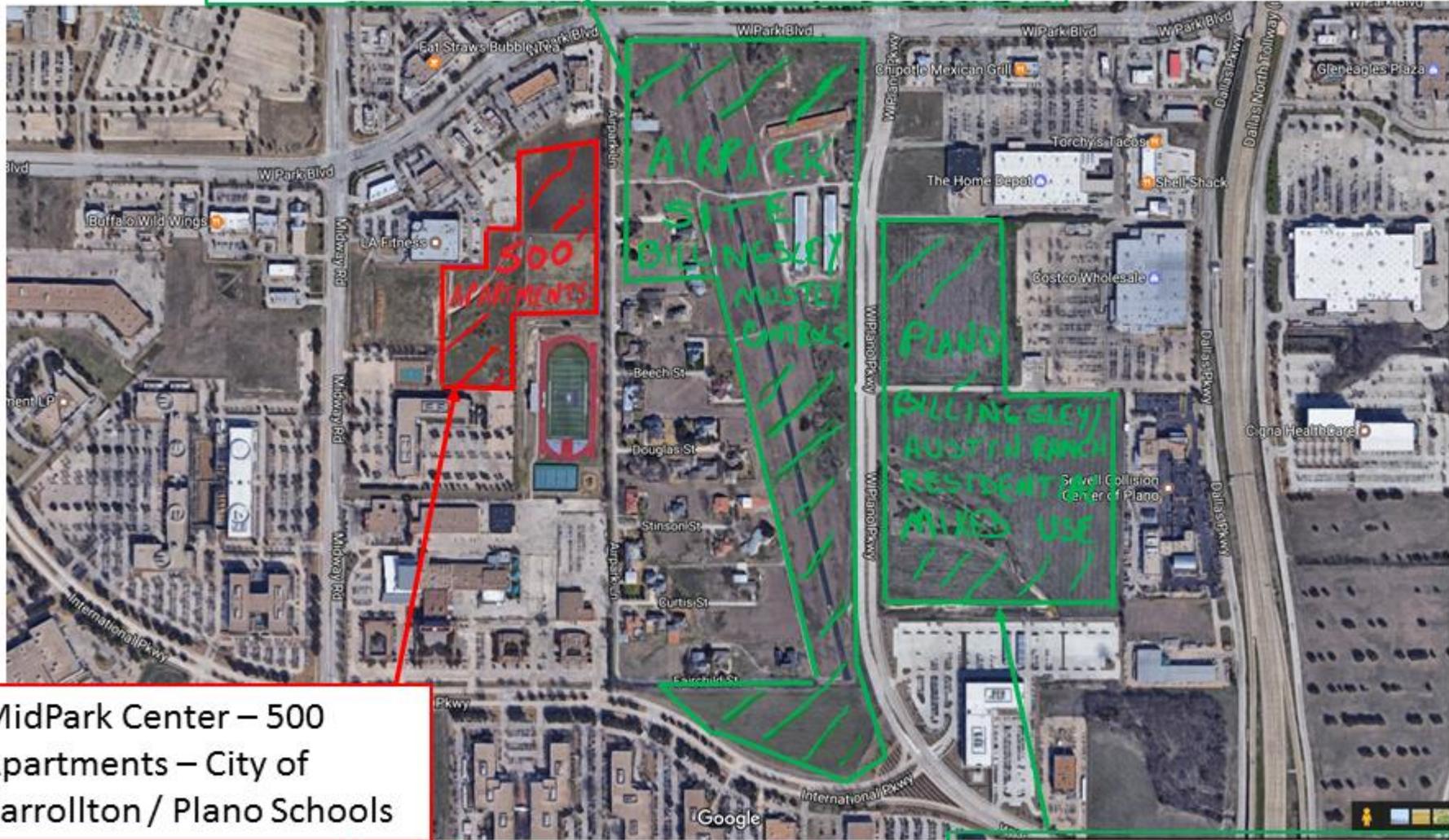


# Future West Plano Apartments - Billingsley

Dallas Airpark - Billingsley controls most of the land



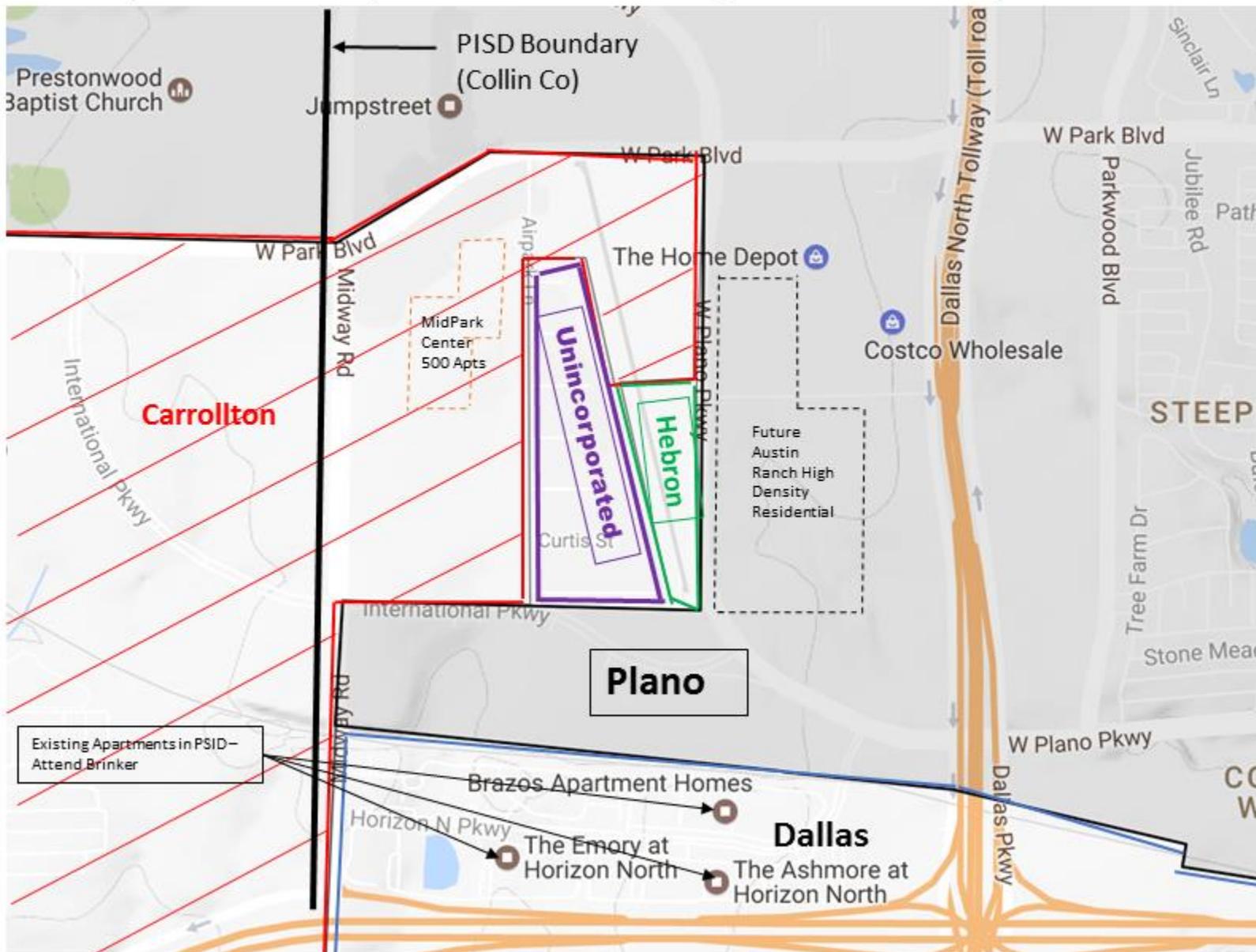
MidPark Center – 500 Apartments – City of Carrollton / Plano Schools

THERE IS ENOUGH LAND FOR 3,000 MORE APARTMENTS!

PTP designates this Billingsley land as Urban Mixed Use



Dallas Air Park is in PISD and Partly in Carrollton, Hebron and Unincorporated Collin County, Surrounded by Plano. There is enough land for 1500 Apartments



# Willowbend Mall Area Land

There is a 500-unit high density apartment development under construction on the east side of Midway between the LA Fitness and Prince of Peace Christian School. The apartments are in the city of Carrollton, but Plano Schools. The apartments are owned by Billingsley. As importantly, there is much more land on the Plano side along the Dallas Airpark and across Plano Parkway by the Costco and U-Haul that Billingsley also owns and intends to get re-zoned for apartments. We repeatedly questioned City and P&Z staff as to how they determined this area should be designated mixed-use (which allows high density apartments) under the Plano Tomorrow Plan. Also, Billingsley has been in a long term battle to get enough control of the Dallas Airpark (on the west side of Plano parkway south of Park) to shut it down so they can build on it as well. It's a long story but Billingsley now owns over half of the lots around the Airpark and when they reach a certain level of ownership, they will in fact be able to shut down the runway. It is likely that the plan is to then put apartments on the Airpark land and on the undeveloped lots around the Airpark. The land for Dallas Airpark and the surrounding neighborhood is complex when it comes to cities. It is split between Hebron, Plano, Carrollton and unincorporated Collin County. Likely Plano or Carrollton will try to annex the land at some point. All of this land is in PISD.

The land on the eastside by the Costco – U-haul is in Plano and all controlled by Billingsley. What we found interesting was that Billingsley has transferred the land to its affiliate, Austin Ranch Residential. That's the outfit that has built the thousands of apartments on Windhaven west of Midway Road. Also the Mall and the shopping center at Midway and Hebron Parkway are classified as Urban Mixed Use in the PTP (more apts).

We foresee the day when there will be several thousand apartments in this area, all going to PISD schools. Some of the land is technically in Brinker's attendance zone in PISD maps but we think that is because there is no residential there now. This may give a false sense of comfort to Barksdale parents and neighbors and it is likely that when these apartments are built they would go to the closest elementary schools - either Barksdale or Huffman.

This is one of the reasons we are trying to get the Plano Tomorrow Plan changed