

An aerial photograph of a city, likely Billings, Montana, with a semi-transparent blue overlay. A hand cursor is visible in the upper-middle part of the image, pointing towards a building. The city features a mix of commercial buildings, parking lots, and green spaces. A large body of water is visible in the background.

# 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

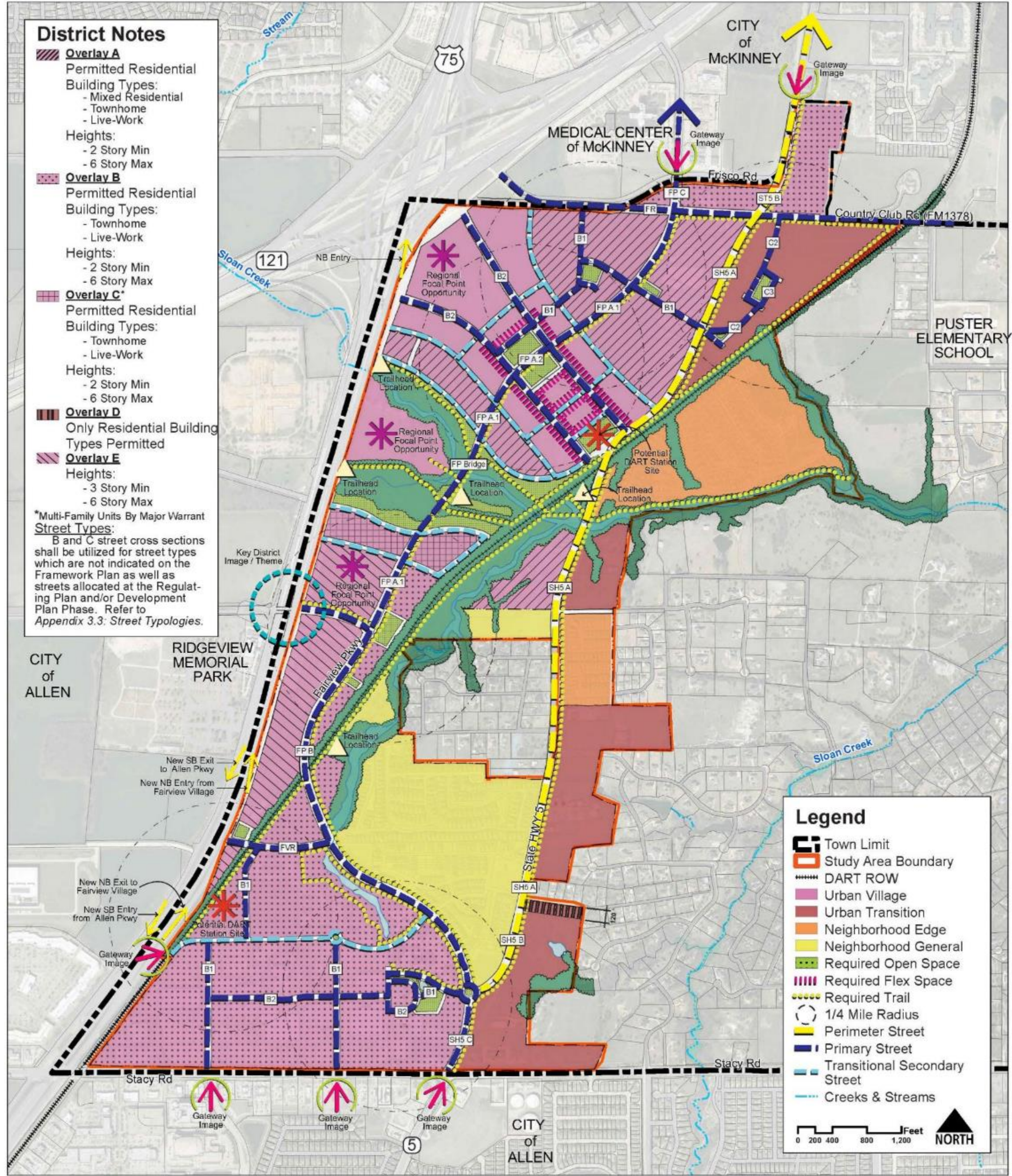
**Overlay C**  
 Permitted Residential Building Types:  
 - Townhome  
 - Live-Work  
 Heights:  
 - 2 Story Min  
 - 6 Story Max

**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

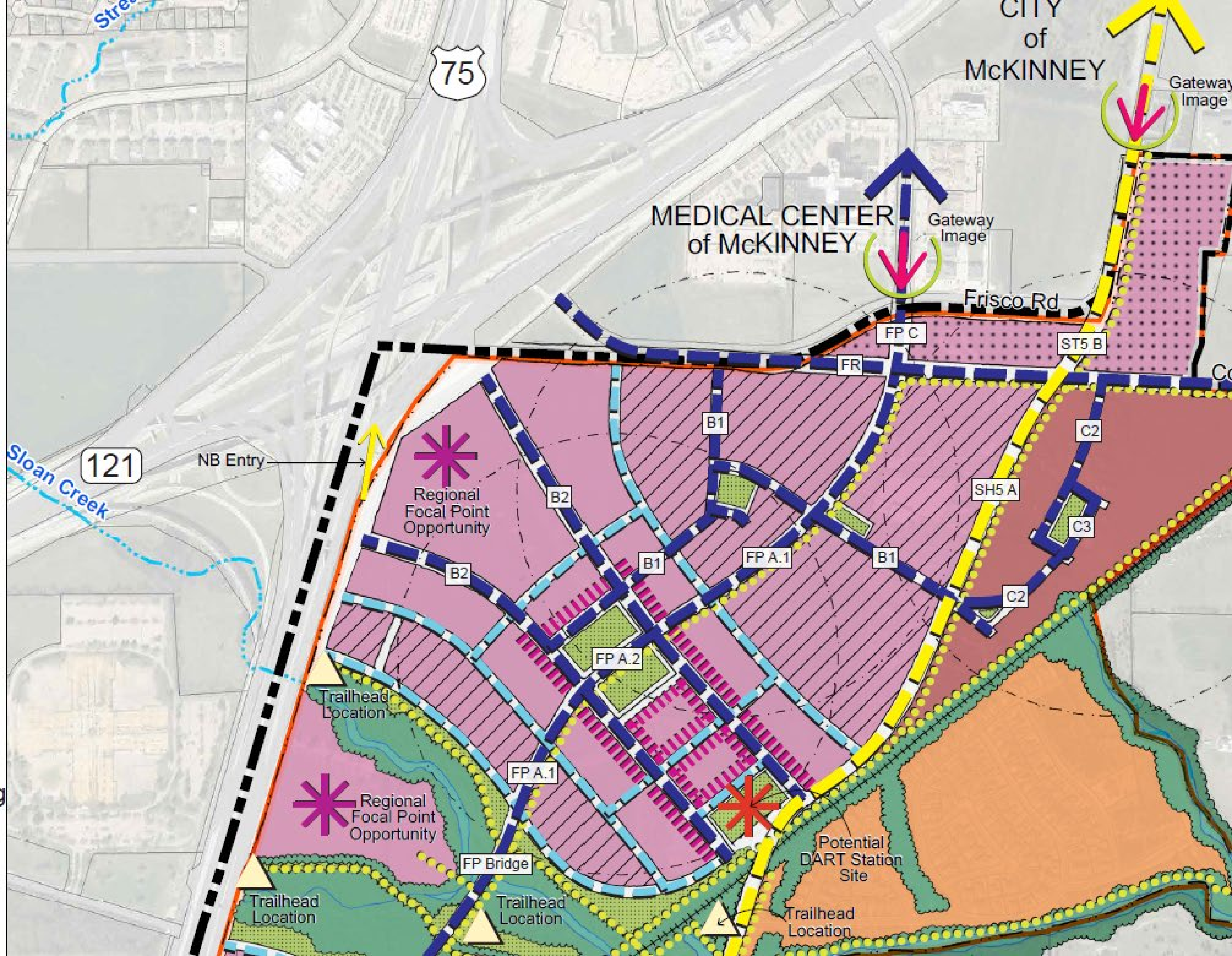
Heights:  
- 2 Story Min  
- 6 Story Max

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

Heights:  
- 2 Story Min  
- 6 Story Max

**Overlay D**  
Only Residential Building Types Permitted

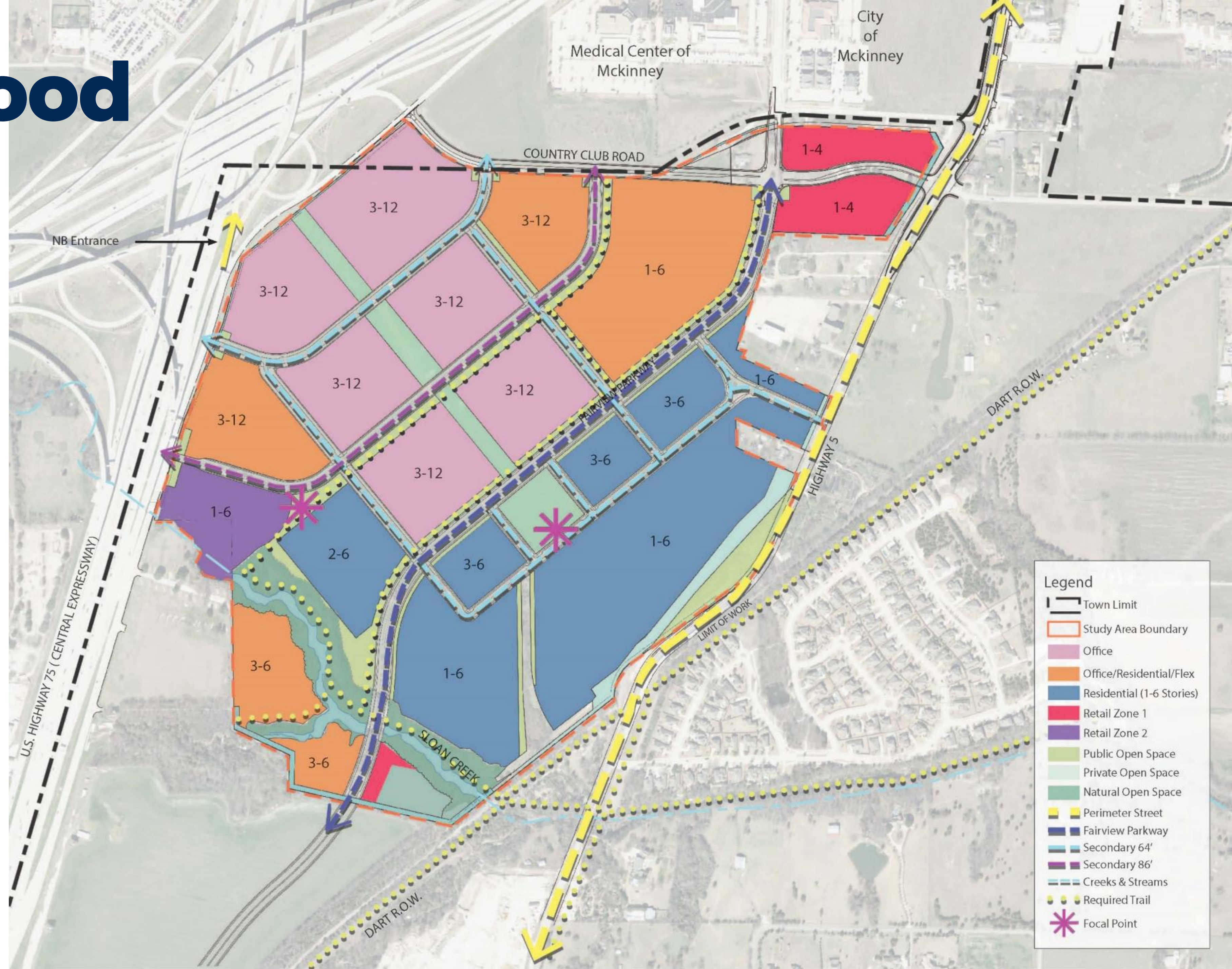
**Overlay E**  
Heights:  
- 3 Story Min  
- 6 Story Max



# Neighborhood Plan

## Legend


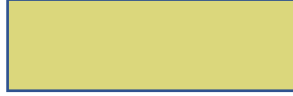


-  Town Limit
-  Study Area Boundary
-  Office
-  Office/Residential/Flex
-  Residential (1-6 Stories)
-  Retail Zone 1
-  Retail Zone 2
-  Public Open Space
-  Private Open Space
-  Natural Open Space
-  Perimeter Street
-  Fairview Parkway
-  Secondary 64'
-  Secondary 86'
-  Creeks & Streams
-  Required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

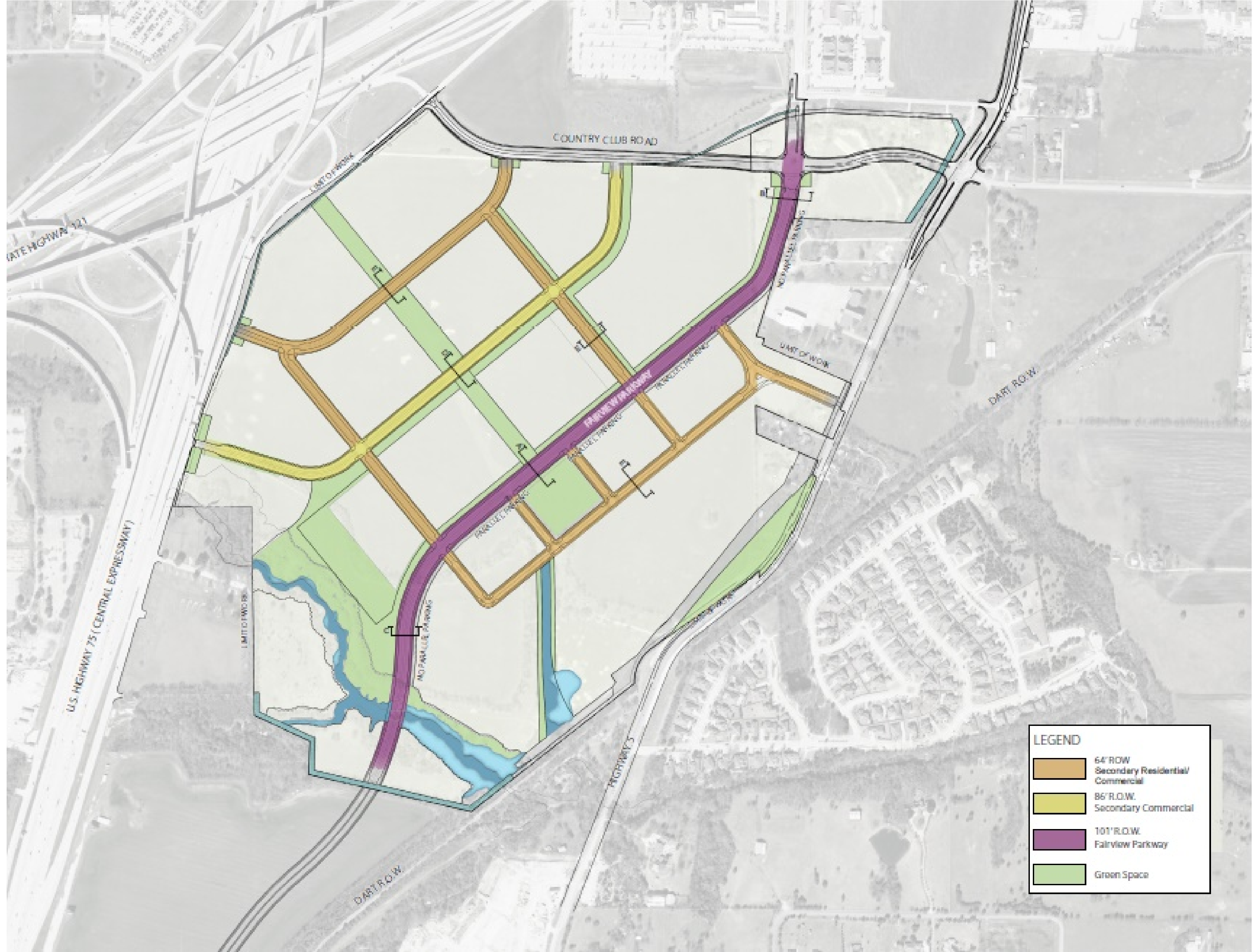



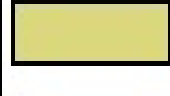


## Legend

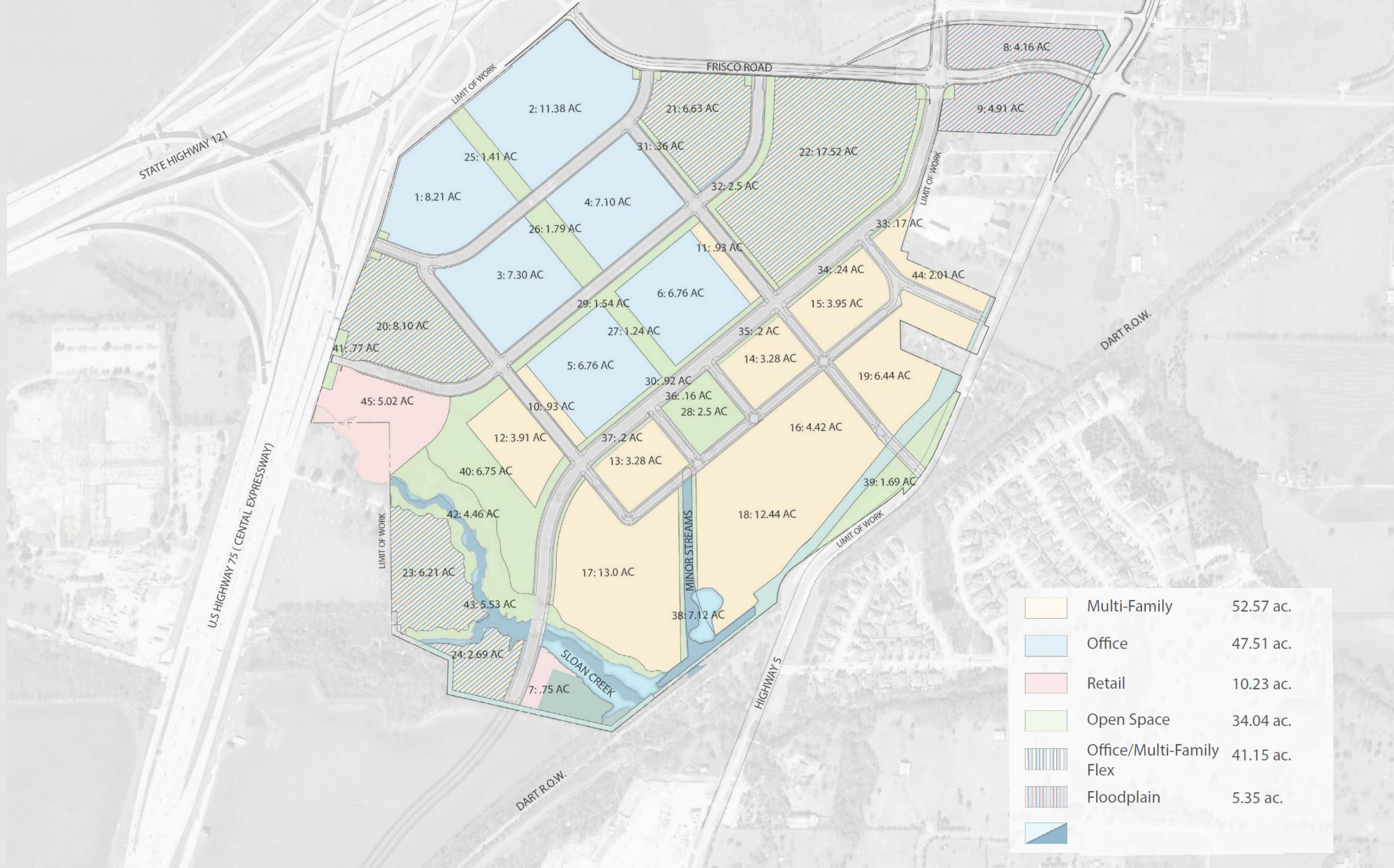
-  Town Limit
-  Study Area Boundary
-  Office
-  Office/Residential/Flex
-  Residential (1-6 Stories)
-  Retail Zone 1
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-  Public Open Space
-  Private Open Space
-  Natural Open Space
-  Perimeter Street
-  Fairview Parkway
-  Secondary 64'
-  Secondary 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

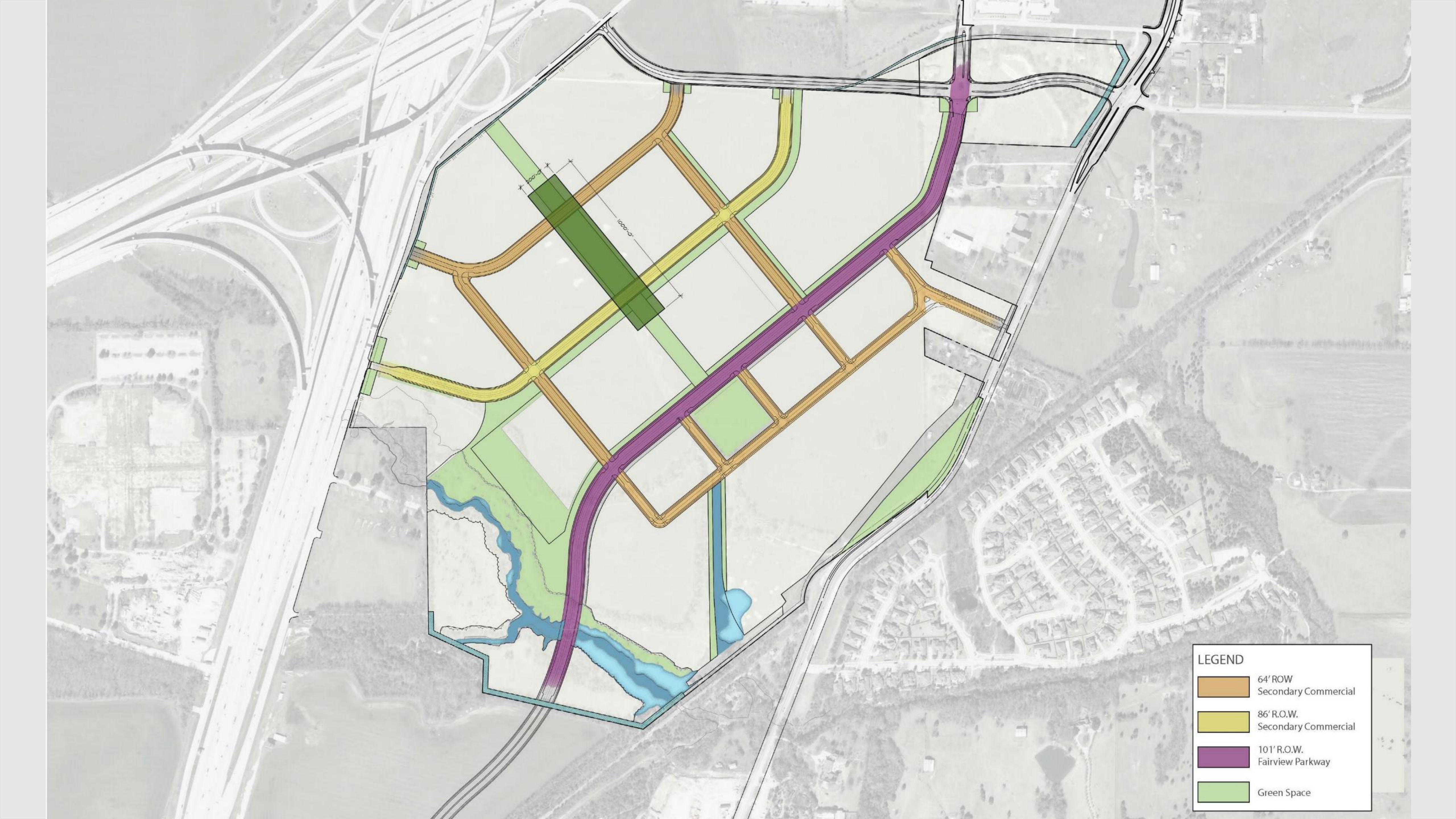
LIMIT OF WORK

HIGHWAY 5




R.O.W.

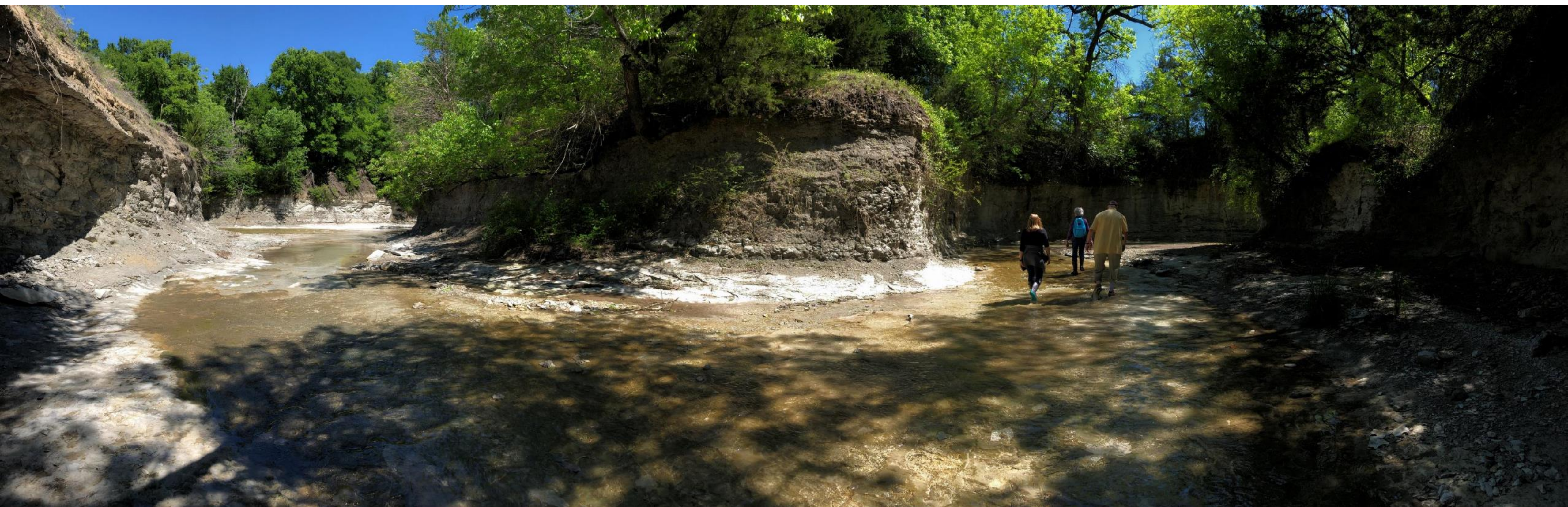
-  Access Points
-  Park Areas
-  Project Trails
-  Citywide Trail
-  Trailhead



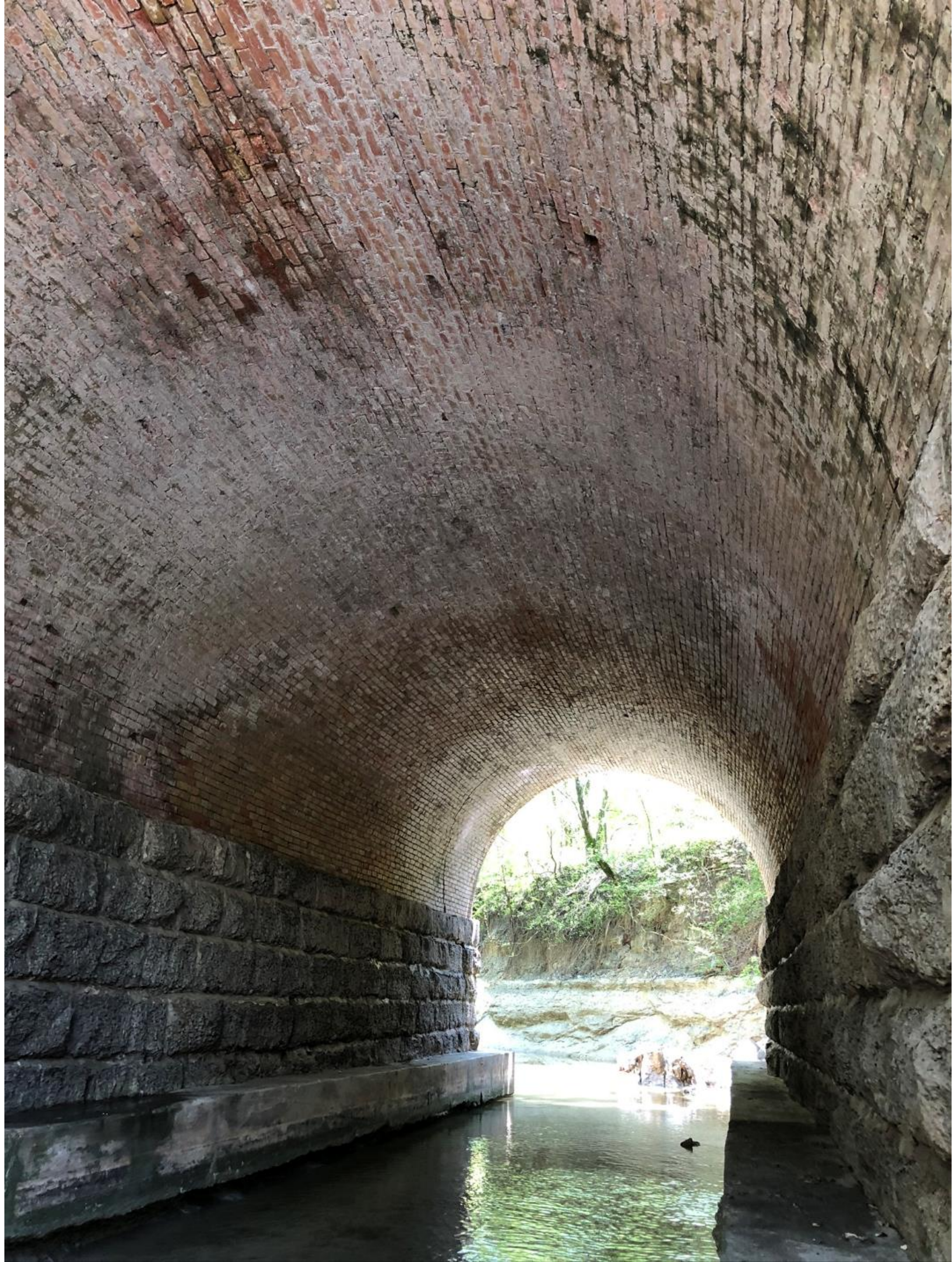


**LEGEND**

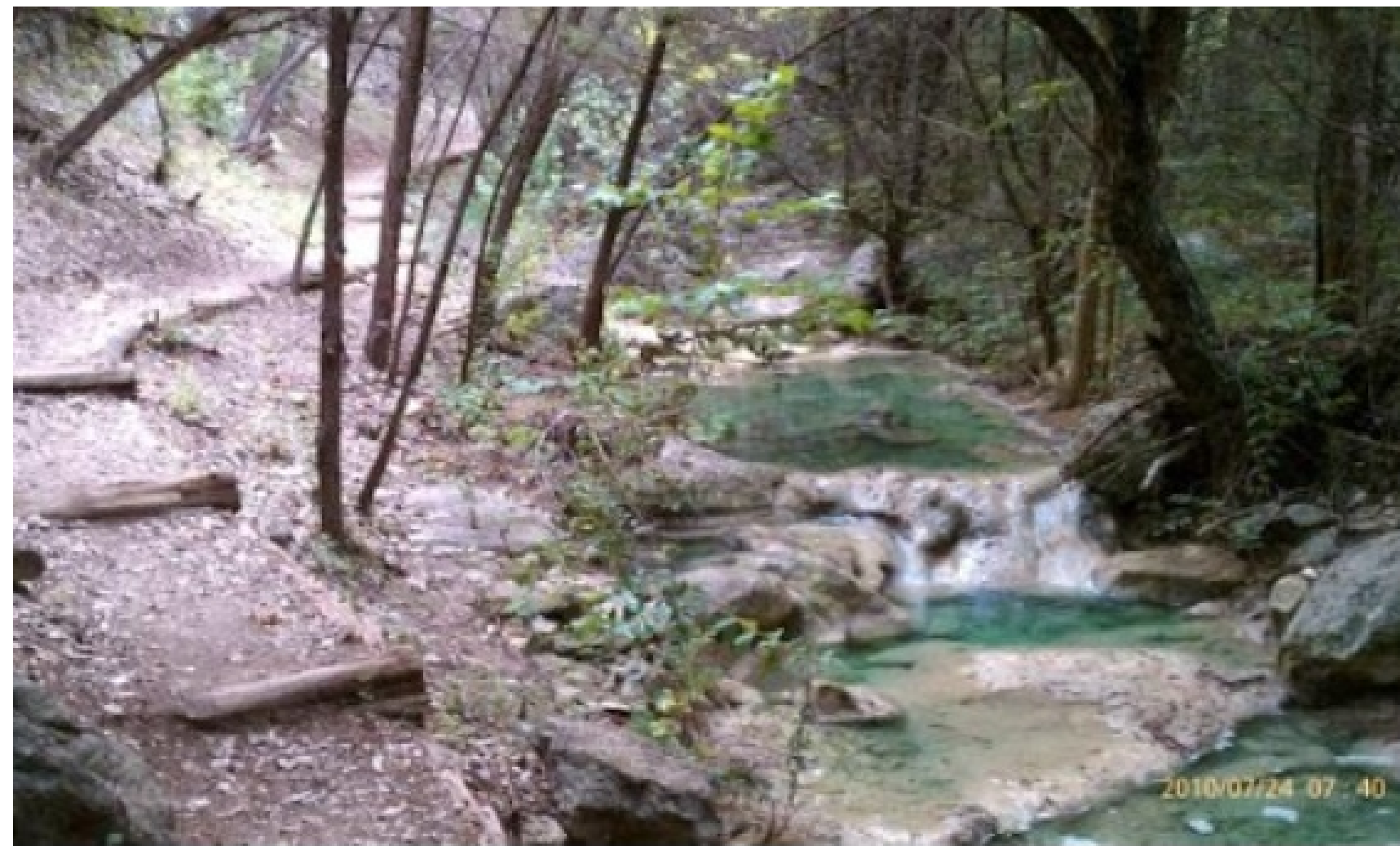
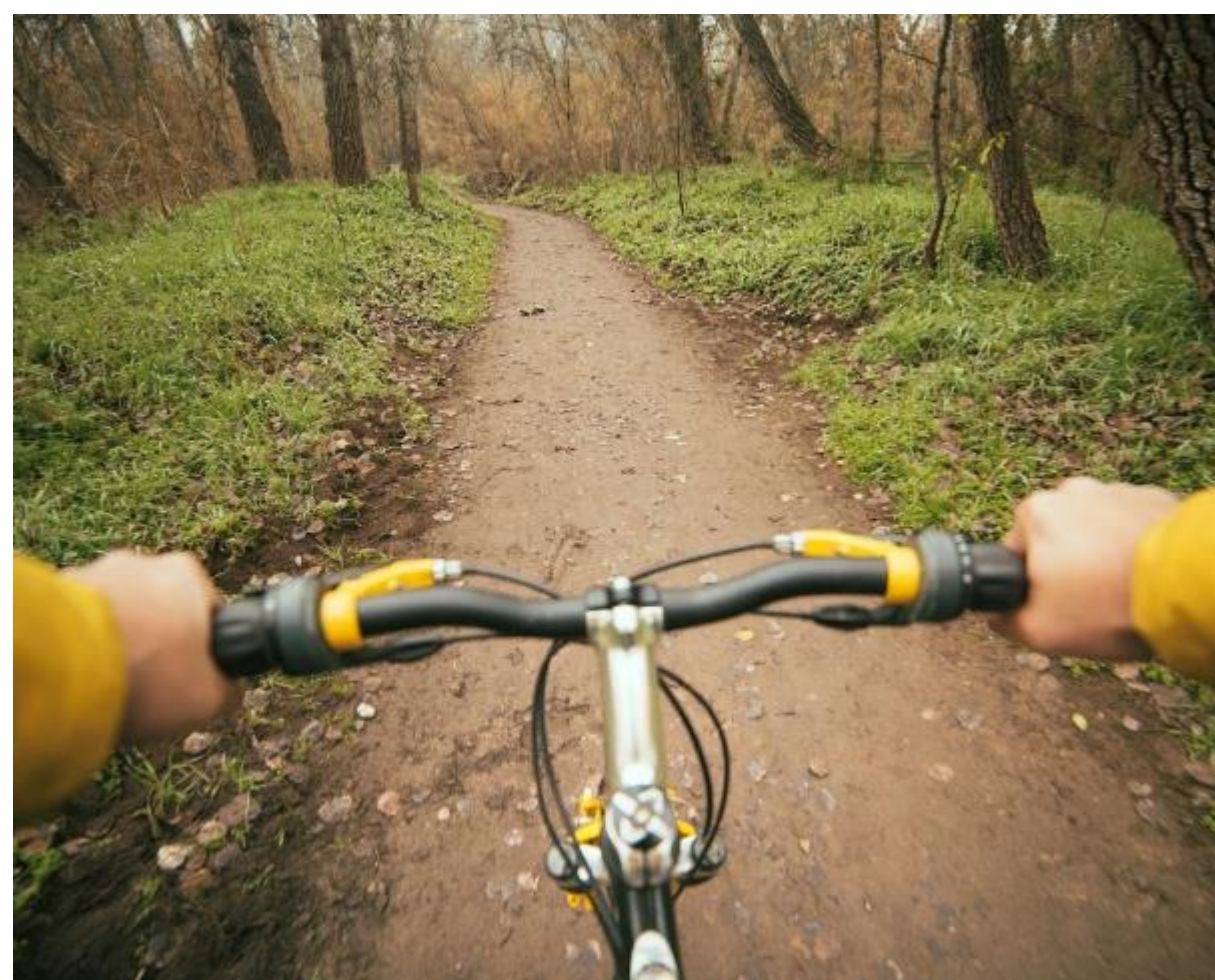
	64' ROW Secondary Commercial
	86' R.O.W. Secondary Commercial
	101' R.O.W. Fairview Parkway
	Green Space



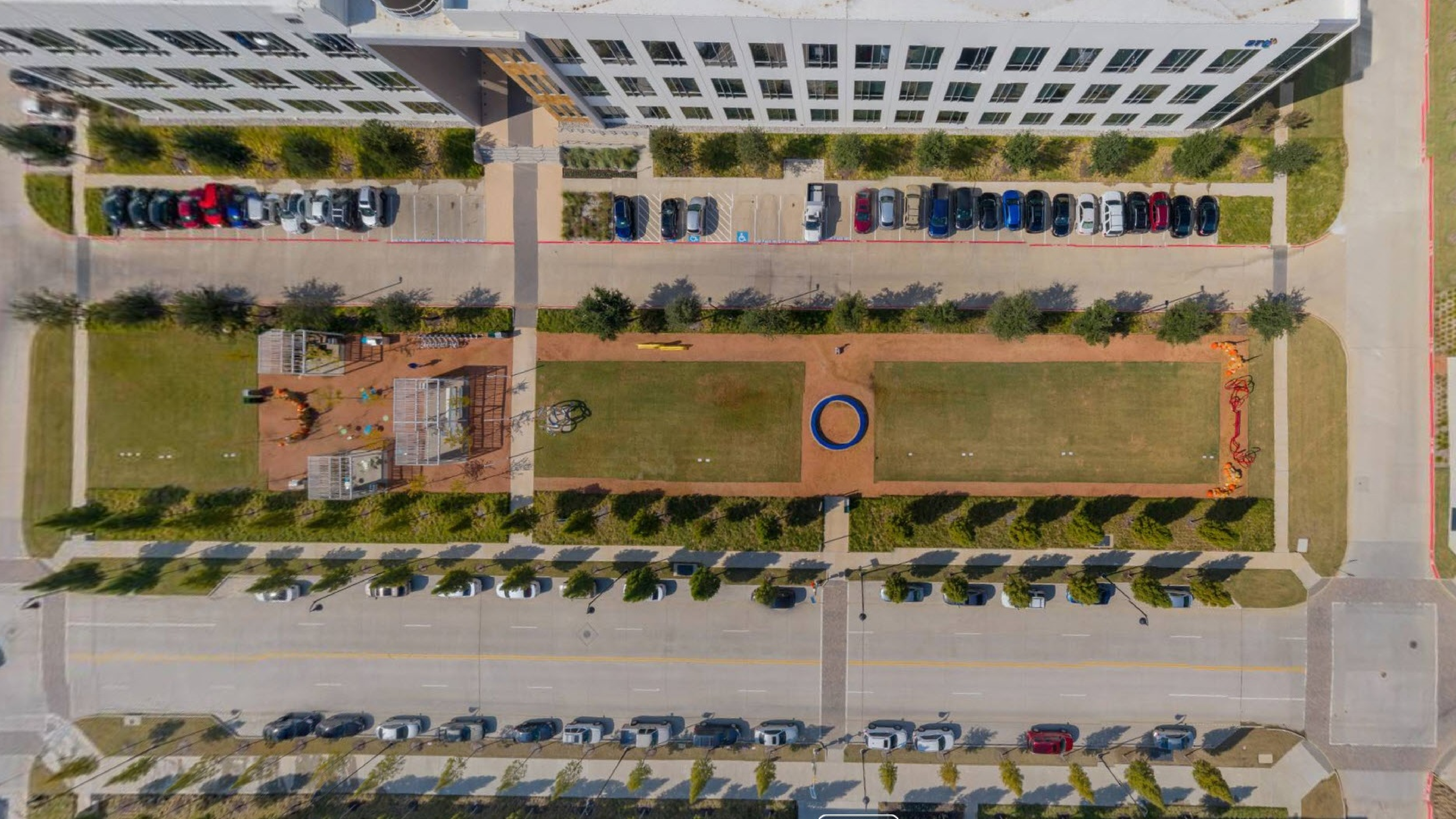




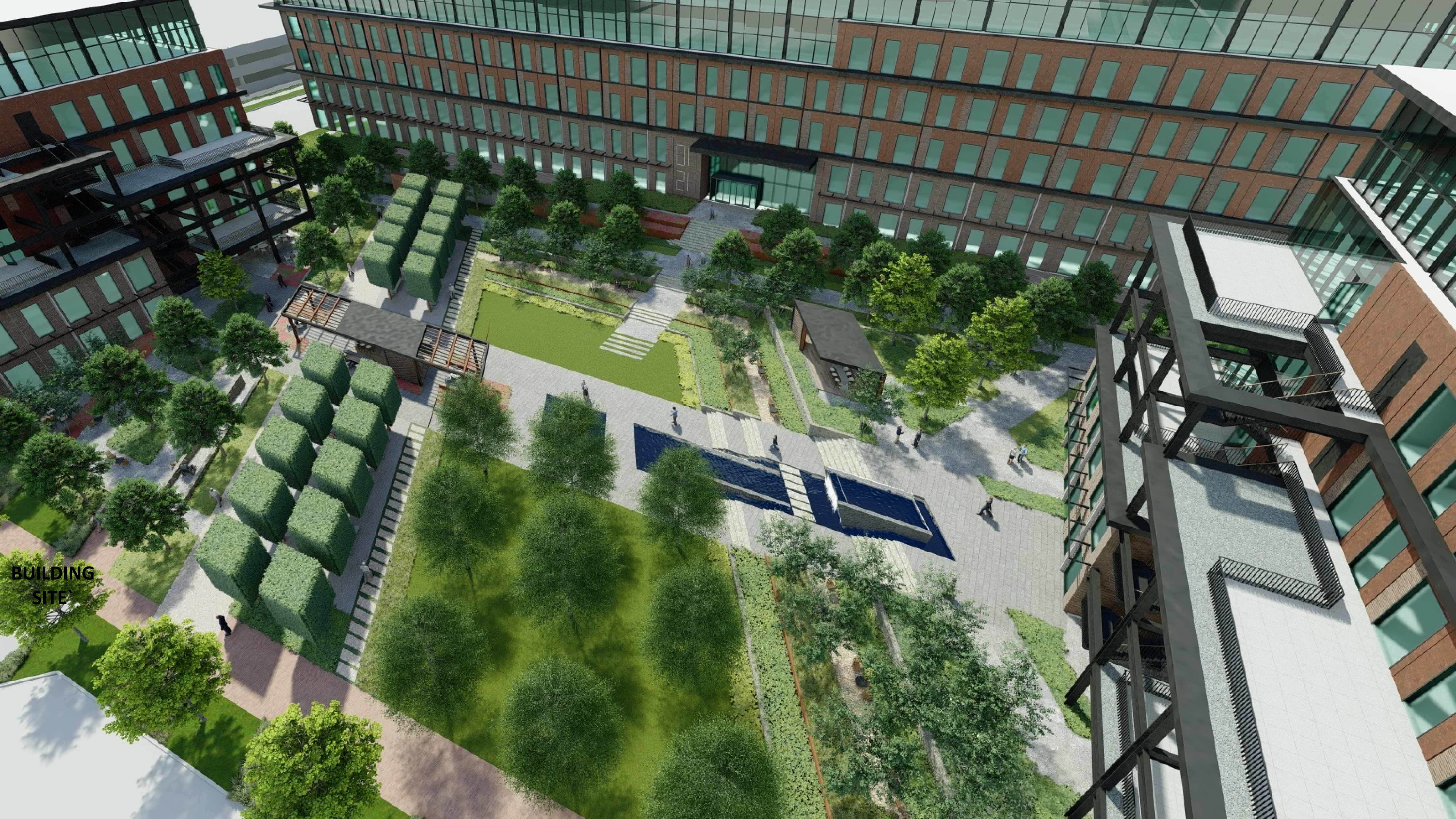








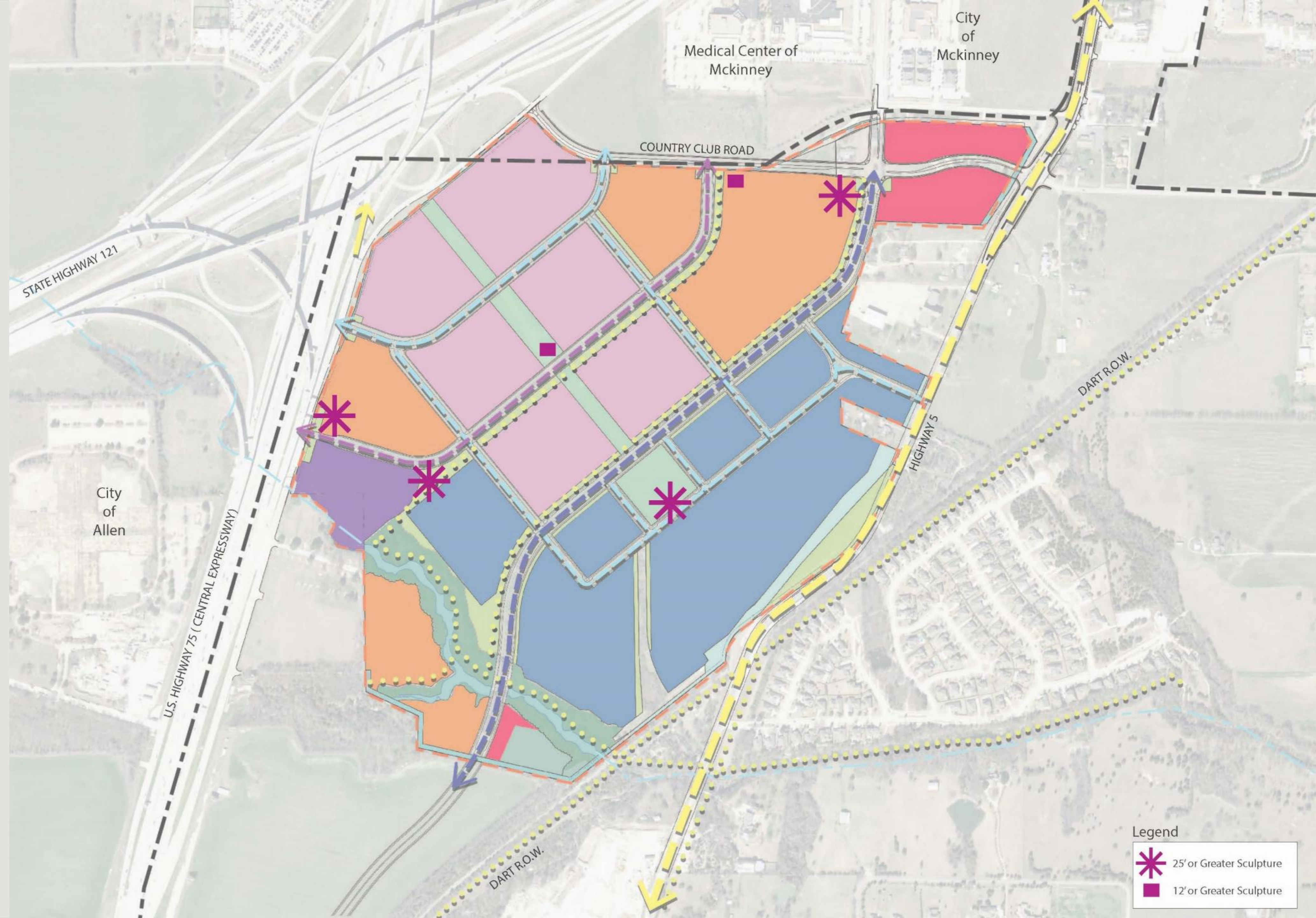






BUILDING  
SITE



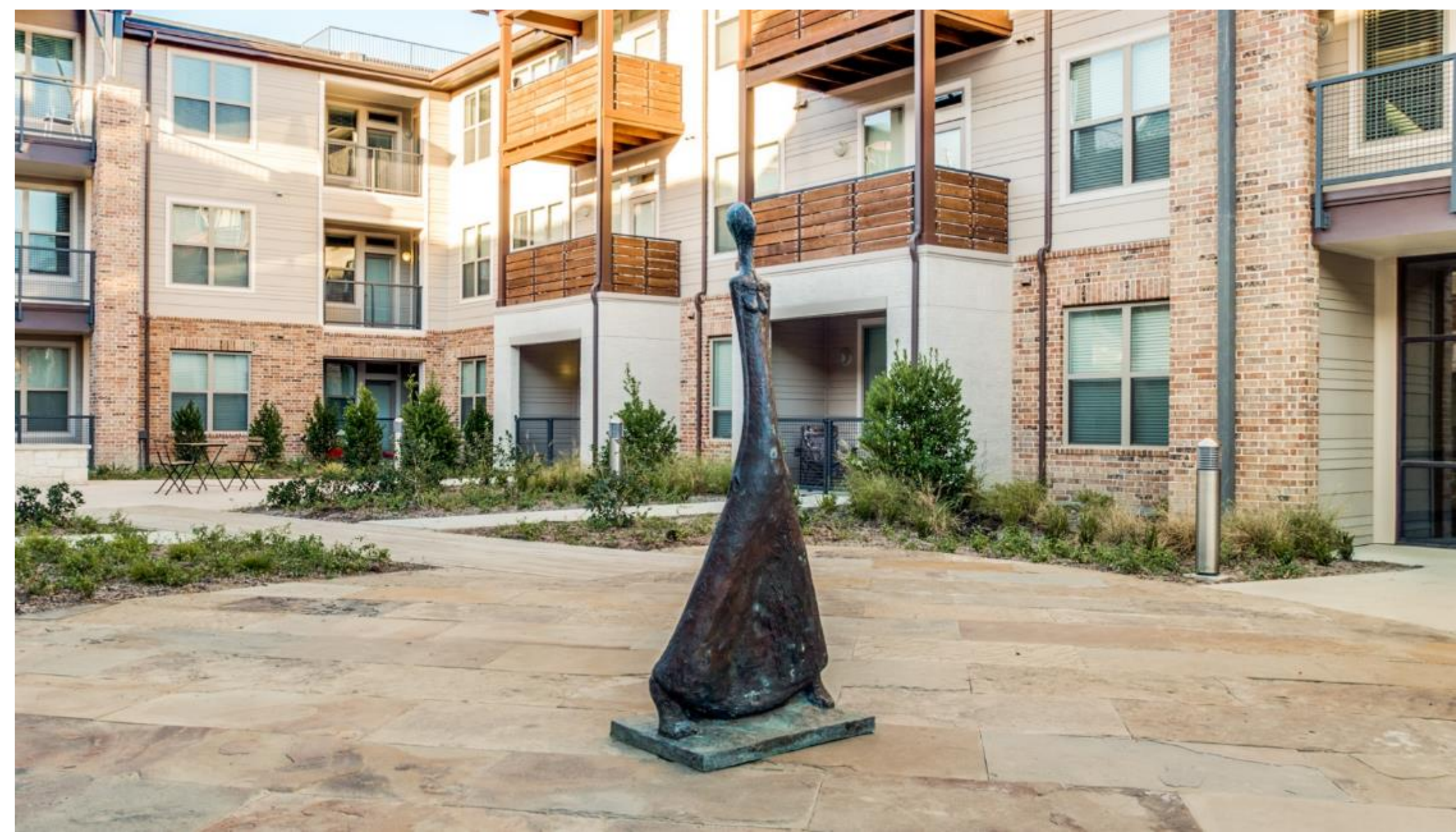
PUBLIC ART



Legend

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





OFFICE













9111

9111

OCC



9100





NOKIA

FIRE LANE NO PARKING

RETAIL PARKING

RETAIL PARKING

RETAIL PARKING

1319 DODGE ATLAS POLICE



3000



BRINKER  
INTERNATIONAL







dam's Mark

Agency

EXIT 285  
Ross Ave  
EXIT ONLY

Pearl St  
EXIT 3/4 MILE

American  
Airlines  
Center







2999  
HARRING + ADAMS



HARING + ADAMS

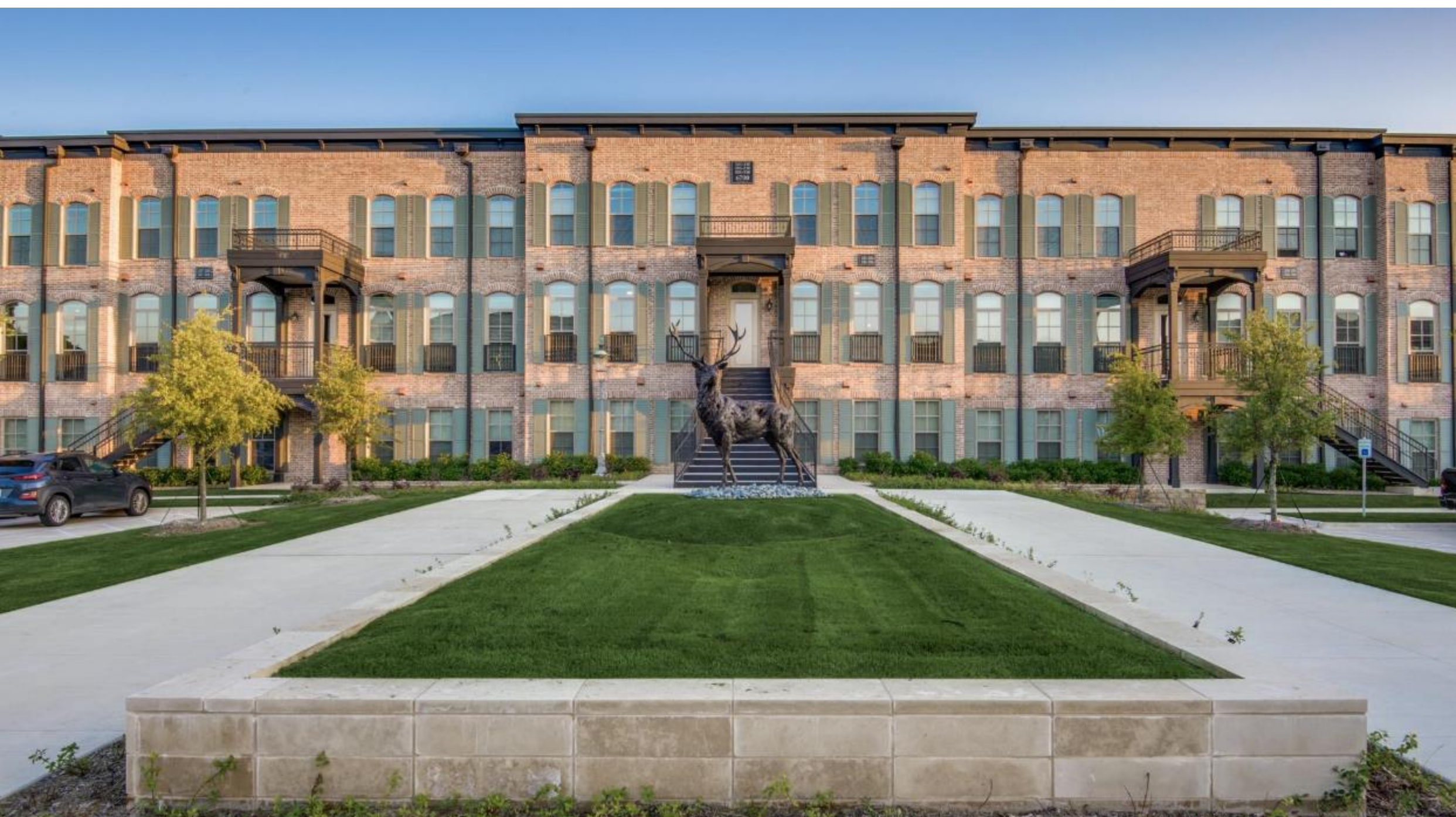


MULTI-FAMILY











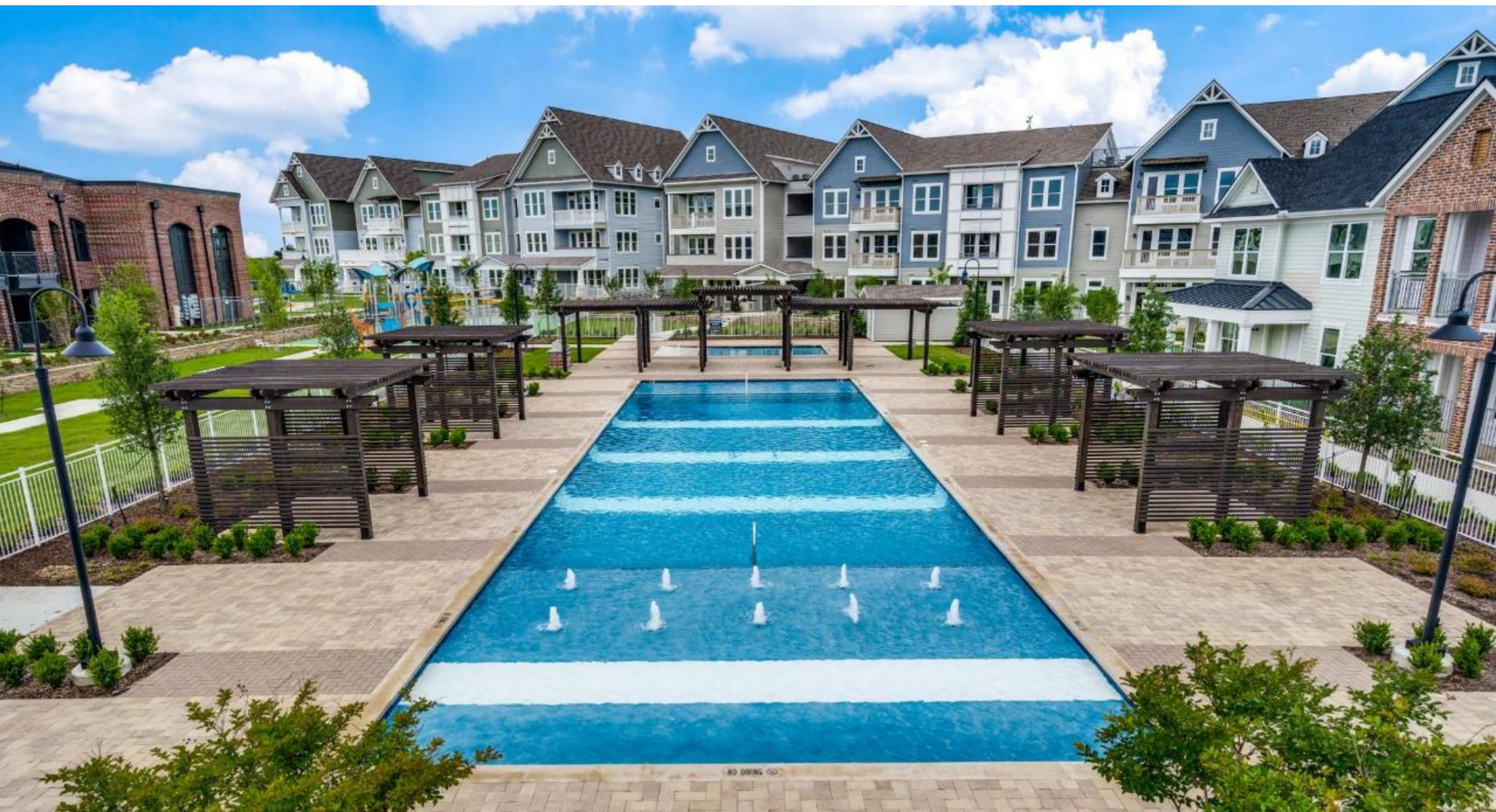




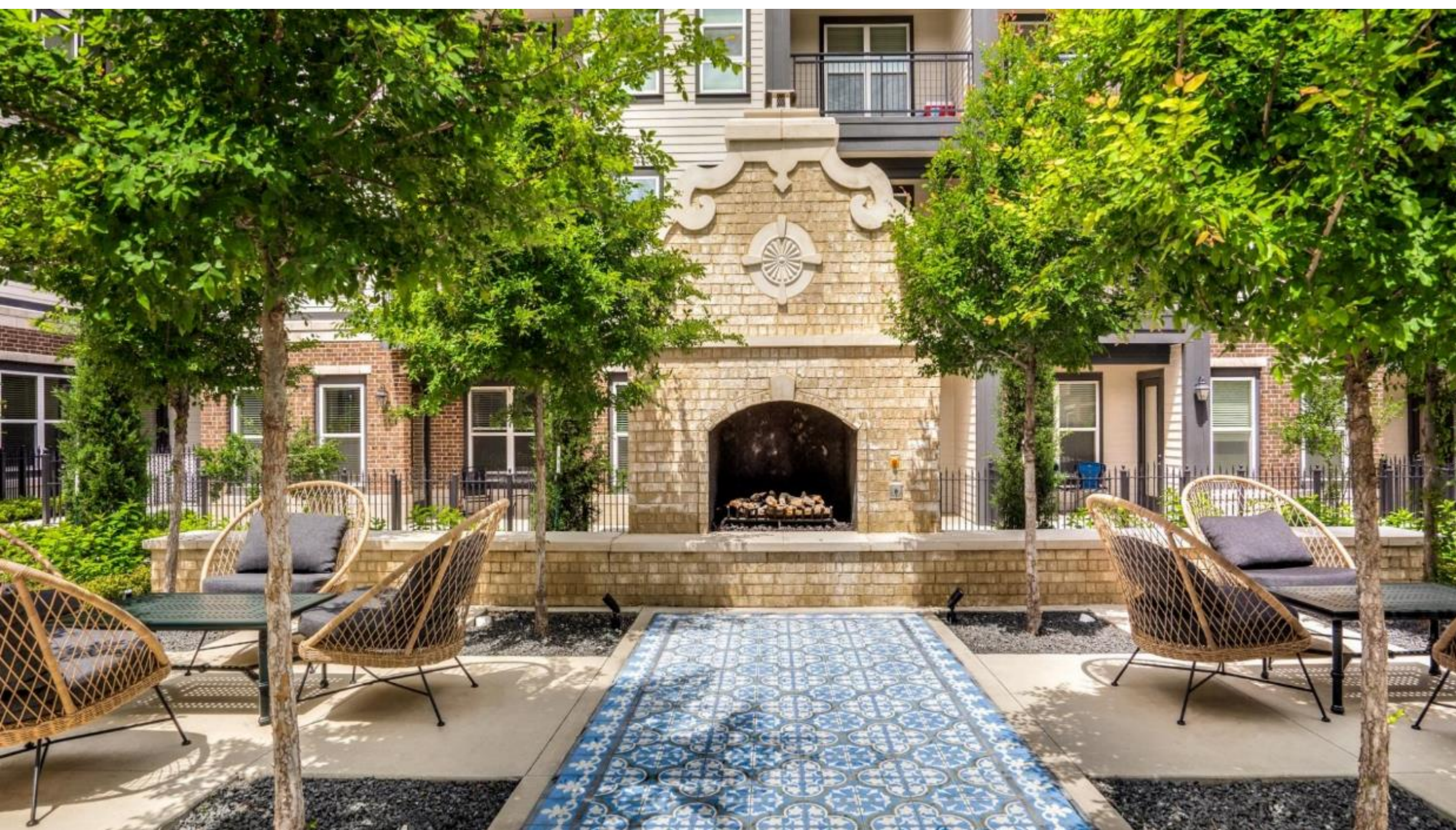














RETAIL



ENO'S

ENO'S  
PIZZA  
RESTAURANT

The SOUP

ENO'S  
JOB FAIR AT SOUP  
HIRING ALL POSITIONS  
TUE, MAY 6<sup>th</sup> 12PM - 5PM  
WED, MAY 7<sup>th</sup> 12PM - 5PM  
THU, MAY 8<sup>th</sup> 12PM - 5PM  
FRI, MAY 9<sup>th</sup> 12PM - 5PM  
SATS, MAY 10<sup>th</sup> 12PM - 5PM  
SUN, MAY 11<sup>th</sup> 12PM - 5PM  
\*Open to all ages  
\*Free admission  
\*Free parking

PHOTO

FIRE LANE NO PARKING



3121

LONDON WINE

EMOS

**JOB FAIR AT SoUB**  
HIRING ALL POSITIONS  
MAY 9<sup>TH</sup> 10<sup>AM</sup> - 5<sup>PM</sup> WAYS TO APPLY:  
MAY 9<sup>TH</sup> 10<sup>AM</sup> - 5<sup>PM</sup> ONLINE AT [www.southernbrewery.com](http://www.southernbrewery.com)  
MAY 10<sup>TH</sup> 10<sup>AM</sup> - 5<sup>PM</sup> [jobs@southernbrewery.com](mailto:jobs@southernbrewery.com)

FIRE LANE NO PARKING

FIRE LANE NO PARKING







LANDON  
WINERY

OPEN

Ascension

Robbie's



5800  
OMG TACOS

TEN

5808

PLAYTRISTORE.COM  
PLAYTRISTORE.COM

30% OFF SHOES





# Property Boundaries

SH-121

ALLEN

75

FAIRVIEW



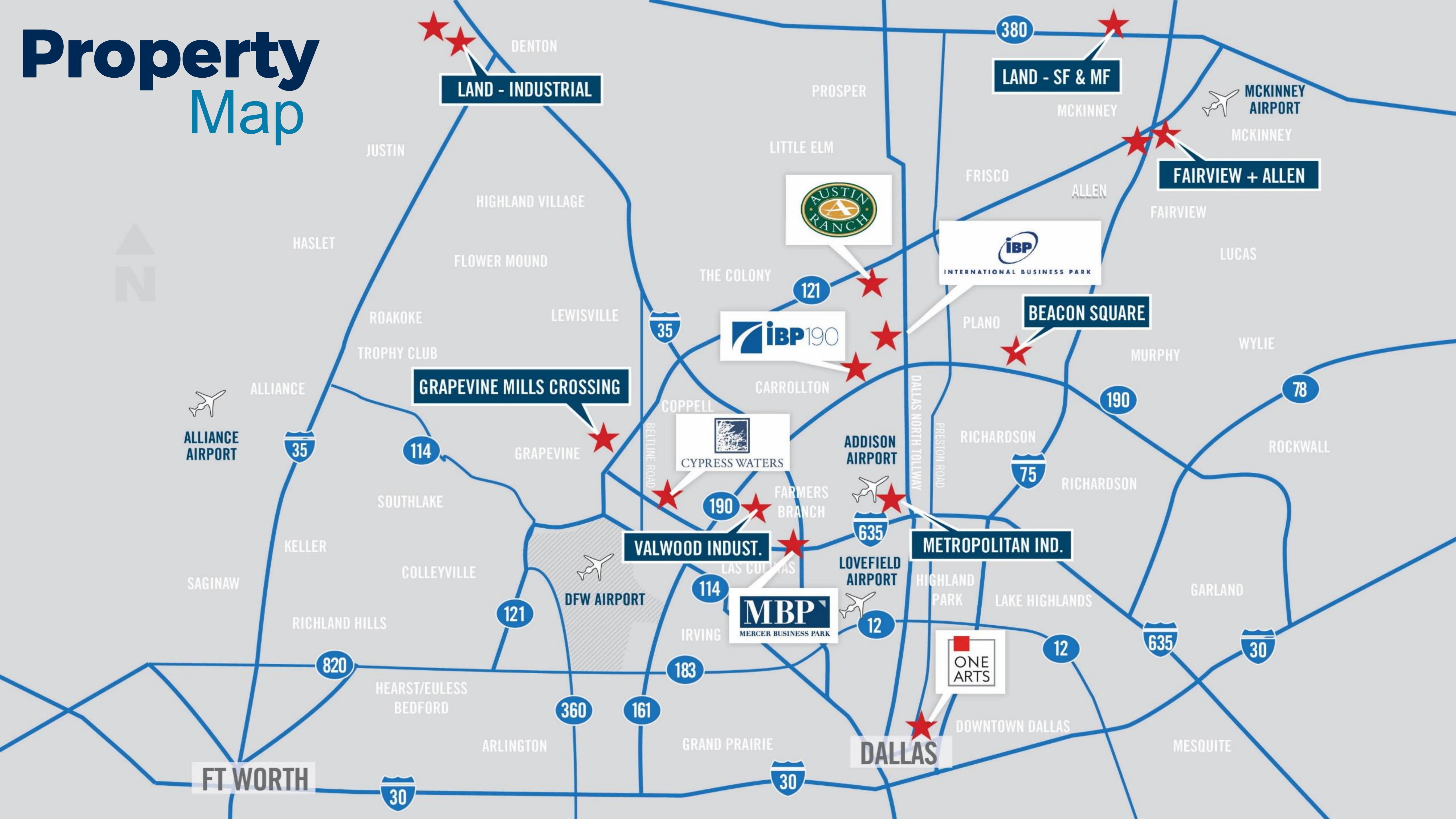
# Street Plan



BILLINGSLEY CO.

*We partner in creating life enhancing communities*

# Property Map



LAND - INDUSTRIAL

LAND - SF & MF

FAIRVIEW + ALLEN

BEACON SQUARE

METROPOLITAN IND.

VALWOOD INDUST.

MBP  
MERCER BUSINESS PARK

CYPRESS WATERS

IBP 190

IBP  
INTERNATIONAL BUSINESS PARK

AUSTIN RANCH

ONE ARTS

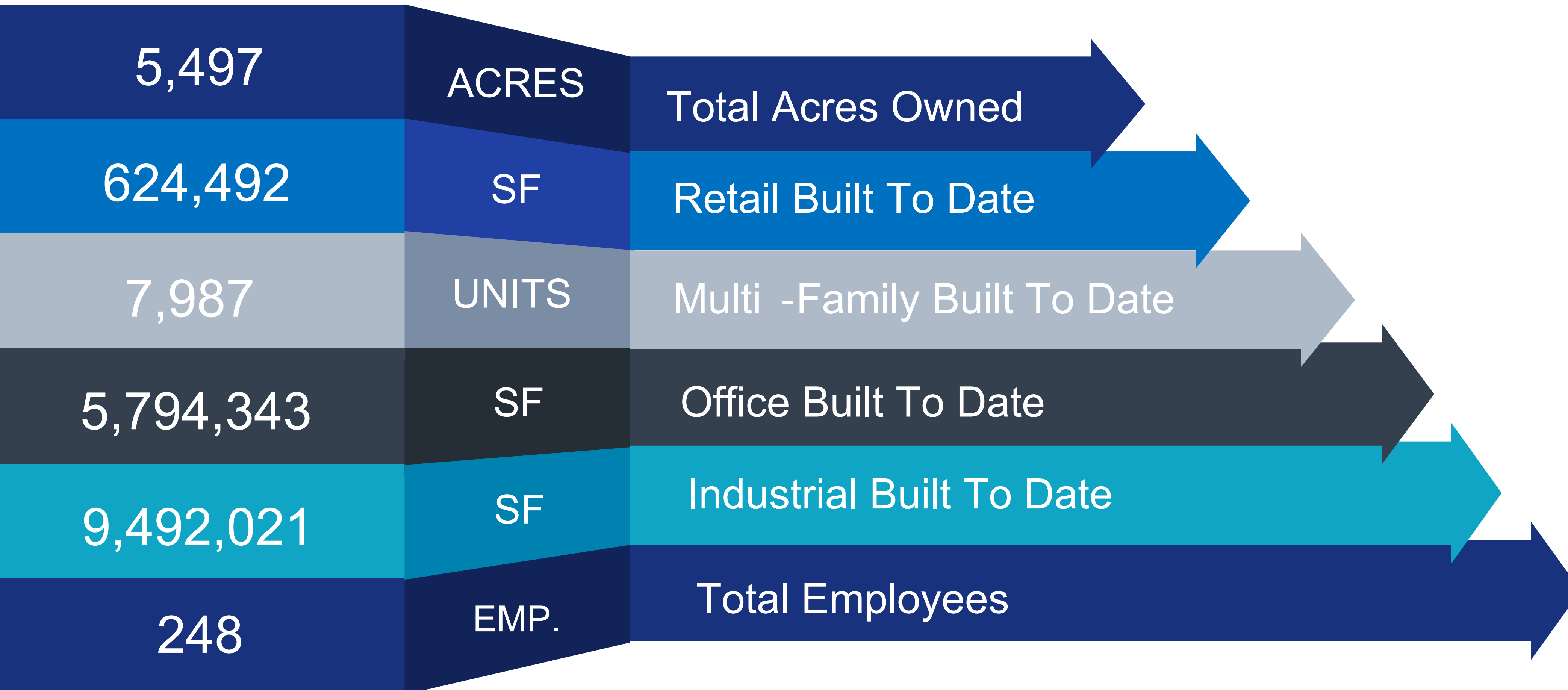
FT WORTH

DALLAS



# 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*

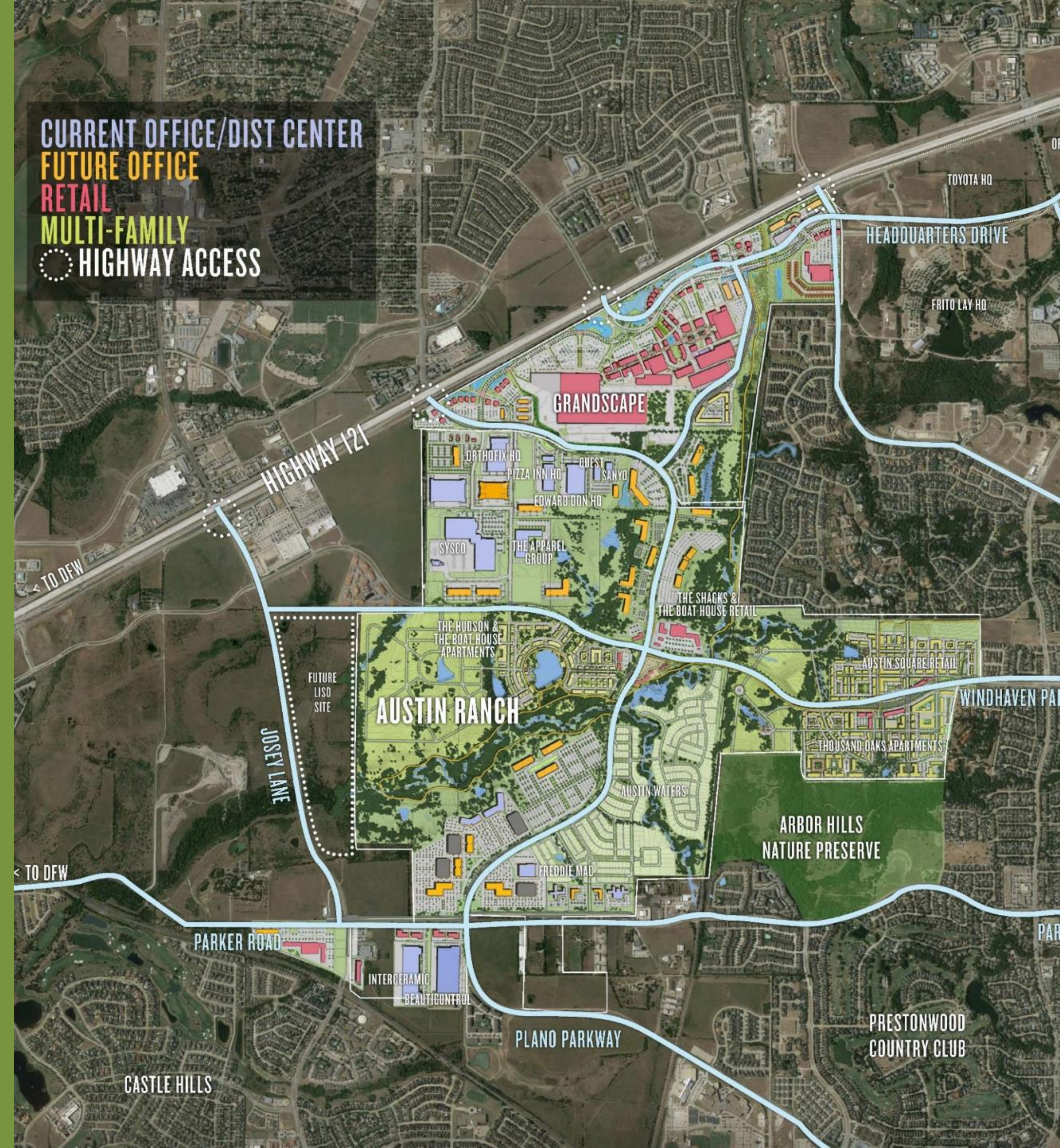
*80,000 SF of Retail*

*3,598 Multi-Family Residences*

*360 Luxury Single-Family Homes*

*9 Neighborhoods*

*3 Miles of Trails*



SH-121

PLANO PARKWAY

PARKER RD



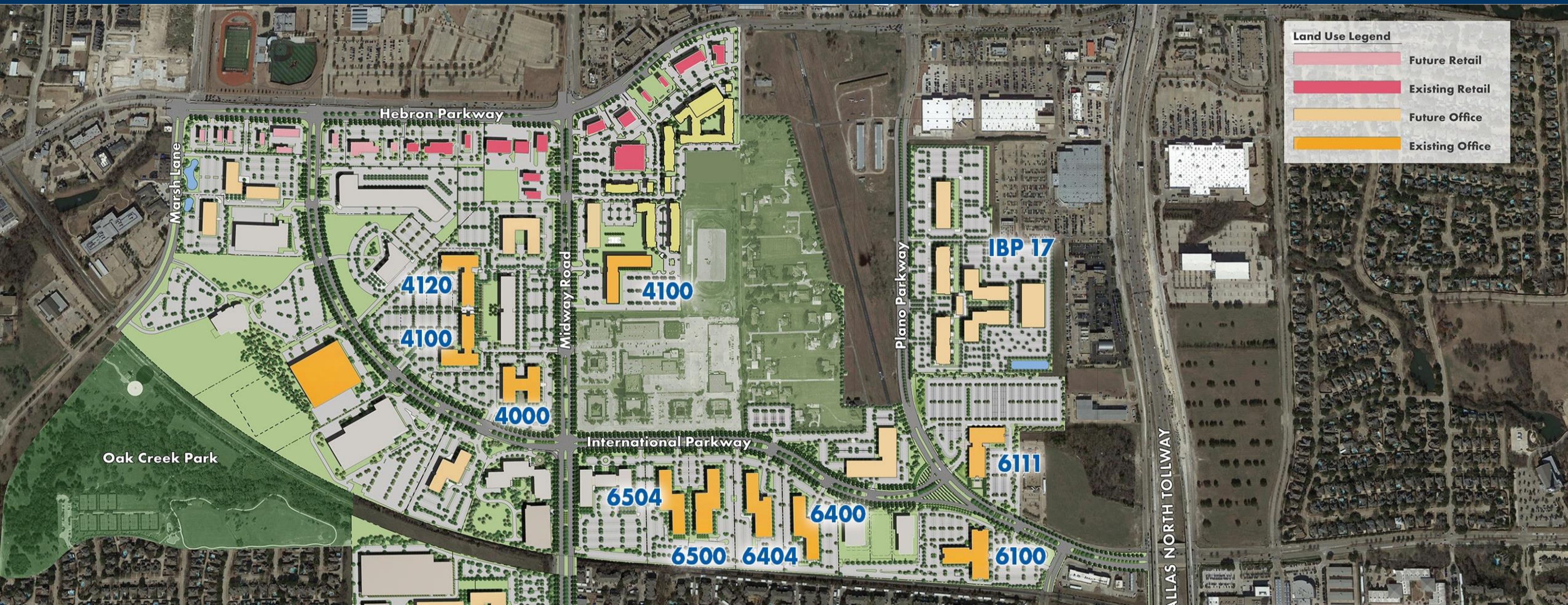
# INTERNATIONAL BUSINESS PARK

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