

Fairview keeping spaces open

Development book-ends Collin County town on its east and west sides

11:05 AM CST on Monday, November 5, 2007

DEBORAH FLECK/Staff Writer
dfleck@dallasnews.com

Fairview is a small oasis of country living sandwiched between McKinney and Allen.

The nearly hidden community in Collin County offers views of creeks and ponds, gently rolling terrain, an array of trees, horses and cattle.



MIKE STONE/Special Contributor
Mike and Pennie Beauchamp, and their children Alaina, 13, and Will, 11, live in the Oakwood Estates subdivision in Fairview.

A dark sky ordinance even limits lighting so its 8,000 residents can gaze at twinkling stars. Many homes sit on large lots of one to three acres.

“We are a large-lot subdivision,” said Ron Clary, director of economic development. “We are wonderfully located, but we have elbow room.”

Transferring from California, Mr. Clary moved to the community because there was room to keep a horse in his back yard.

The wide-open spaces also appealed to Michael Pezzulli. His expansive home rests on 15 acres that includes a catfish pond and a mixture of wildlife.

“We are ecstatic living here,” said the lawyer, who moved from Dallas in 2000. “It’s a place where kids can run free.”

A father of two boys, Mr. Pezzulli said the school district is excellent. His sons now attend public school instead of private.

The Lovejoy school district serves most of Fairview, and it owns two parcels of land in Fairview that are planned to house new schools in 2008. The western part of the city is served by the McKinney school district.

Nearby higher education institutions include Collin County Community College and the University of Texas at Dallas in Richardson.

Bordering Fairview on the north is the popular Heard Natural Science Museum and Wildlife Sanctuary. The 287-acre property contains several ecosystems, 240 species of birds, mammals, reptiles and amphibians and nearly 150 species of wildflowers and other plants.

Parks have come to the rural area. The city opened Creekside Park in 2005, followed by Beaver Run in 2006. The new Monarch Park will have more features added in 2008 and The Meadows will be the city's fourth park. Planners are also working with developers to build a soccer field near County Road 317.

While homes occupy most of central Fairview, commercial growth has sprung up along its western and eastern borders.

In the west, the city borders the heavily traveled North Central Expressway. Along the expressway, the Village at Fairview is scheduled to open a year from now. The 200-acre mixed-used complex will feature retail and restaurant, office space, multi-family residential units and a hotel and conference center. Three major department stores plus the Container Store and Barnes & Noble are just a few of the center's future tenants.

In the eastern part is Heritage Ranch Golf and Country Club, a master-planned community for adults 55 and older. Here, the homes are less than an acre but are surrounded by ponds, trails, creeks, hills and an 18-hole golf course.

"We are book-ended by development," Mr. Clary noted.

But it's the open spaces in the middle that continue to be the main attraction.