondary Commercial
 -  101' R.O.W.
Fairview Parkway
 -  Green Space



PARKS + TRAILS



STATE HIGHWAY 121

FRISCO ROAD

LIMIT OF WORK

LIMIT OF WORK

FAIRVIEW PARKWAY

DART R.O.W.

U.S HIGHWAY 75 (CENTAL EXPRESSWAY)

LIMIT OF WORK

LIMIT OF WORK

HIGHWAY 5

R.O.W.

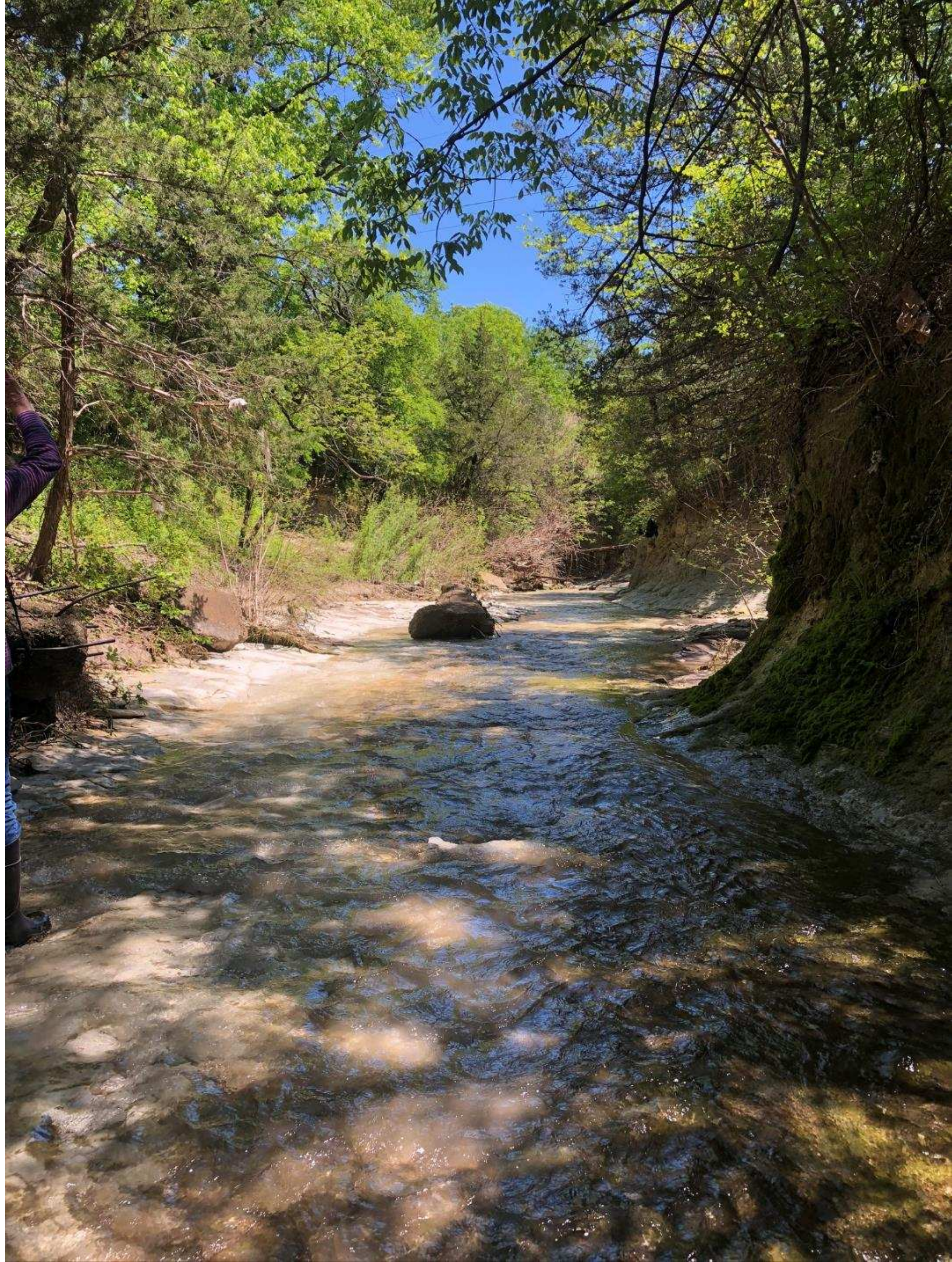
-  Access Points
-  Park Areas
-  Project Trails
-  Citywide Trail
-  Trailhead

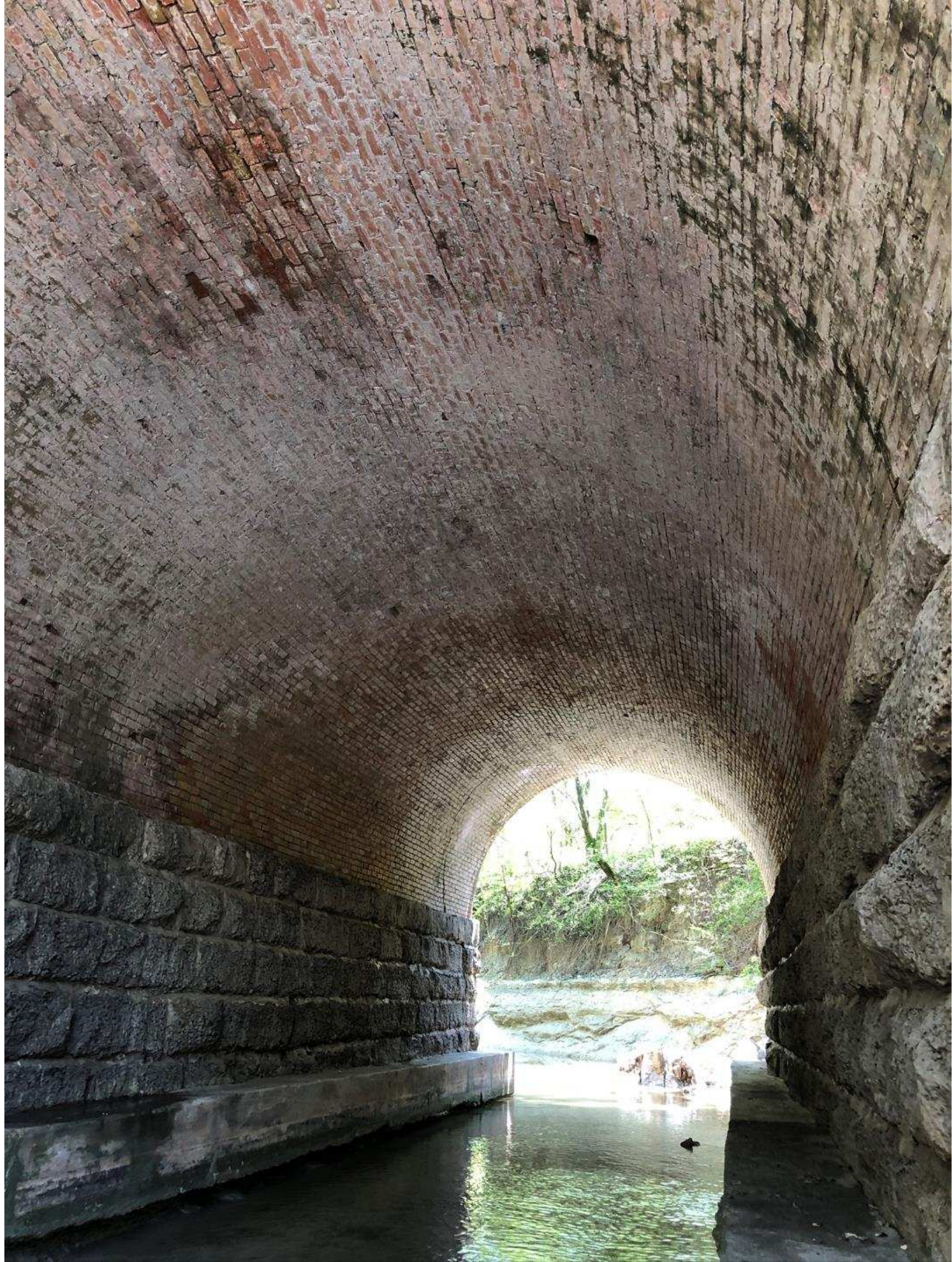


LEGEND

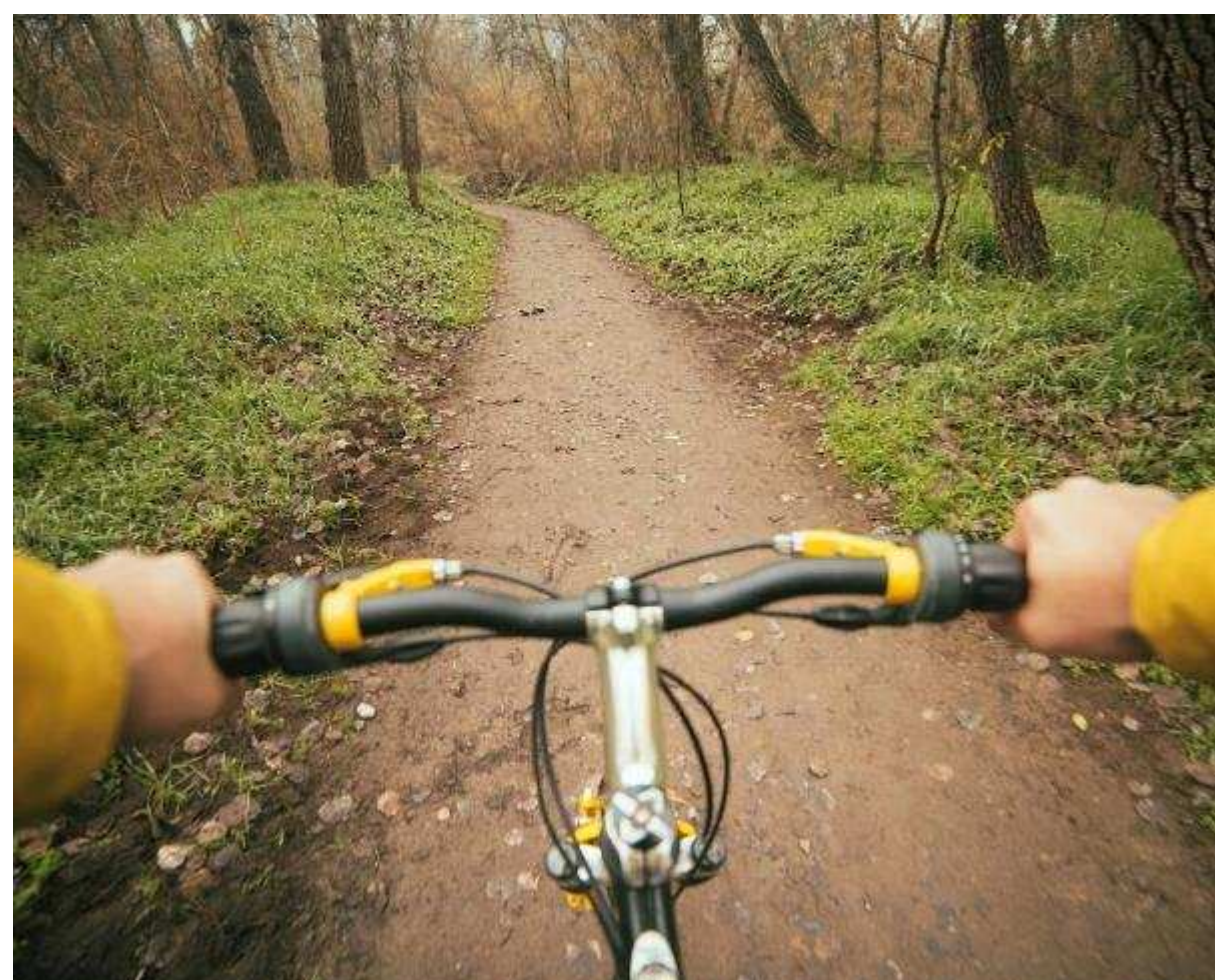
	64' ROW Secondary Commercial
	86' R.O.W. Secondary Commercial
	101' R.O.W. Fairview Parkway
	Green Space



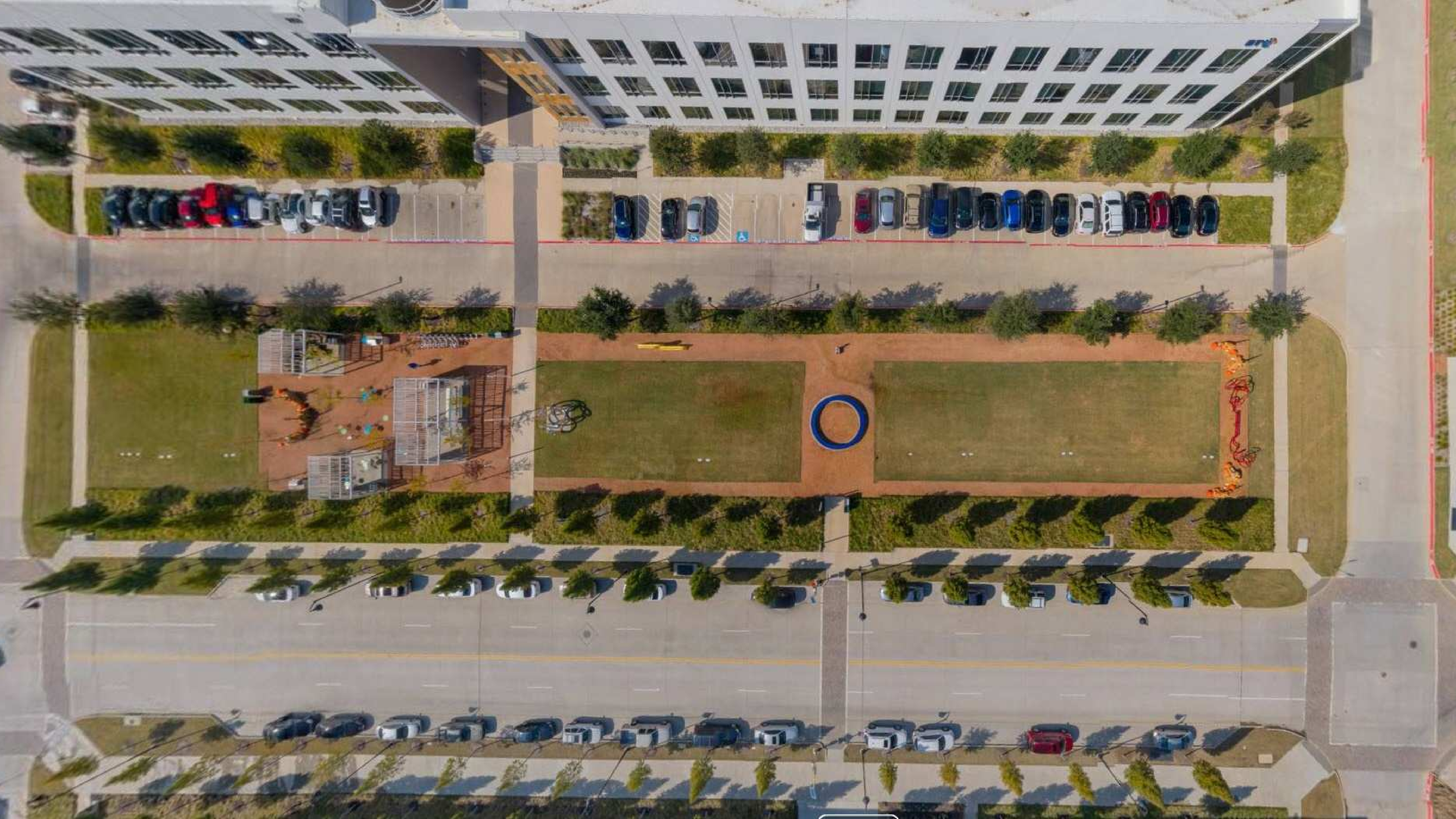










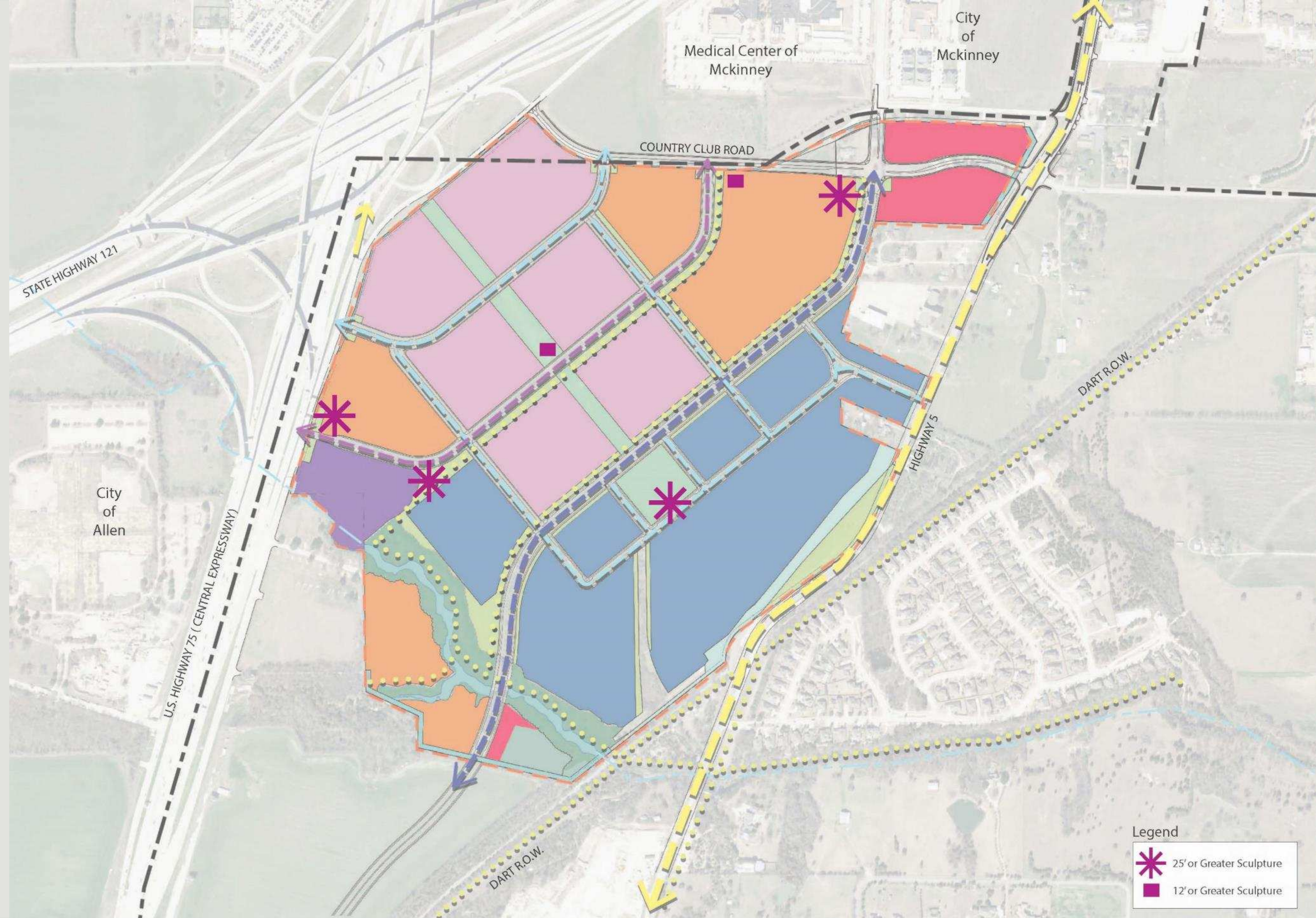




BUILDING
SITE



PUBLIC ART



Medical Center of
Mckinney

City
of
Mckinney

COUNTRY CLUB ROAD

STATE HIGHWAY 121

City
of
Allen



U.S. HIGHWAY 75 (CENTRAL EXPRESSWAY)

HIGHWAY 5

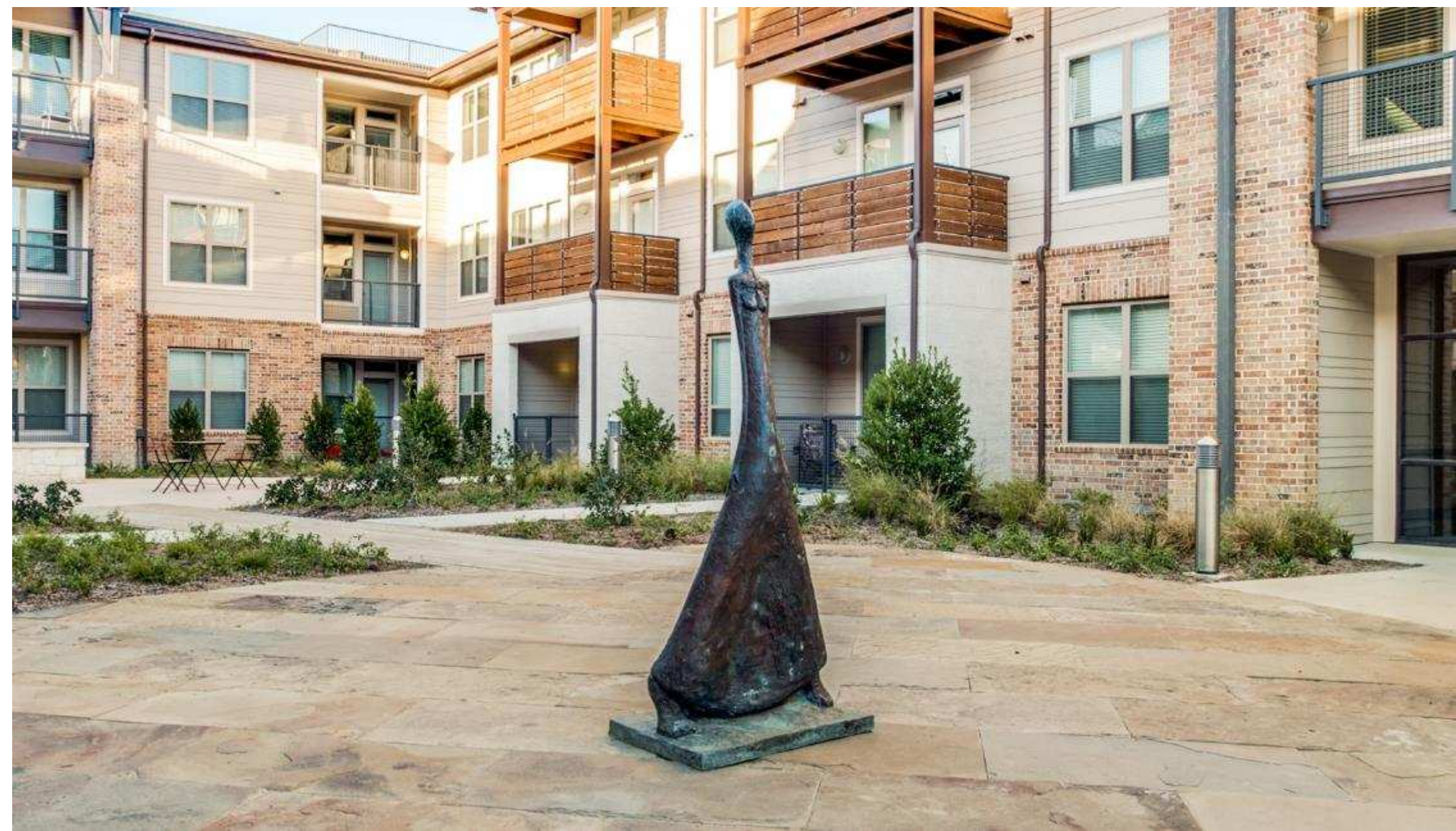
DART R.O.W.

DART R.O.W.

Legend

-  25' or Greater Sculpture
-  12' or Greater Sculpture





OFFICE











9111

9111

OCC







NOKIA

RETAIL

RETAIL PARKING

FIRE LANE NO PARKING

1319
DODGE
ATLANTA POLICE



3000



BRINKER
INTERNATIONAL





adam's Mark

Agency

EXIT 285
Ross Ave
EXIT ONLY

Pearl St
EXIT 3/4 MILE

American
Airlines
Center







2999
HARRING + ADAMS

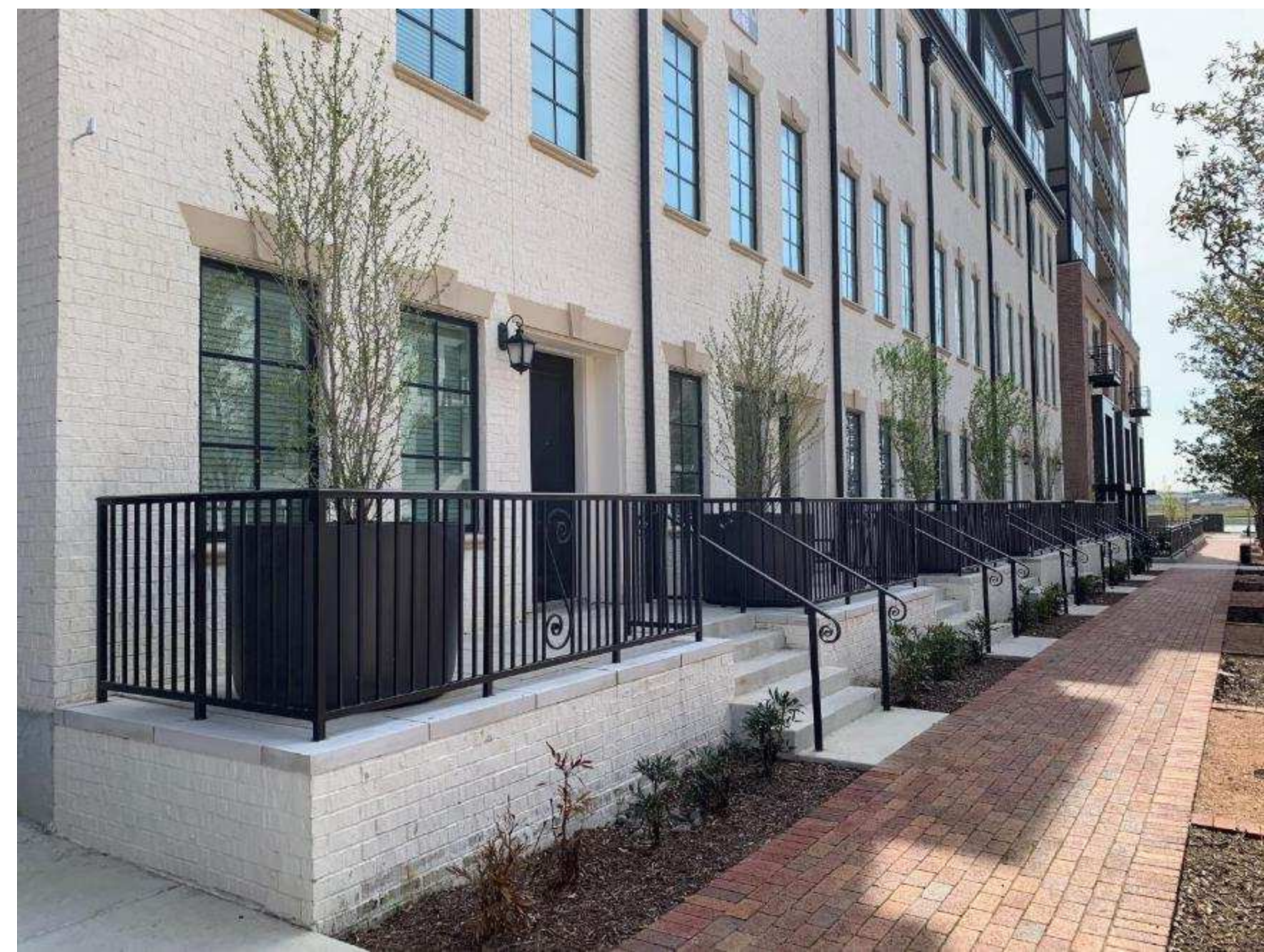
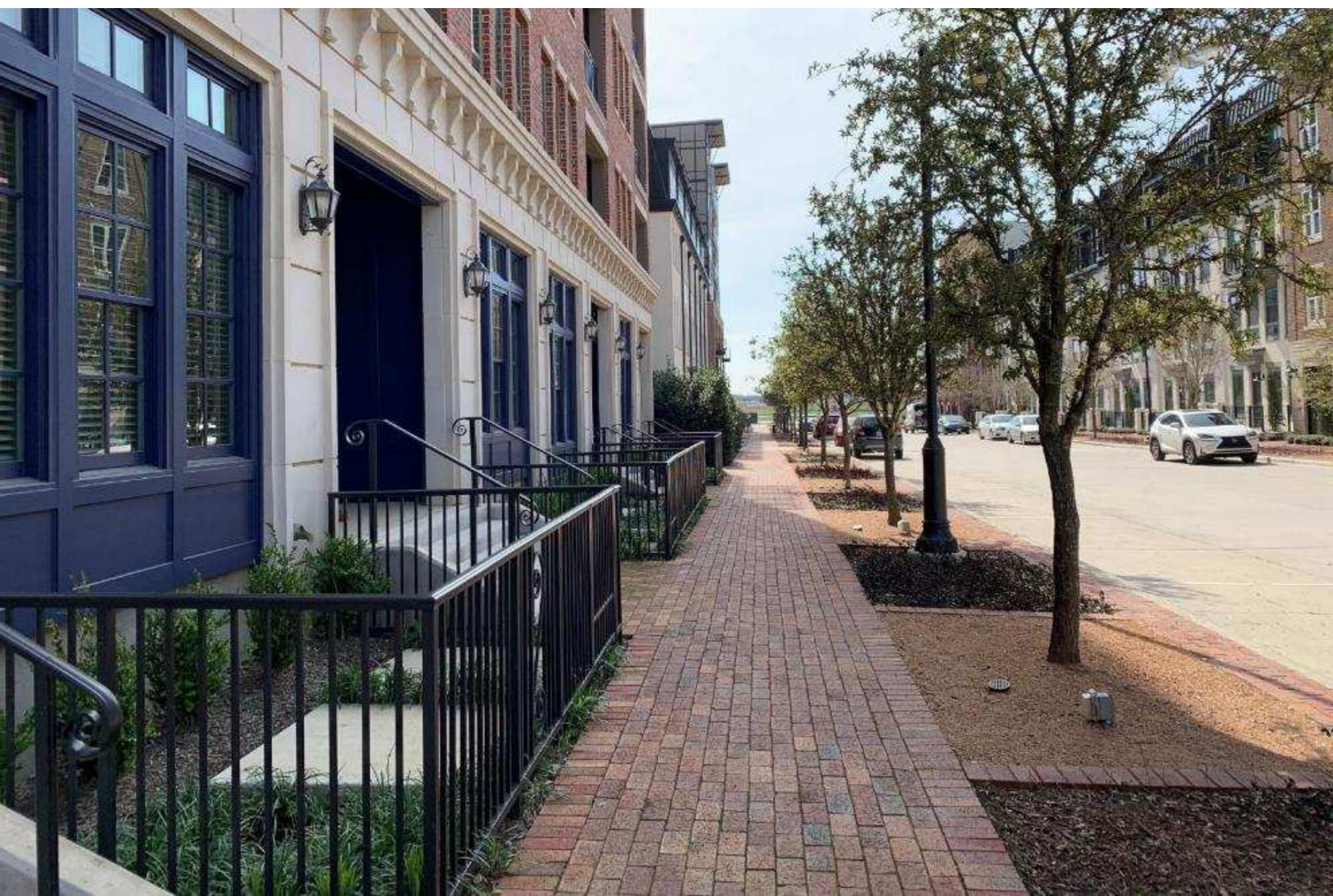


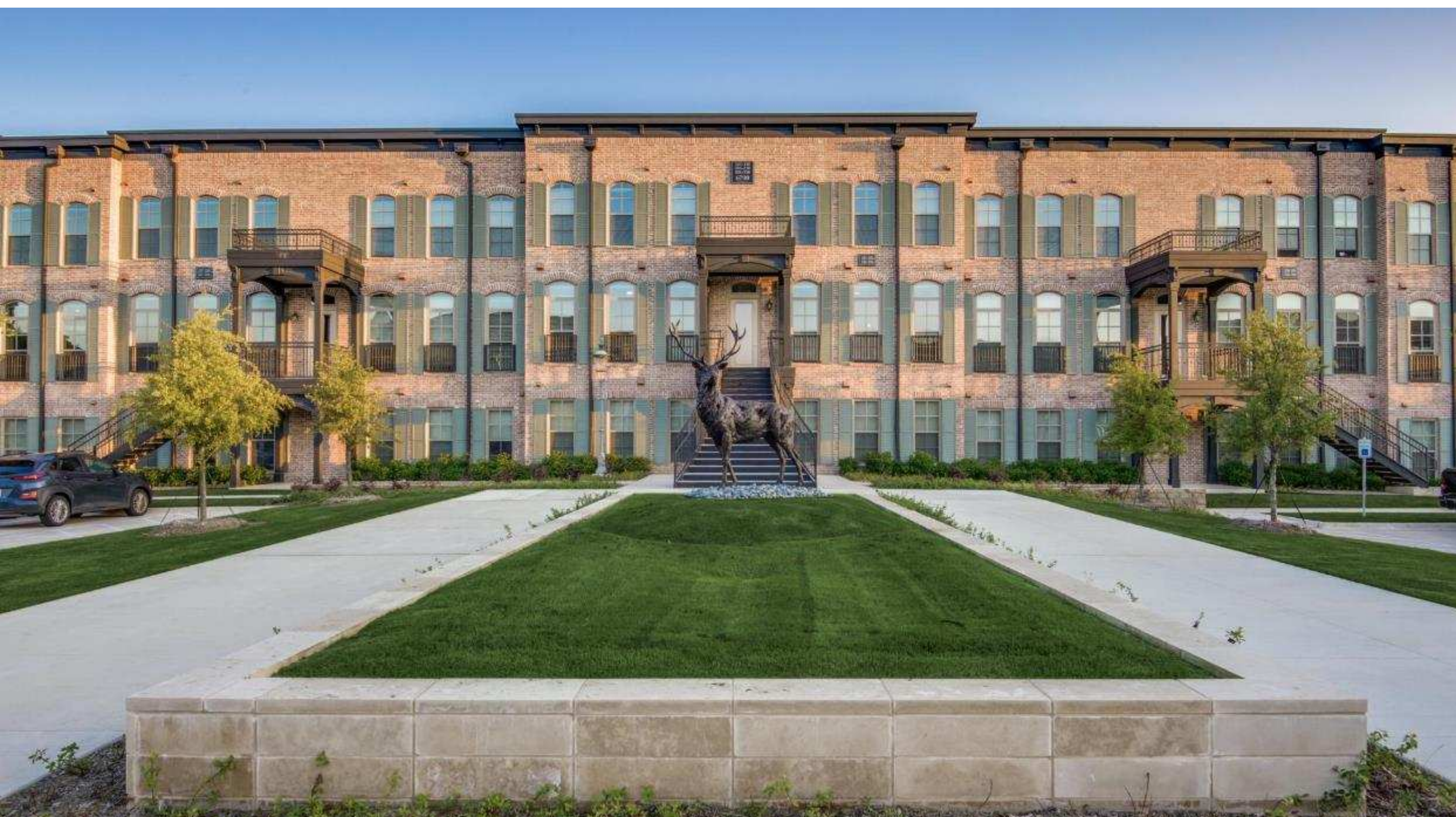
HARING + ADAMS



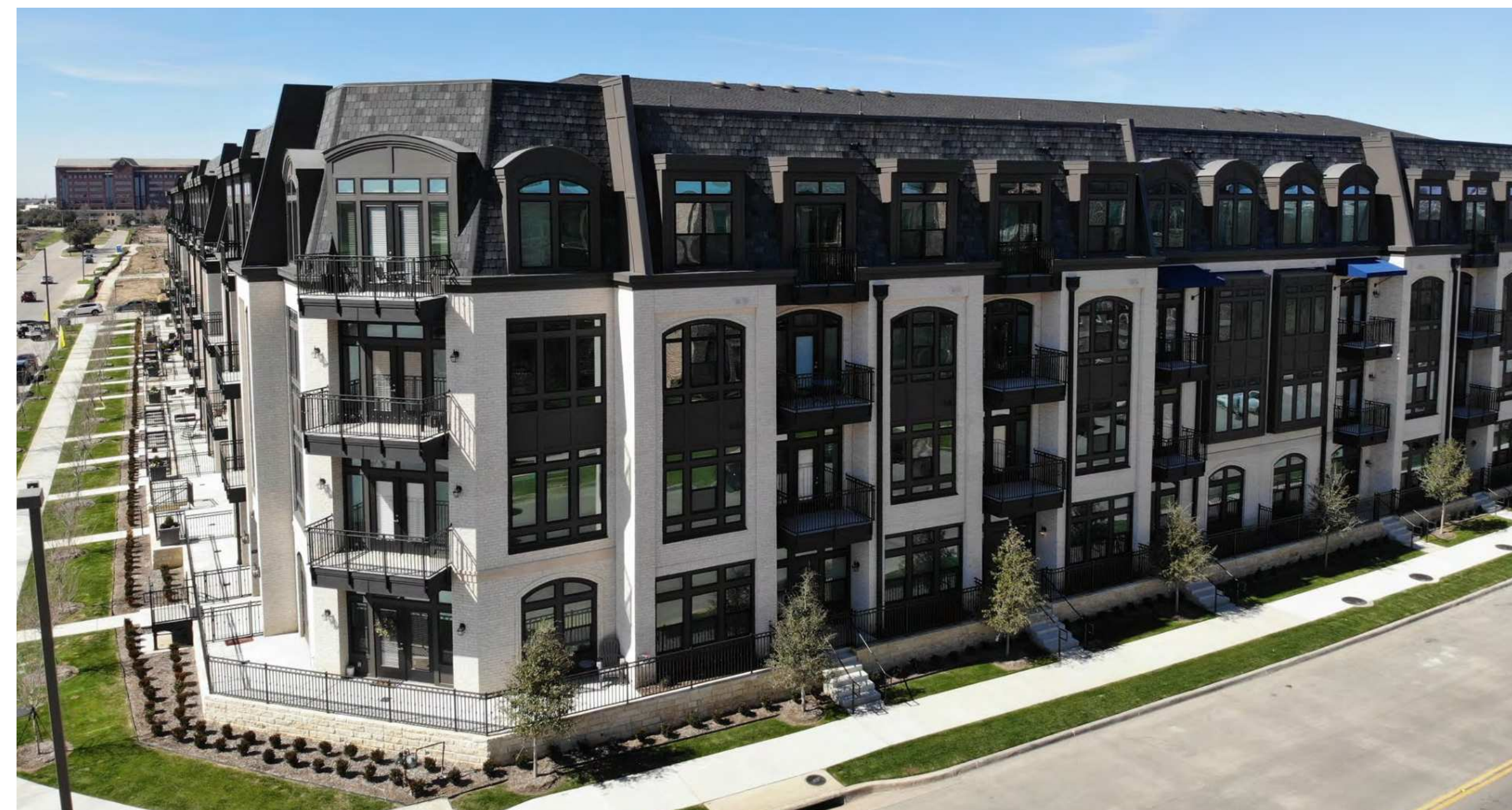
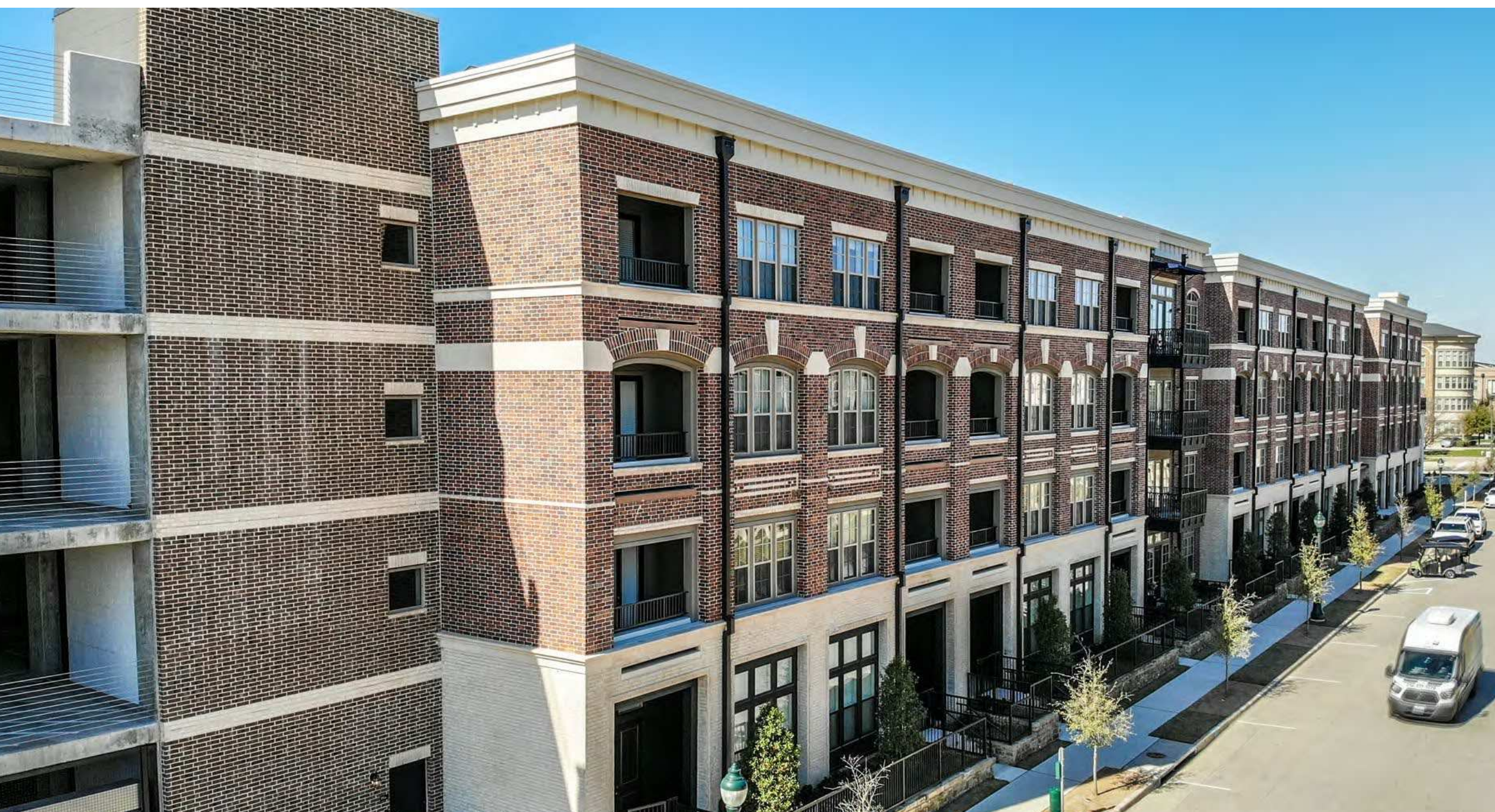
MULTI-FAMILY

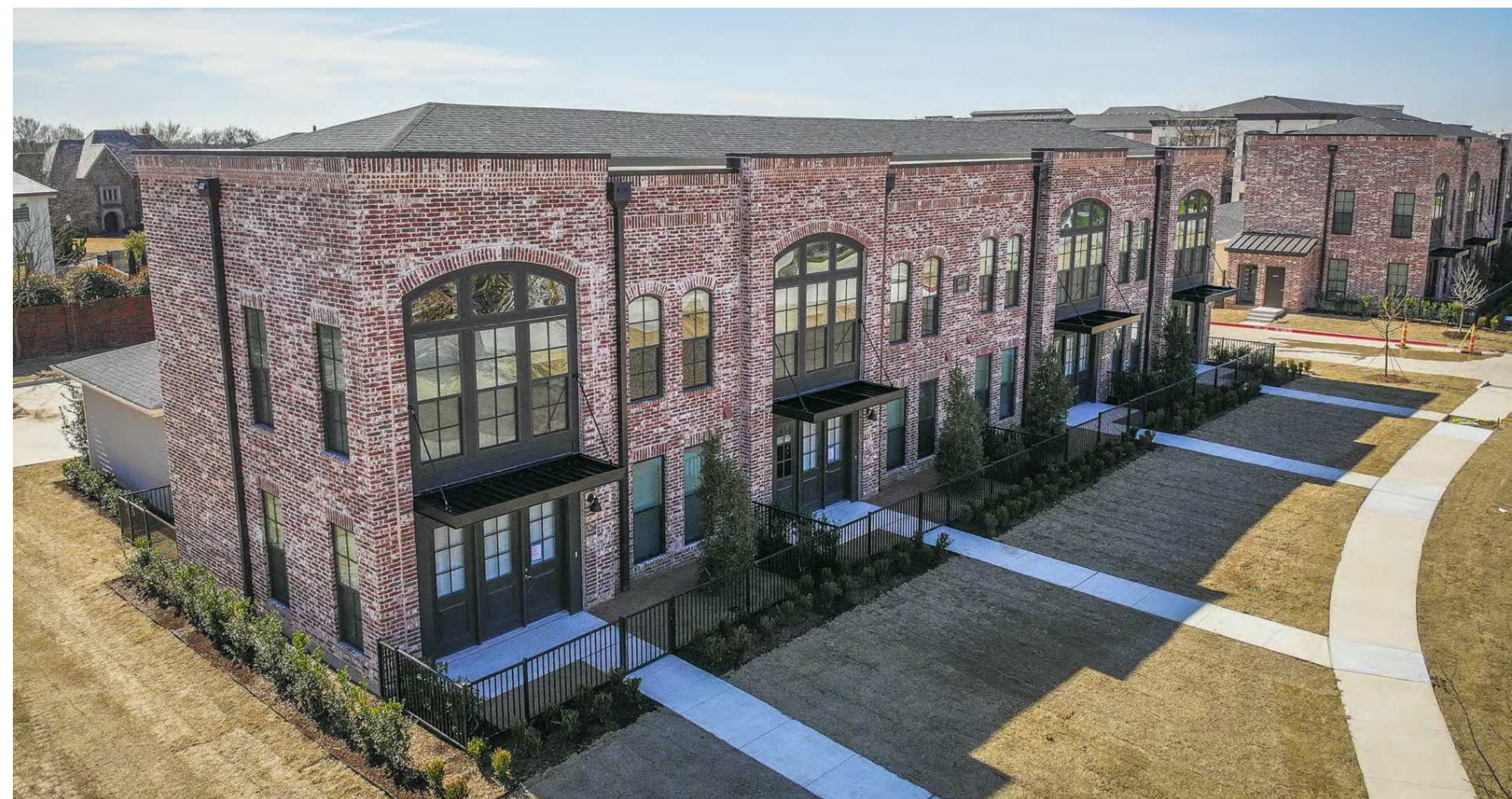






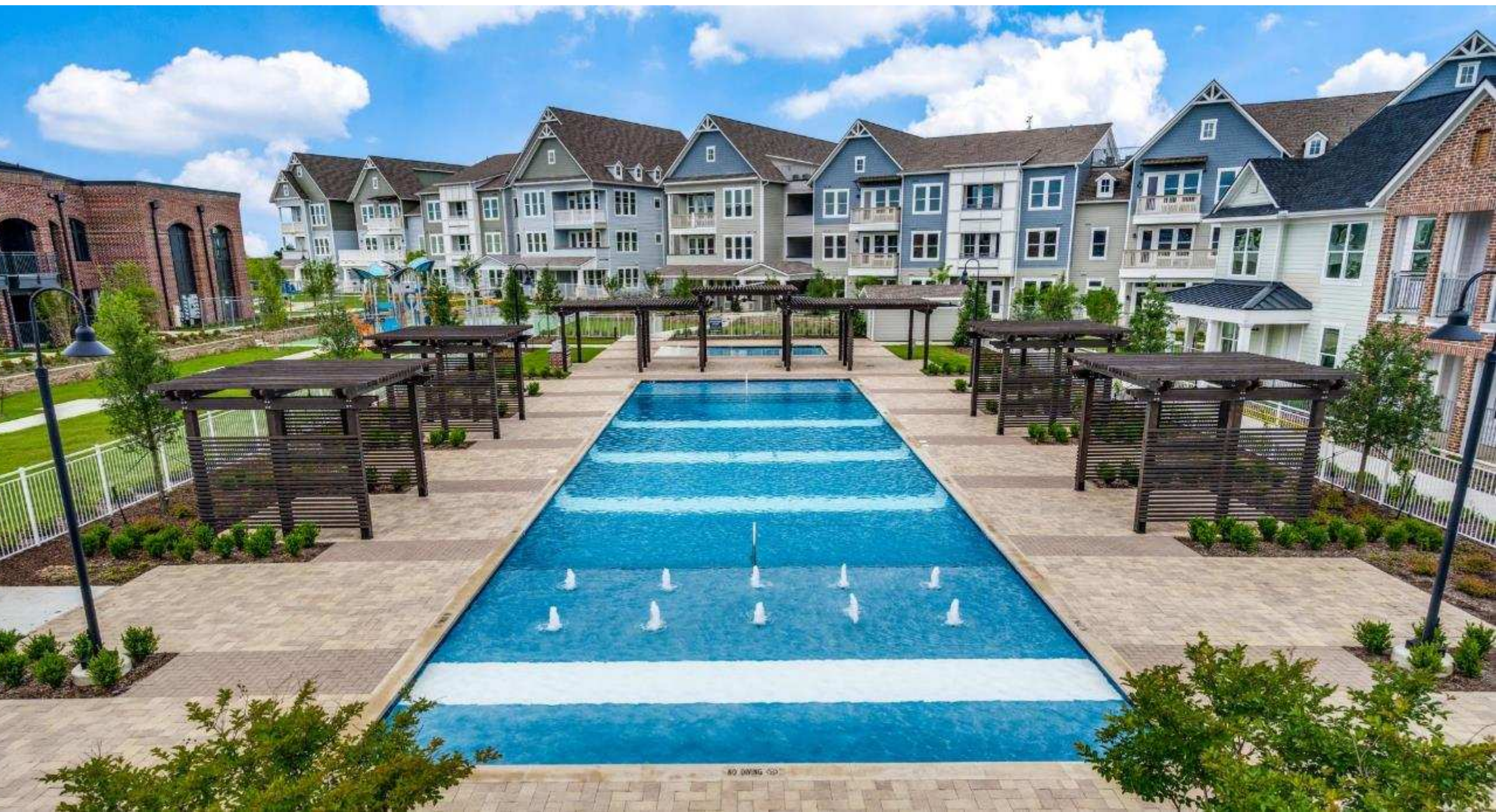


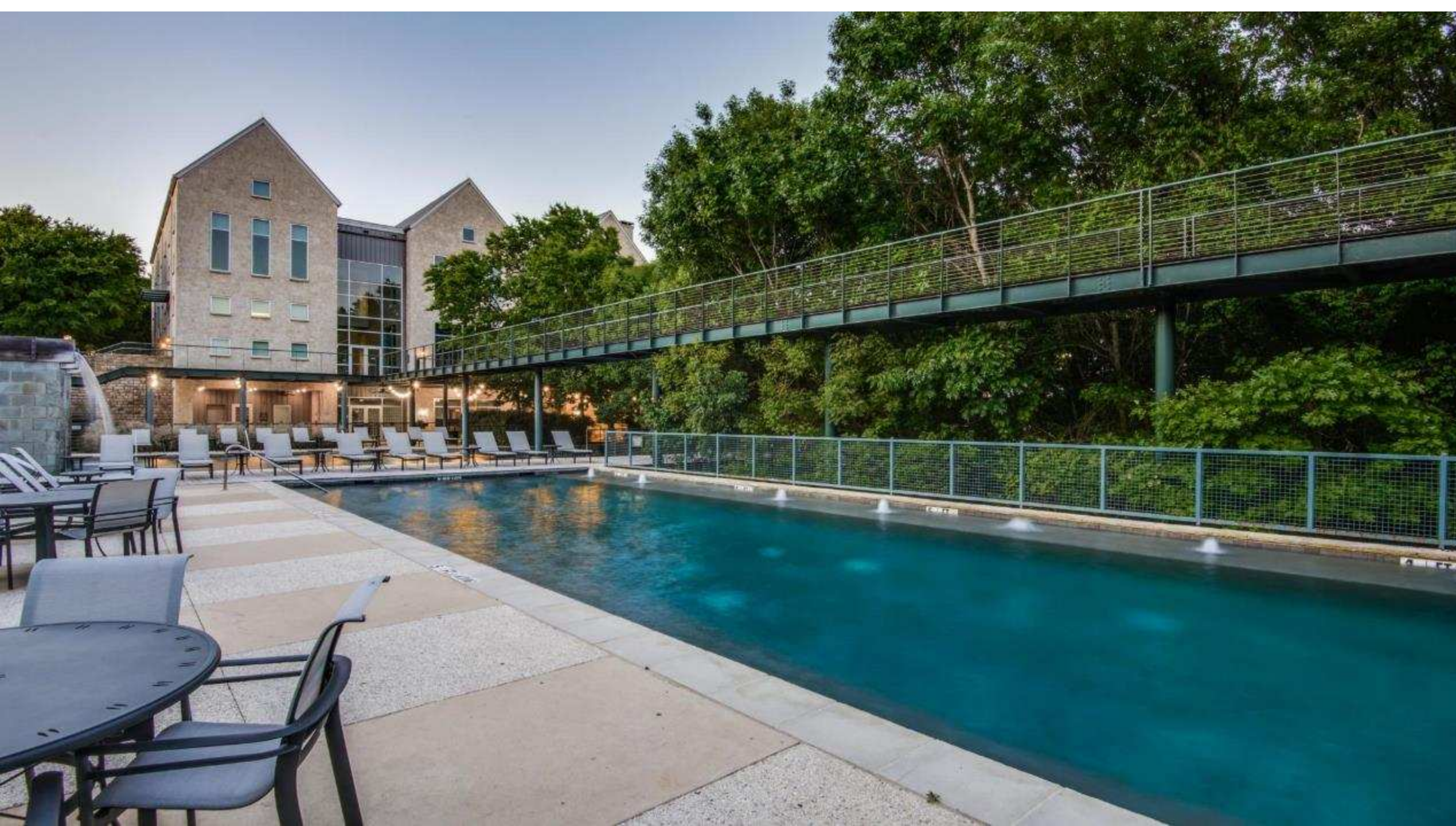
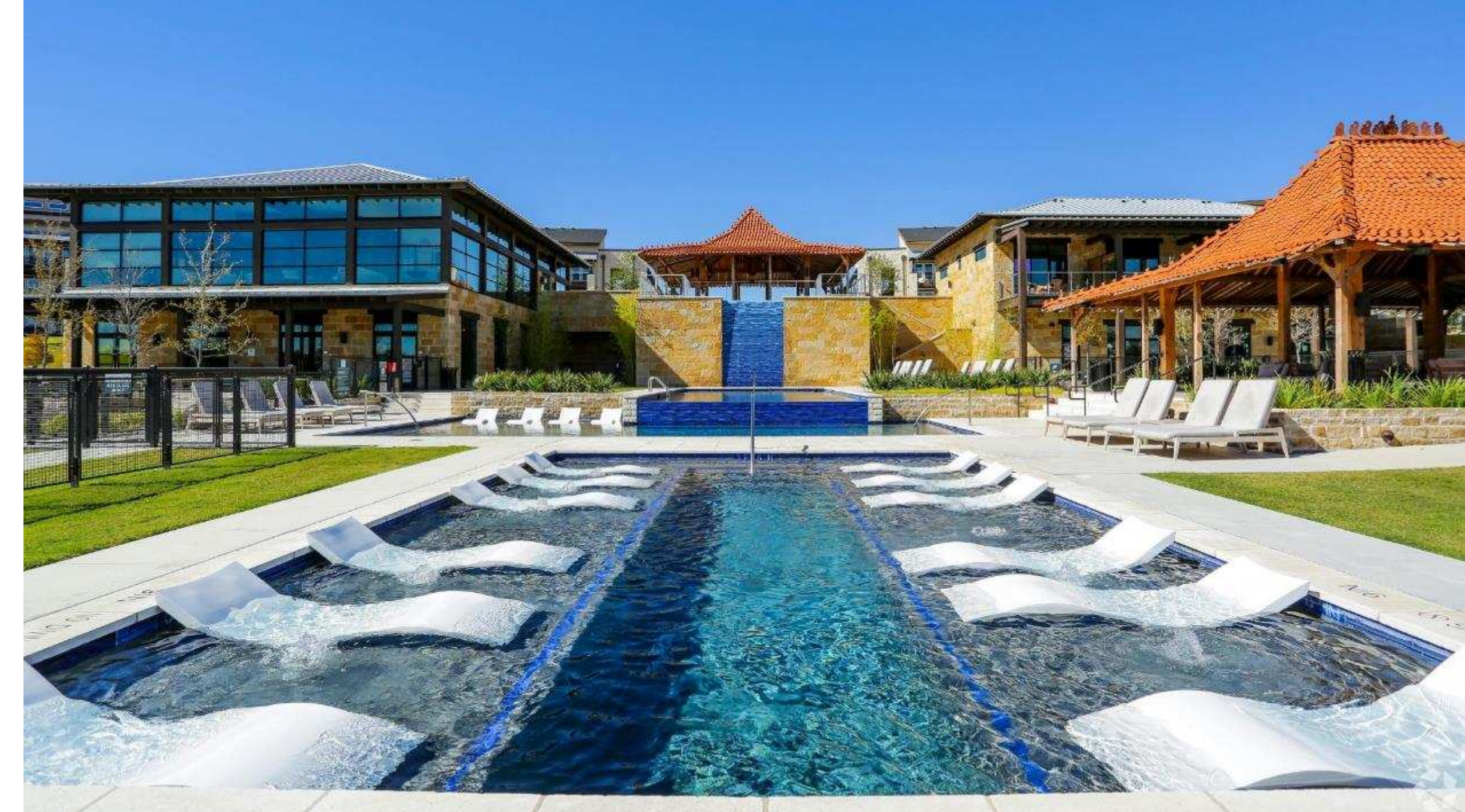


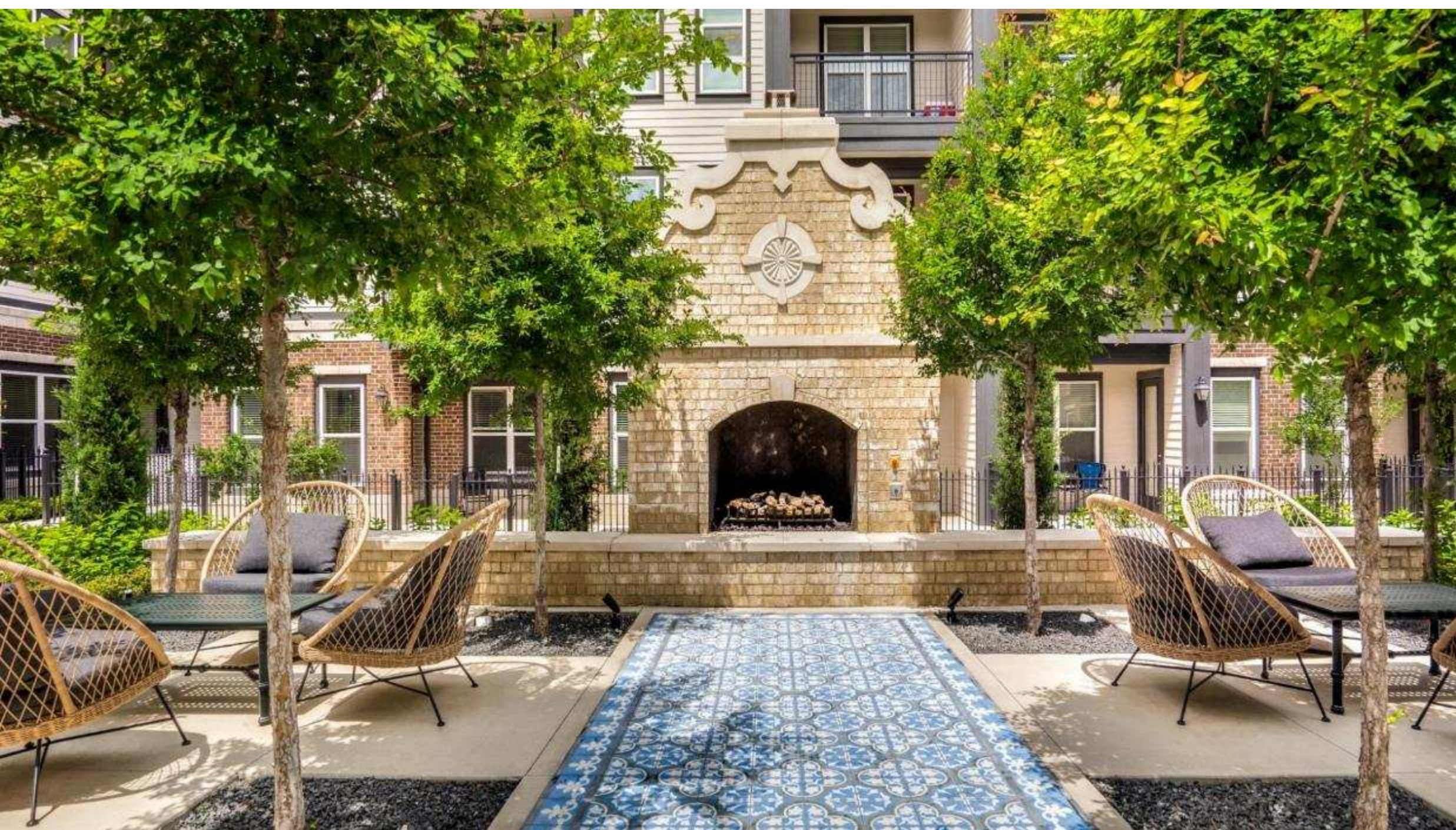














RETAIL



ENOS'S

ENOS'S
PIZZA
RESTAURANT

SOUP

SOUP
JOB FAIR AT SOUP
HIRING ALL POSITIONS
TU, MAY 6TH 12PM - 4PM
W, MAY 7TH 12PM - 4PM
TH, MAY 8TH 12PM - 4PM
FR, MAY 9TH 12PM - 4PM
SAT, MAY 10TH 12PM - 4PM
SUN, MAY 11TH 12PM - 4PM
*Make your resume stand out
- Email: hr@enos.com

PHOTO

FIRE LANE NO PARKING



3121

LONDON WINE

ENO'S

JOB FAIR AT SOUB
HIRING ALL POSITIONS
MAY 5TH 10AM - 5PM
MAY 6TH 10AM - 5PM
MAY 7TH 10AM - 5PM
MAY 10TH 10AM - 5PM

FIRE LANE NO PARKING

FIRE LANE NO PARKING





LANDON
WINERY

OPEN

Ascension

Robbie's



5800
OMG TACOS

TEN

5808

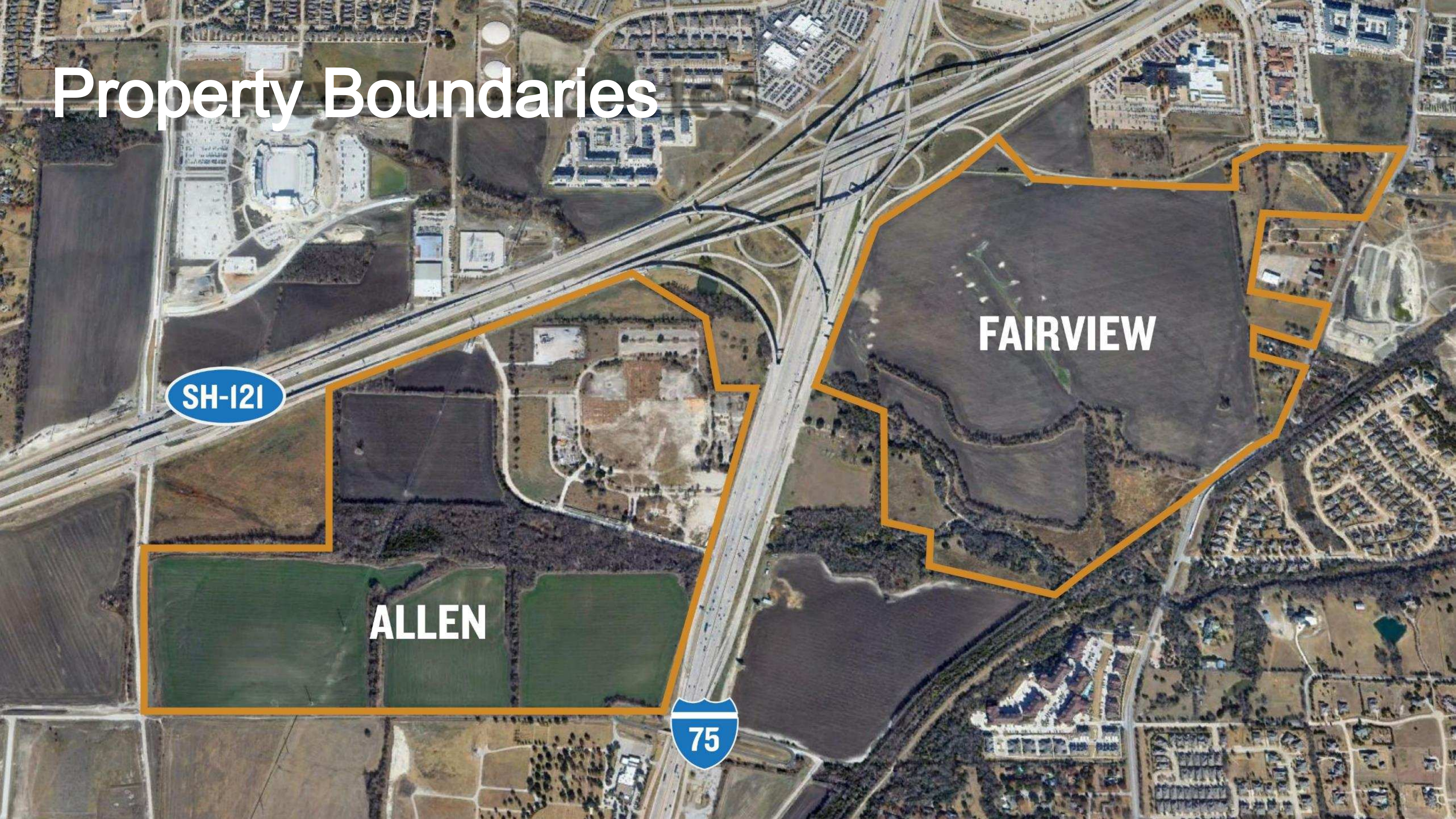
PLAYTRISTORE.COM
PLAYTRI

30% OFF SHOES





Property Boundaries



FAIRVIEW

ALLEN

SH-121

75

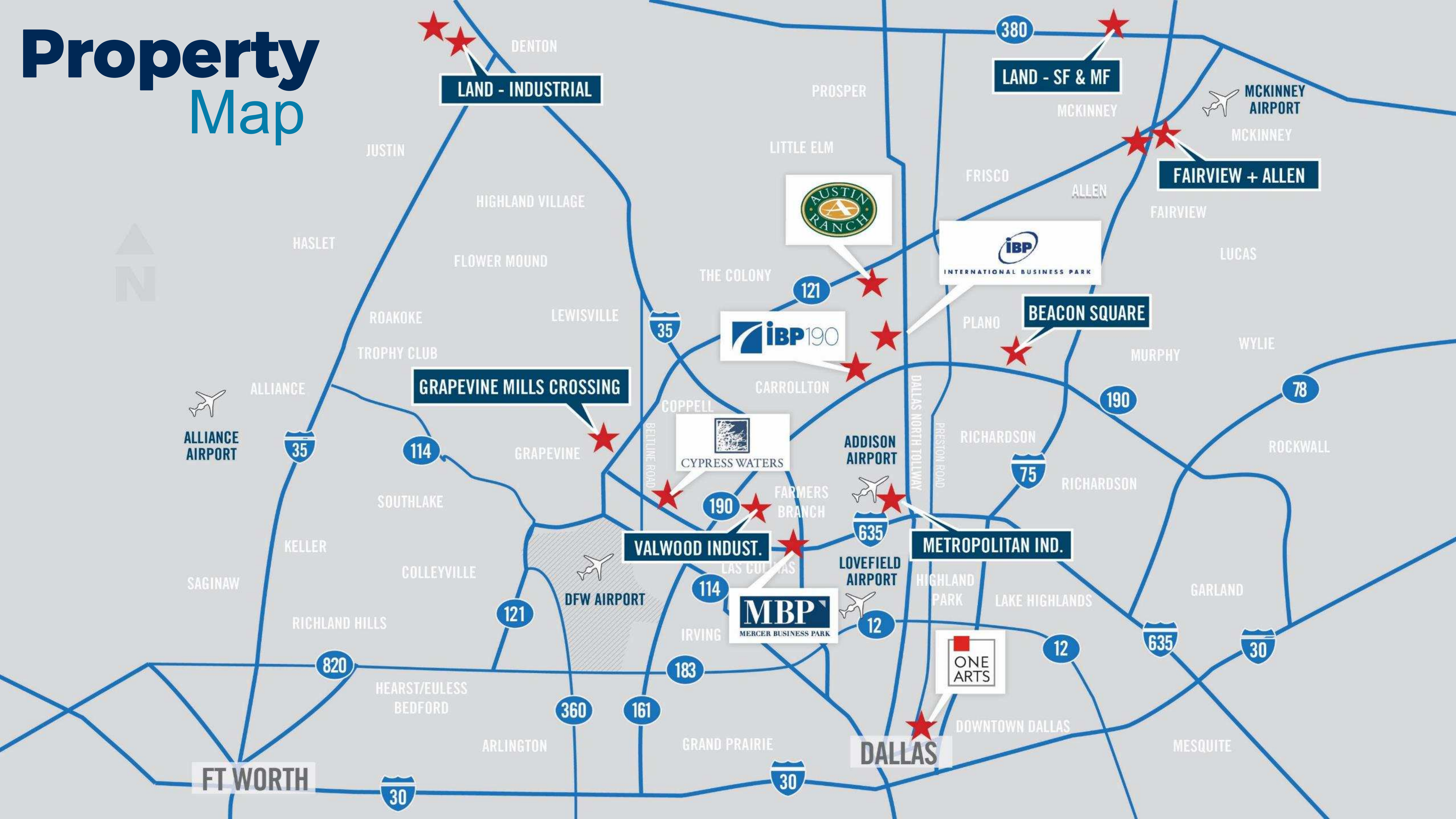
Street Plan



BILLINGSLEY CO.

We partner in creating life enhancing communities

Property Map



LAND - INDUSTRIAL

LAND - SF & MF

FAIRVIEW + ALLEN

BEACON SQUARE

GRAPEVINE MILLS CROSSING

VALWOOD INDUST.

METROPOLITAN IND.

FT WORTH

DALLAS

MBP
MERCER BUSINESS PARK

ONE ARTS

CYPRESS WATERS

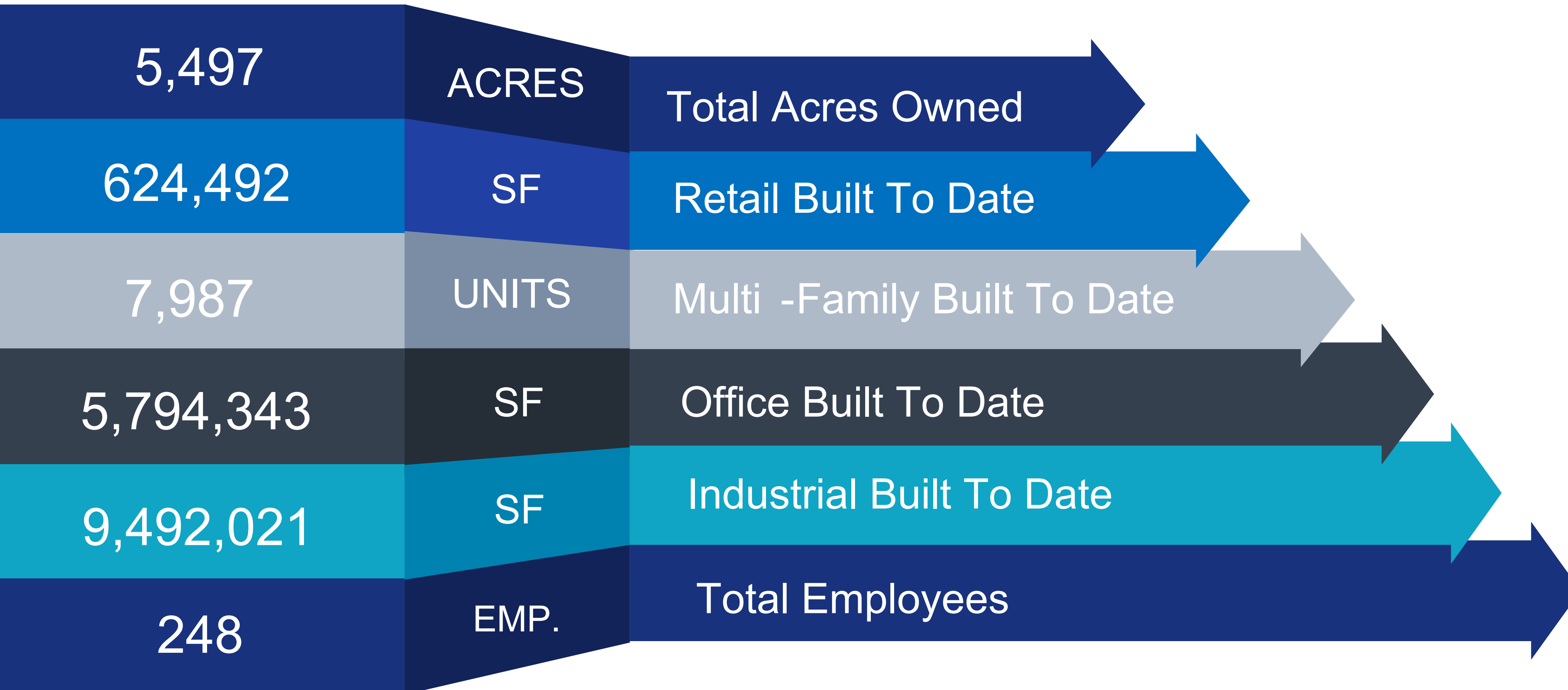
IBP 190

IBP
INTERNATIONAL BUSINESS PARK

AUSTIN RANCH

Total Built & Under Construction

2021



CYPRESS WATERS

3,274,821 SF of Office (up to 8.5M)

282,592 SF of Retail (up to 350K)

2,265 Multi-Family Units (up to 10K)

2.5 Miles of Trails (up to 6)

2 Coppell ISD Schools (1 Future)

1 DART Light Rail Station (2023)



BELT LINE RD

OLYMPUS BLVD

IH-635 - LBJ FREEWAY



AUSTIN RANCH

1,700 Acres

2,030,000 SF of Commercial

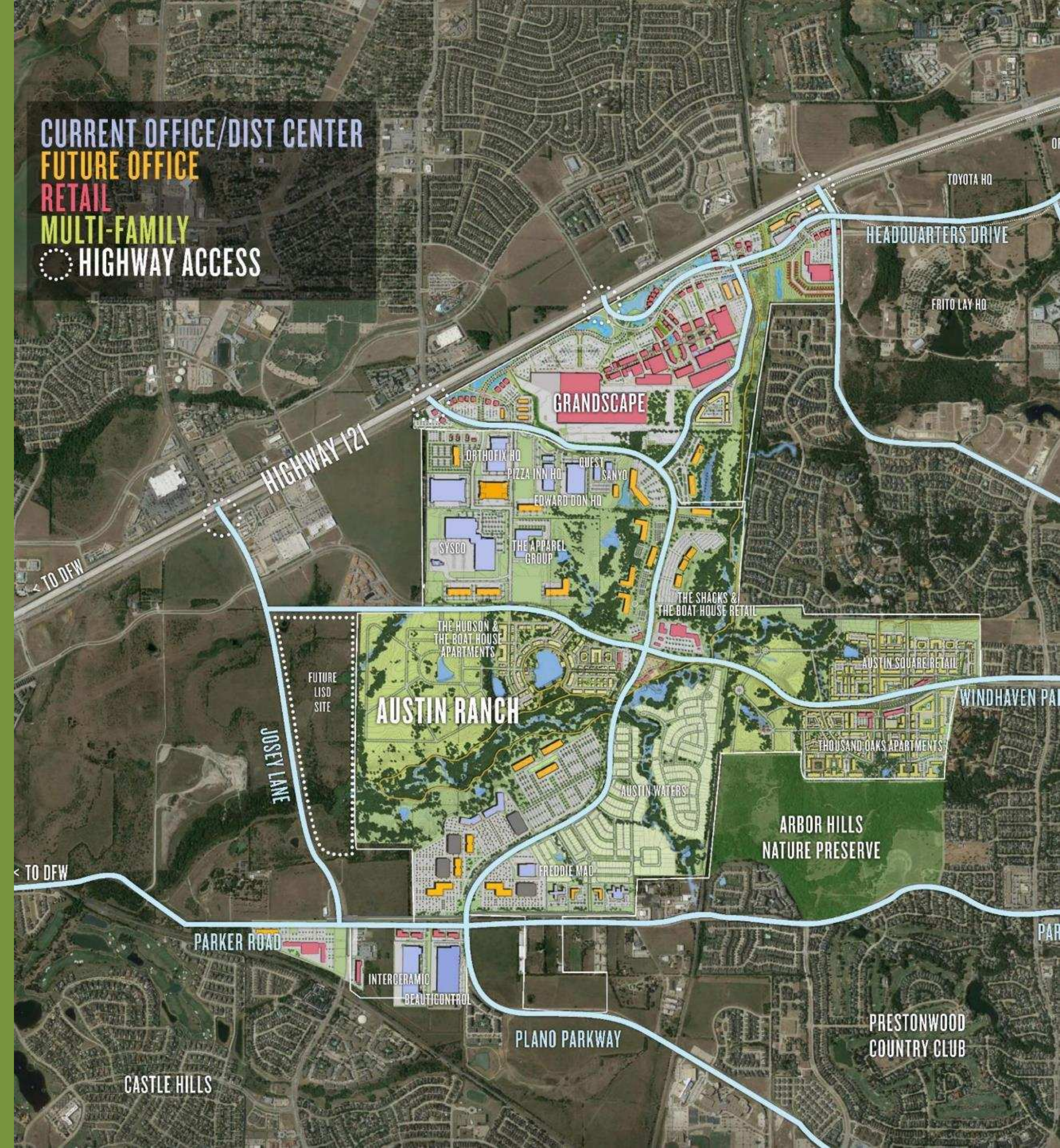
80,000 SF of Retail

3,598 Multi-Family Residences

360 Luxury Single-Family Homes

9 Neighborhoods

3 Miles of Trails



SH-121

PLANO PARKWAY

PARKER RD



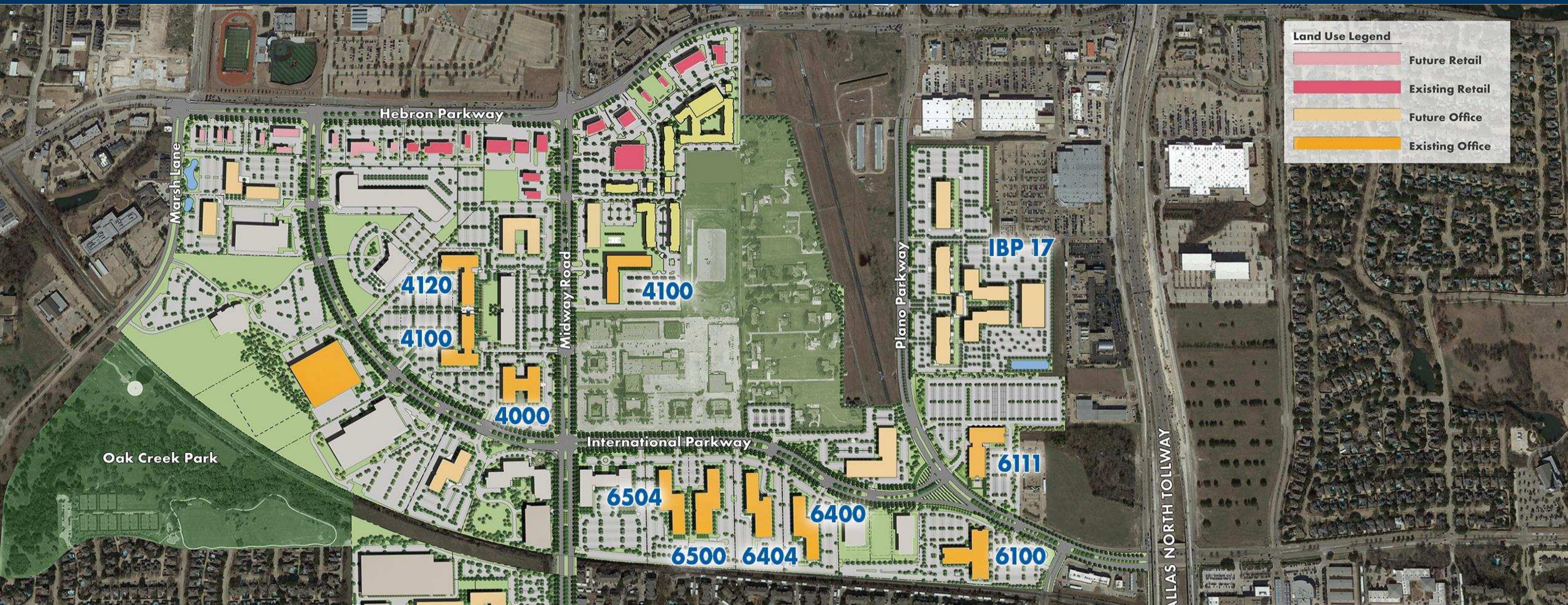
INTERNATIONAL BUSINESS PARK

300 Acres

174,433 SF of Retail

1,454,643 SF of Commercial

940 Multi-Family Residences



SH-121

DALLAS NORTHWAY

PRES GEORGE BUSH TURNPIKE



An aerial photograph of a city, likely Billings, Montana, with a blue color overlay. A hand cursor is visible over a building in the upper center. The text 'BILLINGSLEY COMPANY' is overlaid in the center in a white, serif font.

BILLINGSLEY
COMPANY