

**FAIRVIEW PHOTO EXHIBITS**

**BILLINGSGLEY**  
**PROPOSED ZONING AMENDMENTS**  
**FAIRVIEW, TEXAS**  
**DATE: 10.21.2021**

## FAIRVIEW PHOTO EXHIBITS

### SECTION 3.6.2 GENERAL (b) DENSITY

#### Retail Zone 1





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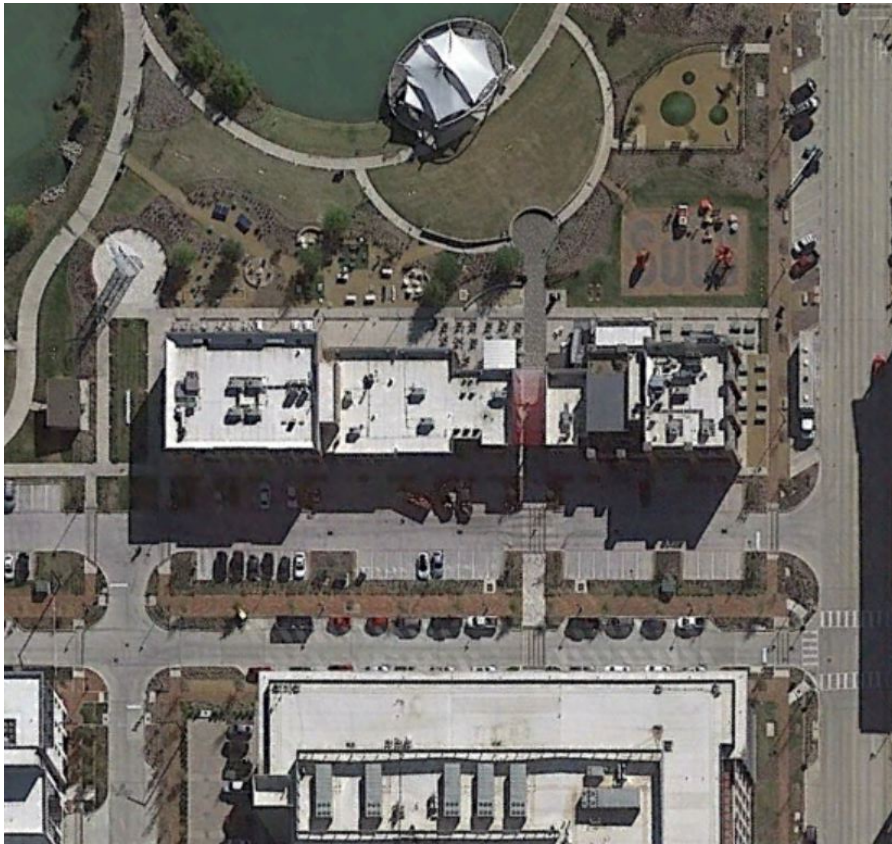
Retail Building – 1 Story with surface parking



Retail Building – 1 Story with surface parking and on open space



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## FAIRVIEW PHOTO EXHIBITS

Retail Building – 1 Story with surface parking and on green space in rear.

Retail Zone 2:





## FAIRVIEW PHOTO EXHIBITS

Retail Building – 1 Story with surface parking and on green space in rear.



Retail Building – 1 story with parking in front.



Retail Building – 1 story on park or green space.



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Office Amenity Building – 1 Story with surface parking and green space.



Multifamily Amenity Building – 1 Story on Street and Amenity space in rear.



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**Multifamily Amenity Building – 2 Story with surface parking and amenity space in rear.**



## FAIRVIEW PHOTO EXHIBITS



Multifamily Amenity Building – 2 Story with surface parking in front and amenity space in rear



Multifamily Building – 2 Story Townhome with cementitious siding, brick and stone. On Street.



## FAIRVIEW PHOTO EXHIBITS



Multifamily Building – 2 Story Townhome with cementitious siding, brick and stone. On Green Space.



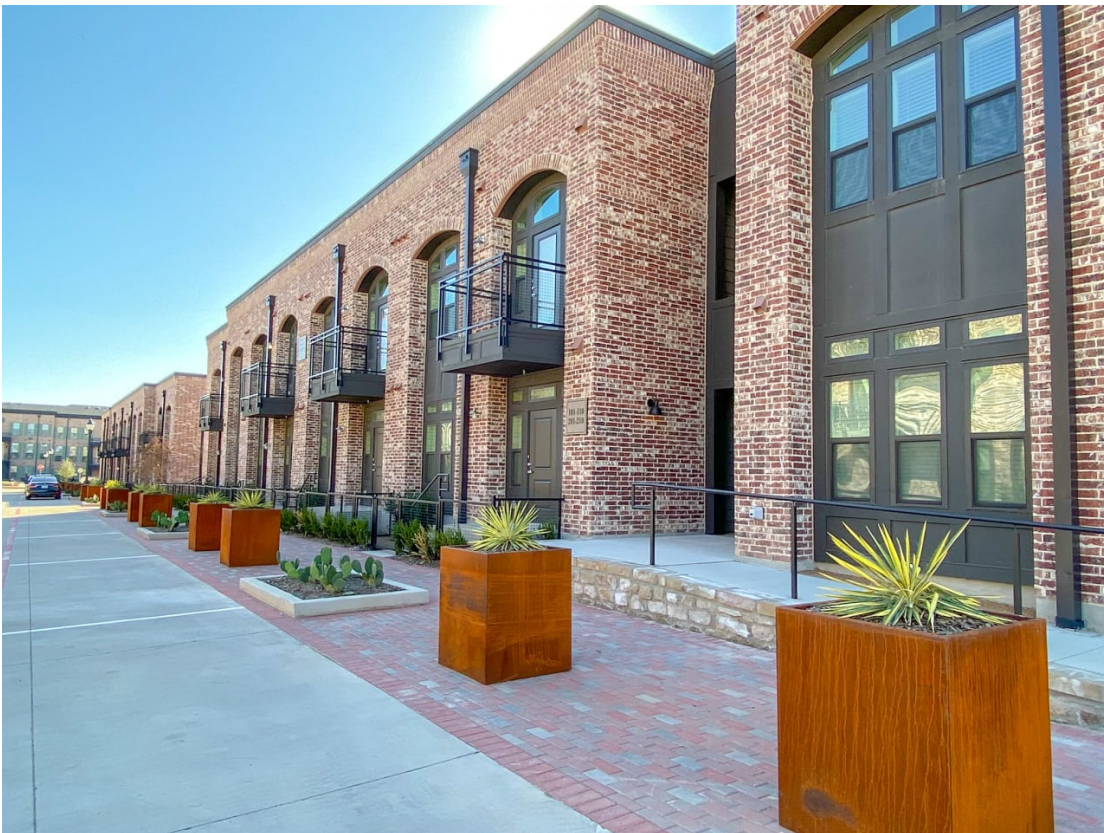
Multifamily Building– 2 Story Townhome with cementitious siding, brick and stone. On Green Space.



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**Multifamily Building– 2 Story Townhome with brick. Warehouse (Romantic Industrial) Style. On Green Space and curved Street.**



**Multifamily Building – 2 Story Flat Building. Warehouse (Romantic Industrial) Style. On Street with Planters in lieu of tree grates.**



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**Multifamily Building– 3 Story Townhome with brick. Warehouse (Romantic Industrial) Style. On Green Space with surface parking n rear.**



**Multifamily Building– 3 Story Townhome with brick. Warehouse (Romantic Industrial) Style. On Green Street with shared parking garage in rear.**



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**Multifamily Building– 3 Story Townhome with brick. Warehouse (Romantic Industrial) Style. On Street with surface parking n rear.**



**Multifamily Building– 3 Story Flat Tri-Partite building with recessed balconies. On green space with surface parking n rear.**



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Multifamily – 3 Story flat building in Creole Townhouse Style with artwork and greenspace facing street.



Multifamily – 4 Story two story townhome building in French Parisian Style with on Street with no balconies.



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Multifamily – 4 Story flat building in French Parisian Style with on street with parking structure.



Multifamily – 4 Story Warehouse (Romantic Industrial) style flat building on Street with parking structure.



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Multifamily – 4 Story Tri-Partite design flat building on Street with parking structure.



Multifamily – 4 Story Tri-Partite design flat building on Street with parking structure.



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Multifamily – 4 Story Tri-Partite design flat building on Street with parking structure.



Multifamily – 4 Story Tri-Partite design flat building on Street with parking structure.



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Multifamily – 5 Story Tri-Partite design flat building on Street with parking structure.



Multifamily – 6 Story Tri-Partite design flat building (with 2 story townhome at base) on Street with parking structure.



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**Multifamily – 6 Story Tri-Partite design flat building (with 2 story Fitness at base) on Street with parking structure.**

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Townhome Development on Street with garages and surface parking in rear, and on Green space.



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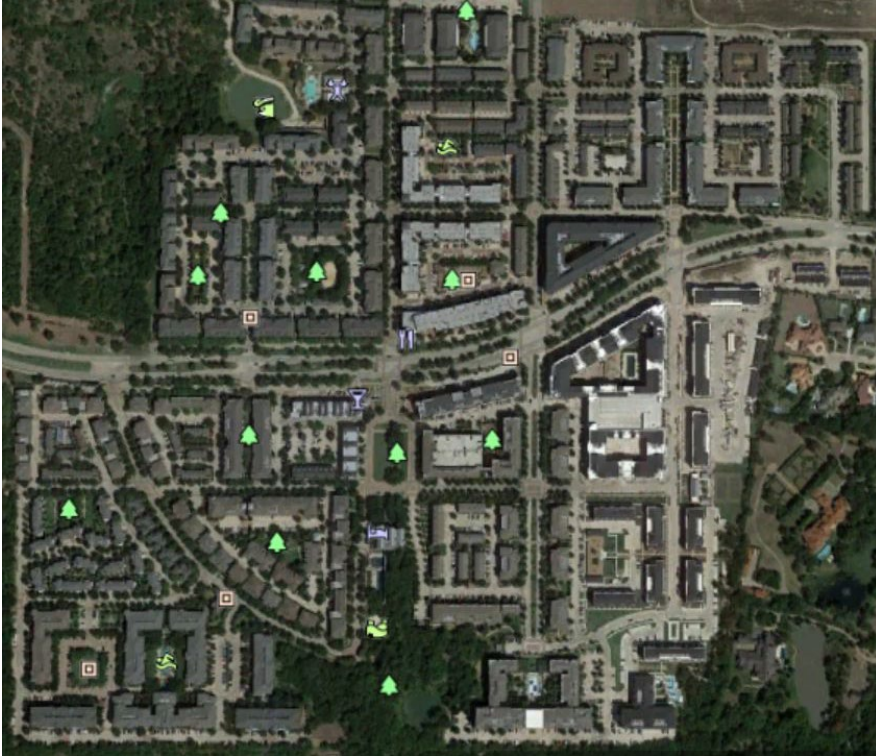
Urban Neighborhood built to street with surface and tuck under parking in rear.



Urban Neighborhood built to street with surface and tuck under parking in rear.



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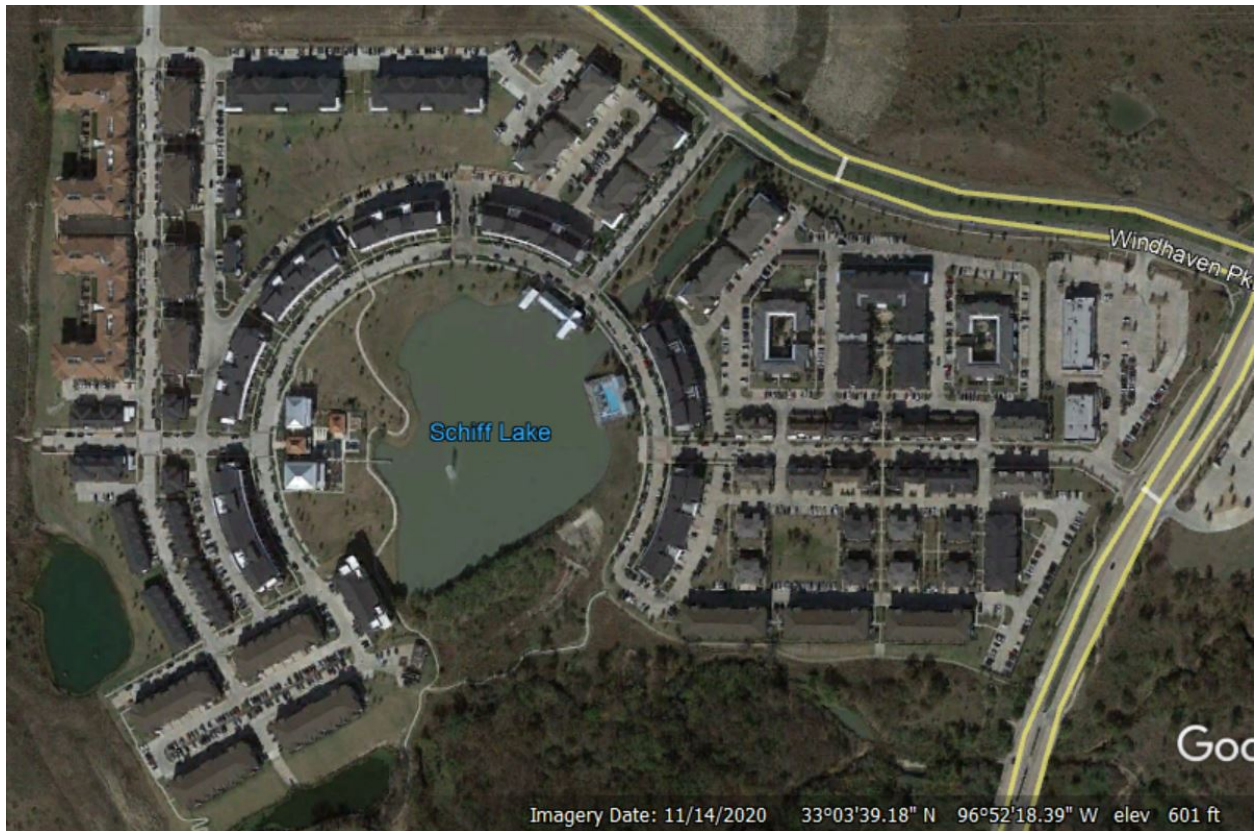


Urban Neighborhood built to street with surface and tuck under parking in rear.



Urban Neighborhood built to street with surface and tuck under parking in rear.

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Urban Neighborhood built to street with surface and tuck under parking in rear.



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### SECTION 3.6.2 (e) – Open Stairwells and Breezeways



Open Breezeway Wrap Multifamily Flat Building. Street and Structured Parking.



Open Breezeway Urban Neighborhood Flat Building. Street, Tuck Under and Surface Parking.

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Open Breezeway Urban Neighborhood Flat Building. Street and Surface Parking.



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### SECTION 3.6.2 (f) – Open Space Fencing



Fenced in Playground Courtyard on Multifamily Wrap Building.



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Fenced in Dog Park.



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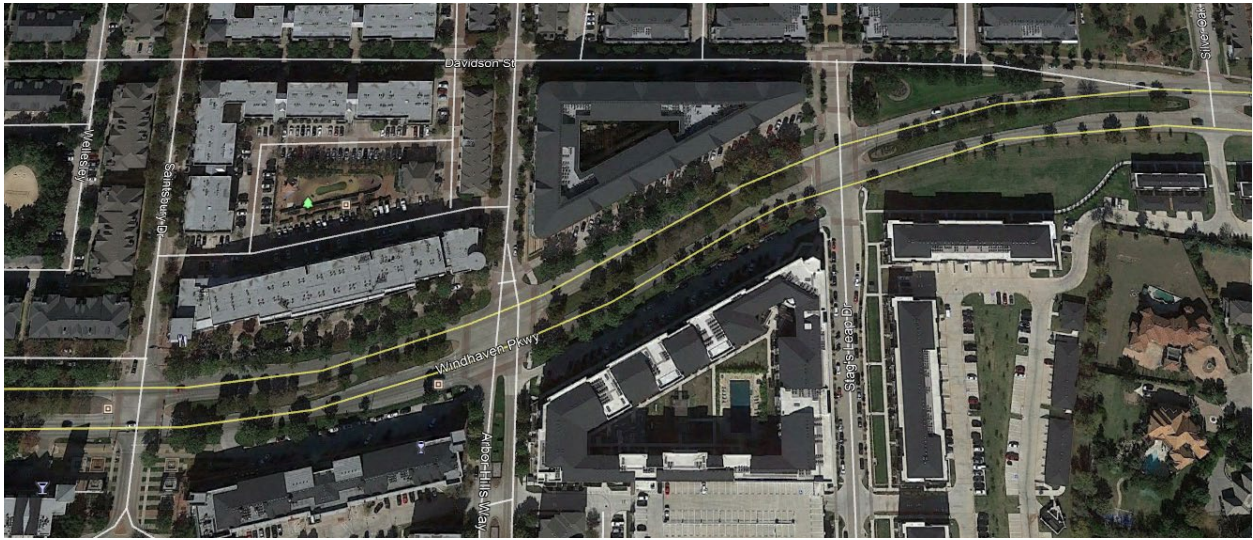


Fenced in Kids Park and Dog Park.

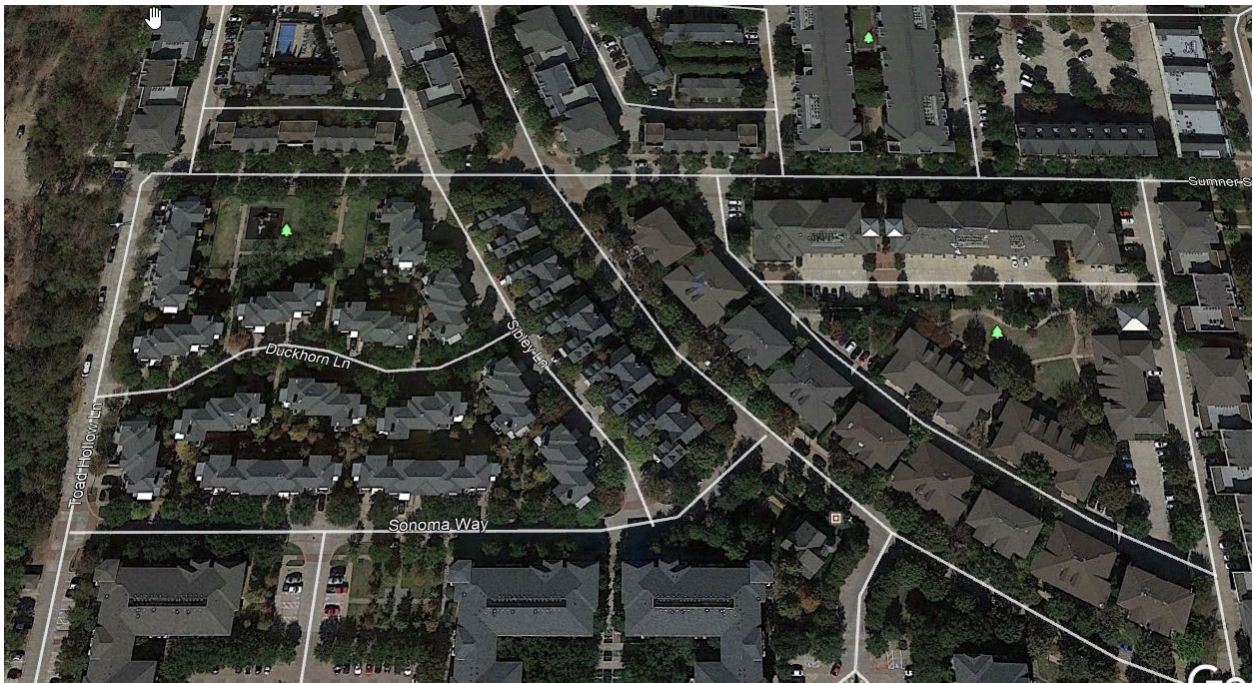


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### SECTION 3.6.3 (b) – Continuous Building Frontage – Curved Streets



**Curved Street Condition. Large building Parallel with curve tangent. Building set back from curve on green space.**



**Curved Street Condition. Small building footprint along curve.**



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Curved Street Condition. Buildings setback with Green Space.



Curved Street Condition. Curved buildings along street. Buildings staggered along street with plaza and green space.



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Curved Street Condition. Building Setback from curve with plaza and green space.



Curved Street Condition. Building setback from curve with green space.



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**Curved Street Condition. Building setback from curve with green space.**



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### SECTION 3.6.4 (c) and (d) – Street Amenity Zone – Street Tree Well / Planter



Increased street tree spacing. DG Planting strip.



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Combination of planting bed and raised planters along street.



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### SECTION 3.6.4 (e) – Paving Material – Gravel



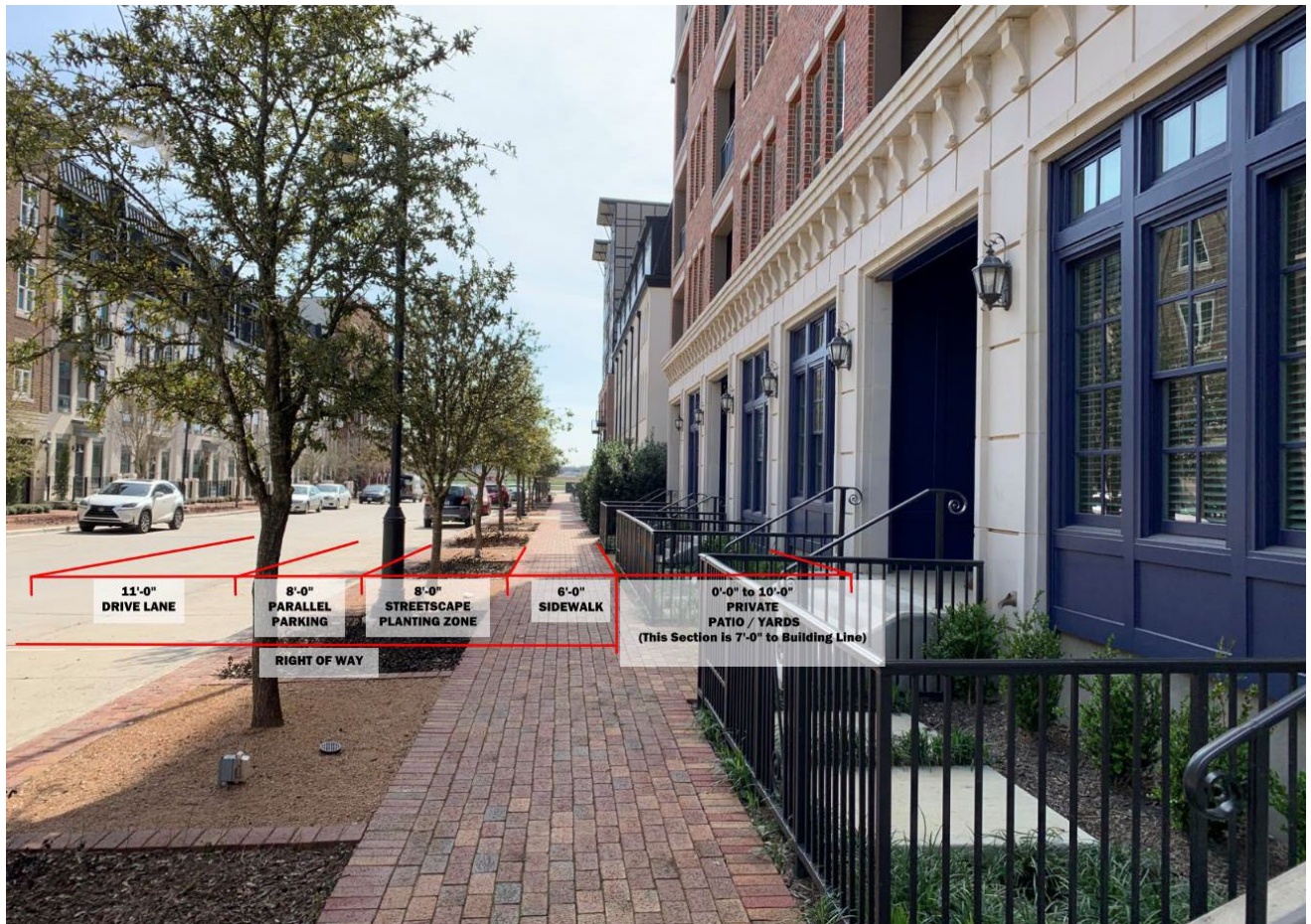
Combination of DG and concrete in parking area.



Gravel in parking area.



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Street View showing Pedestrian Zone with Right-Of-Way and Private Setback identified.



## FAIRVIEW PHOTO EXHIBITS



Street View showing Pedestrian Zone with Right-Of-Way and Private Setback identified.



## FAIRVIEW PHOTO EXHIBITS

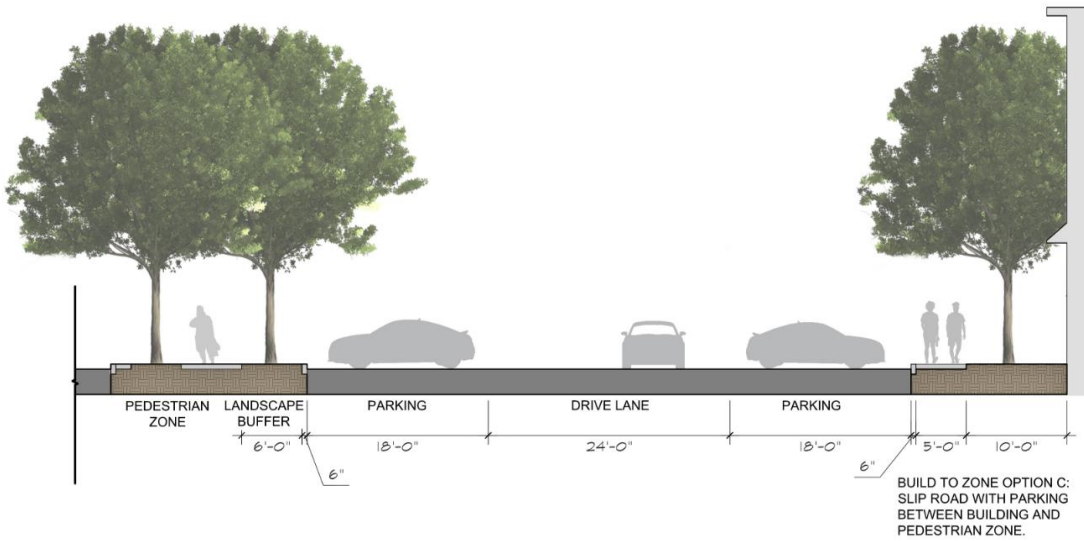


Street View showing Pedestrian Zone with Right-Of-Way and Private Setback identified.



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### Slip Road Condition:



### BUILD TO ZONE OPTION C



- Right of Way line to occur at parkway landscape limit.
- For Retail or Office, allow two-way circulation slip road drive with head in parking.
- For Multifamily allow two-way or one-way drive with head in or angled parking.
- Allow for sidewalk to jog out of Right of Way into private property within a sidewalk easement.



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Multifamily Building Setback on Slip Road

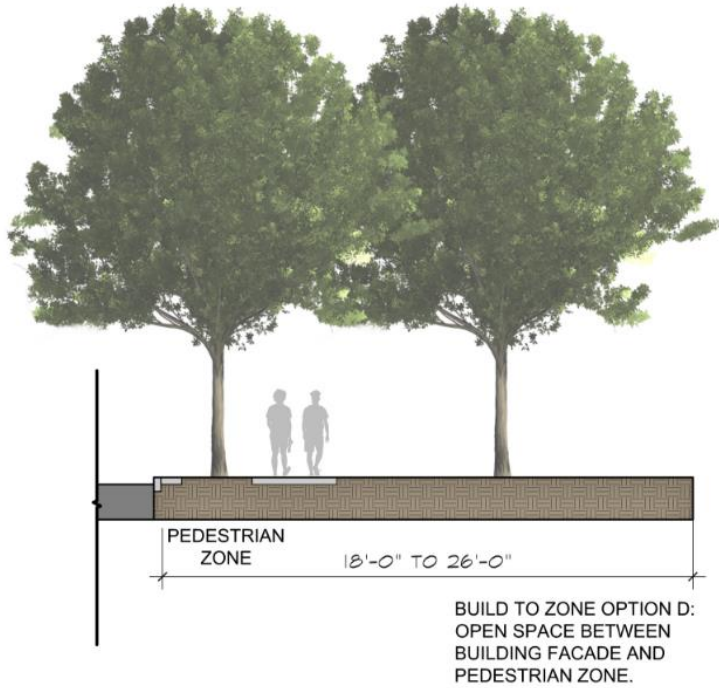


Office Setback on Slip Road & Open Space



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### Building Setback on Open Space or Easement Condition:



### BUILD TO ZONE OPTION D



### Multifamily Building Setback on Long Park.



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Multifamily Building Setback on Long Park



Multifamily Building Setback on Long Park



Multifamily Building Setback on Park



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Office Building Setbacks on Parks Open Space / Parks



Office Building Setback at Plaza & Electric Easement



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Building Setback at Utility Easement



Building Setback at Gas Easement



Building Setback at Electrical Easement





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**Office Tripartite Alternatives. Glass %: 72.1% Front. Building Length 410'.**



**ELEVATIONS  
TRIPARTITE ALTERNATIVES**

**Office Tripartite Alternatives**



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**Office Tripartite Alternatives. Glass %: 70.7% Side, 70.3% Front**



**Office Tripartite Alternatives. Glass %: 48.5% Side, 46.8% Front**



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**Office Tripartite Alternatives. Glass%: 50.4% Front Facade**





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**Office Tripartite Alternatives. Glass%: 79% Front Façade**



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**Office Balcony Feature**



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### SECTION 3.7.6 (a)– ARCHITECTURAL STANDARDS – BUILDING FORM (RESIDENTIAL)



Base building line, upper balcony and roof line used to meet Tri-Partite requirement.



Red entry doors and canopies used to create base, top crated by use of enhanced parapet design.



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Raised patio and unit entries create base. Top created by mansard roof and change in window pattern.

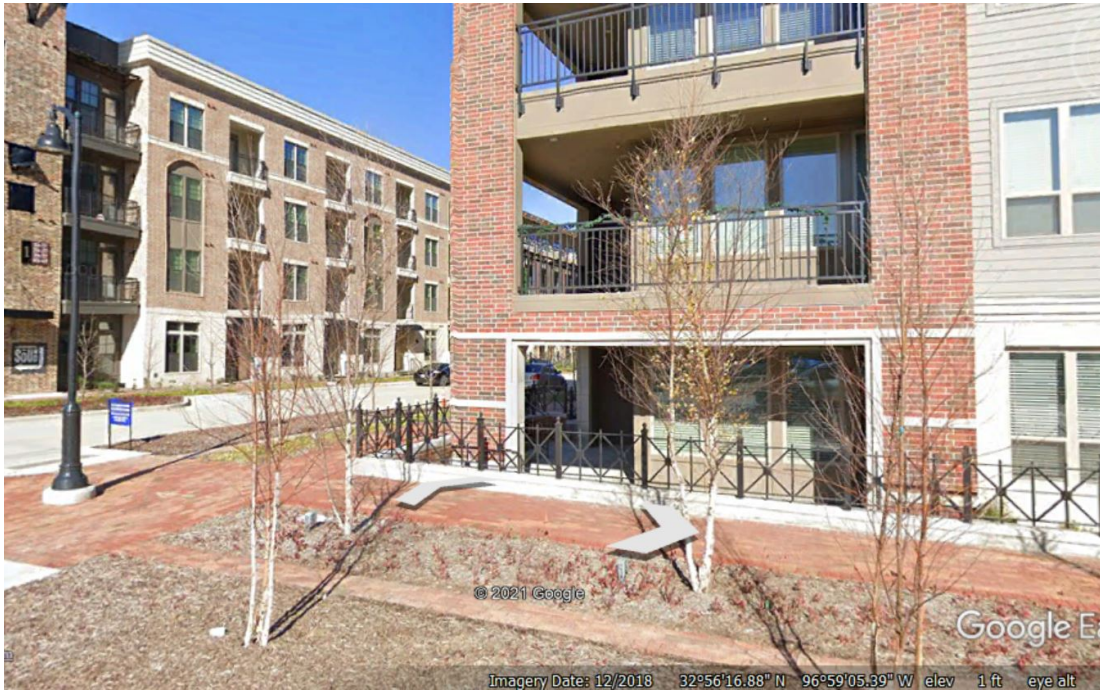


Base created by datum line created by low roof elements and color change. Top created by roof line.



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### SECTION 3.7.6 (b)– ARCHITECTURAL STANDARDS – RESIDENTIAL AT GRADE



Residential Entry Below Grade



Residential Entry at Grade



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Residential Entry Above Grade.



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### SECTION 3.7.6 (d)– ARCHITECTURAL STANDARDS – FAÇADE FINISHES



Exterior Materials: Wood and Metal Siding



Exterior Materials: Cementitious Siding as a Primary Material



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Exterior Materials: **Cementitious** Siding as a Primary Material



Exterior Materials: **Cementitious** Siding as a Secondary Material



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Exterior Materials: Wood and Metal Canopy / Screen



Exterior Materials: Stone, Glass, Metal Panel and Painted Tilt Wall



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Exterior Materials: Painted Tilt Wall, Metal Panel and Glass



Exterior Materials: Stone, Glass, Metal



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Exterior Materials: Glass, Stained Tilt Wall, Tilt Wall with Formliner, Metal Wood Screen



## FAIRVIEW PHOTO EXHIBITS



Exterior Materials: Stone, Glass, Painted Tilt Wall



Exterior Materials: Stone, Glass, Tilt Wall with and without Form liner, Metal



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### SECTION 3.7.5 – FENCES



Interior Pickets of ½" Diameter.



Tension cable patio railing.



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Welded wire mesh patio railing.



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### SECTION 4.1.1 – PARKING GARAGE SCREENING

#### PARKING GARAGE SCREEN OPTIONS



#### PARKING GARAGE SCREEN OPTIONS





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### SECTION 4.1.3 – PARKING GARAGE REQUIREMENTS



Multifamily – Attached Garage



Multifamily – Attached Garage



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Multifamily – Detached Garage



Multifamily – Detached Garage



## FAIRVIEW PHOTO EXHIBITS



Multifamily – Attached Garage



## FAIRVIEW PHOTO EXHIBITS



Multifamily – Detached Garage





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Parking Garage Screening with Townhomes



Parking Garage Screening with Townhomes



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Parking Garage with Enhanced Materials



Recessed Parking Garage Entry with Electric Equipment.



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Parking Garage with Landscape Screening.



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Office Building Parking Garages, Surface Parking & Parks



Office Building with Structured Parking, Surface Parking, and Plaza



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Equipment Screening



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### SECTION 6.4 – SIGNAGE

#### Signage Plan



#### Roof Sign



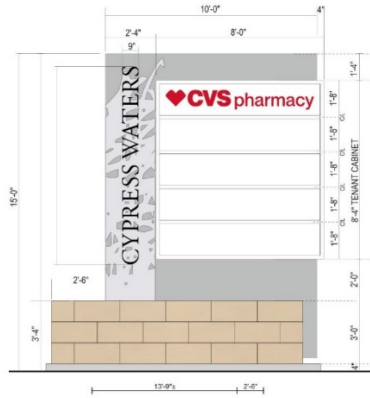
#### Building Identification Sign



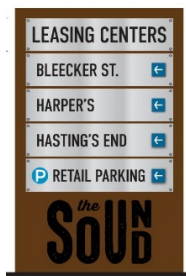
#### Internal Monument Sign



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External Monument Sign



Wayfinding Sign

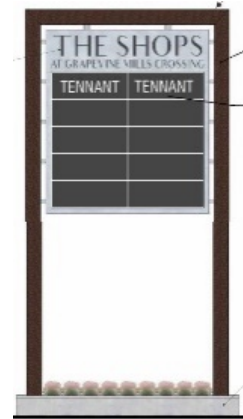


District Neighborhood Signage





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Pylon Signage



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### DEVELOPMENT PROPOSED ART PLACEMENT PLAN

#### EXAMPLES OF SECONDARY ART



**Title:** Damascus Nawa Ship  
**Artist:** Al-Sayed, Abdullah 1941-  
**Dimensions:** 7' h x 10' l x 5' d



**Title:** Triple Infinity Curve  
**Artist:**  
**Dimensions:** 8.25' h x 12.5' w x 10' d



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**Title:** Synchronicity of Color A

**Artist:** Sawyer, Margo

**Dimensions:** 10' h x 6' w x 3' d





**Title:** Sonata

**Artist:** Sinclair, Helen

**Dimensions:** 8' h x 3' w x 2' d



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**Title:** Blue Boxes  
**Artist:** Specified Art  
**Dimensions:** 10' h x 4' w x .25" d



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### EXAMPLES OF PRIMARY ART



**Title:** Pegasus

**Artist:** Box, Kevin

**Dimensions:** 21' h x 24' l x 17' w



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**Title:** Leaf  
**Artist:** Novella, Juanjo  
**Dimensions:** 30' h x 18.5' w



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**Title:** Tempus Fugit  
**Artist:** Novella, Juanjo  
**Dimensions:**



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**Title:** Skytower

**Artist:** Mulholland, Rob

**Dimensions:** 35' h x 7' w x 7' d



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**Title:** Clouds: (1) @ 30'h x 20"w x 7'd, (1) @ 26'h x 15'w x 6'd, (1) @ 21'h x 6'w x 6'd

**Artist:** Cardenas, Ricardo

**Dimensions:** (1) @ 30'h x 20"w x 7'd, (1) @ 26'h x 15'w x 6'd, (1) @ 21'h x 6'w x 6'd