

Exhibit B

Development Standards

The design, development and use of the Property shall comply with this Ordinance, Sherman's Zoning Ordinance and the following development standards:

Blalock Industrial Park Development Plan

1 INTRODUCTION

1.1 BACKGROUND & PURPOSE

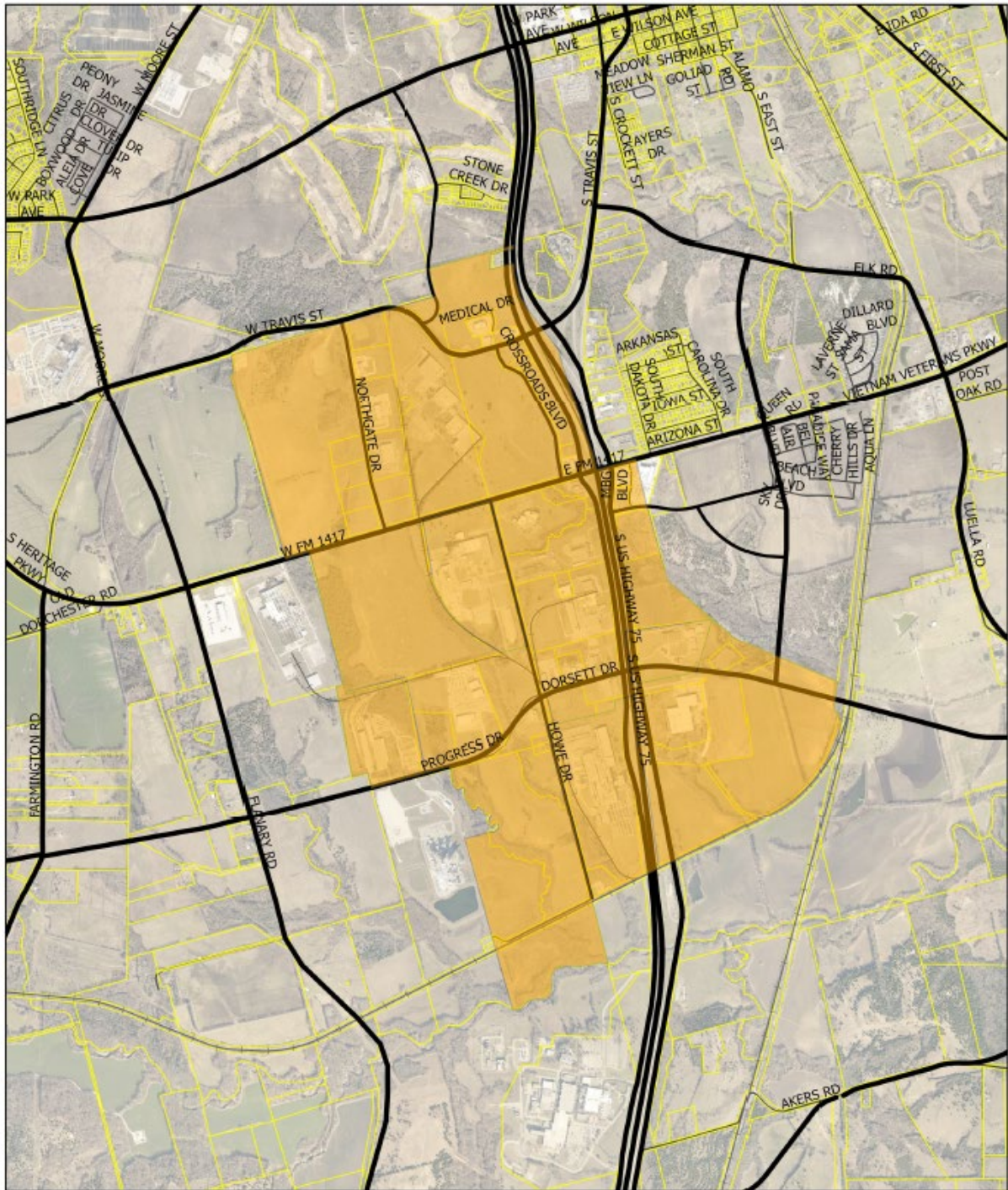
The Blalock Industrial Park was originally created in 1962 under Ordinance No. 2252 with the purpose of creating an industrial district that provides compatible regulations for the construction and use of buildings in the district. In 2001, a minor update was adopted by Council in Ordinance No. 4967. This Blalock Industrial Park Development Plan replaces those previously adopted ordinances to create a Planned Development (PD) District called the "Blalock Industrial Park."

The purpose of the Blalock Industrial Park PD is to achieve a quality, cohesive, and compatible industrial and manufacturing district to a climate and location for the orderly development of light industry in the southern gateway of Sherman, Texas.

1.2 ESTABLISHMENT OF THE DISTRICT AND DISTRICT BOUNDARIES

The Blalock Industrial Park PD consists of approximately 1,495 Acres located within the City of Sherman. In general, the majority of the District is located on the west side of U.S. Highway 75 South of West Travis and proceeds down to the BNSF railroad crossing and Choctaw Creek and proceeds to the west approximately 1 mile along FM Highway 1417. A smaller portion of the District is located on the west side of U.S. Highway 75 from FM Highway 1417 south to the BNSF railroad. See the map below.

Where uncertainty exists with respect to the boundaries of the PD, Exhibit A (Legal Description of the Property) will control.



Blalock Industrial Park



1.3 APPLICATION OF REGULATIONS

In the event of a conflict between the City of Sherman Code of Ordinances and the regulations and standards contained in this document, this document shall control, with the exception of the Overlay Districts that have boundaries within the Blalock Industrial Park. Whenever this document is silent upon a regulation or design standard, the City of Sherman Code of Ordinances shall control. Words shown in all CAPITAL LETTERS are defined in Section 5 Definitions.

The development and use of property within the Blalock Industrial Park must comply with the requirements of this document and the requirements of all applicable ordinances, rules and regulations of Sherman, as they currently exist, may be amended or in the future arising.

2 SITE AND BUILDING STANDARDS

2.1 GENERAL STANDARDS

- 2.1.1 Except as hereinafter specified, all buildings and structures hereinafter erected within “Blalock Industrial Park” shall conform to the construction standards specified in the building code and all other applicable ordinances of the City of Sherman, including Chapter 14 Zoning Ordinance.
- 2.1.2 No building or land shall hereafter be used or occupied, and the building or part thereof shall be erected, moved, or altered unless in conformity with the regulations herein specified for the district in which it is located.
- 2.1.3 No building shall hereafter be erected or altered in any tract:
 - (a) To exceed the applicable height.
 - (b) To occupy a greater percentage of lot area applicable to such tract and building.
 - (c) To have narrower or smaller front yards or in any wise infringe upon the setback line, side yards, or come closer to the side lot lines than is herein specified for the tract in which said building is located.
- 2.1.4 No part of a yard or other open space about any building required for the purpose of complying with the provisions of this ordinance shall be included as a part of a yard or other open space similarly required for another building.

2.2 PERMITTED USES.

- 2.2.1 Those uses indicated as being permitted in the “M-1 (Light Manufacturing) District” in the Sherman Zoning Ordinance, Subsection 14.10 (Use Chart).
- 2.2.2 The permitted uses indicated in the “Blalock Commercial Overlay District” (Sherman Zoning Ordinance, Section 14.03.007) are permitted within the Blalock Industrial Park that overlap with the boundaries of the Blalock Commercial Overlay District.
- 2.2.3 A Specific Use Permit (SUP) may be considered for uses described in Sherman Zoning Ordinance, Subsection 14.10 (Use Chart) that allows for a SUP in an M-1 (Light Manufacturing) District, subject to requirements set forth in Sherman Zoning Ordinance, Subsection 14.06.009.

2.3 SITE REGULATIONS

- 2.3.1 Building height limit:
 - (a) No building shall be erected to a height in excess of 100 feet;
 - (b) The Director of Development Services may approve a height exception for water towers or tanks, standpipes, elevator housing, air-conditioning equipment, stairways, ventilation fans, and similar equipment that exceed 100 feet in height but no more than 150 feet.

- 2.3.2 Minimum lot area: 5 acres.
- 2.3.3 Maximum lot coverage: 50% of the lot.
- 2.3.4 Maximum Impervious Cover:
 - (a) 80% of the lot.
 - (b) Impervious cover shall include all roads, driveways, parking areas, buildings, concrete walkways and other impermeable construction covering the natural land surface on the lot.
- 2.3.5 Minimum Yards and setback required.
 - (a) Setback, front lines and yards adjacent to public roadways. Such setback areas between the building lines and the roads right-of-way shall be used for lawns, open landscaping and green areas. Infield area is to be landscaped; it shall be done attractively with lawns, trees, etc., and thereafter properly maintained in a sightly and well-kept condition.
 - (b) Setbacks shall be as follows:
 - (1) 200 feet from U.S. Highway 75, with the exception of the defined setbacks in the Blalock Commercial Overlay District, which such setbacks shall govern properties within that overlay district.
 - (2) 100 feet from F.M. 1417, with the exception of the defined setbacks in the Blalock Commercial Overlay District, which such setbacks shall govern properties within that overlay district.
 - (3) For property located within the FM1417 overlay district the setbacks set forth herein shall govern.
 - (4) 50 feet from all other roadways.
 - (5) Side and rear lines and yards. No structures or buildings, including accessory buildings, shall be located closer than 25 feet to any side or rear building site line.

3 ARCHITECTURAL STANDARDS

- 3.1.1 Building facing and construction.
 - (a) All buildings erected on any tract shall be faced with masonry, concrete, stone, glass, cement plaster, exterior insulation facing system (EIFS), or factory finished metal panels. Factory finished metal panels shall not include standard galvanized or painted corrugated or "R" type panels, aluminum, asbestos, or iron or steel or corrugated aluminum, asbestos, iron or steel.
 - (b) No building shall be constructed with a wooden frame. Should any building be constructed of light weight aggregate, concrete blocks, tile blocks or tile bricks, the front of such building must be finished with face brick, common brick painted, limestone or their equivalent.
 - (c) Where the exterior (except the front wall) is constructed of light weight aggregate or concrete blocks, unless such exterior walls are finished in stucco, or gunite, or their equal, the building shall be tooled or painted and such exterior walls shall be rubbed down and covered sufficiently with standard waterproofing paint.

4 ADDITIONAL STANDARDS

4.1.1 Screening.

- (a) Refer to Sherman Zoning Ordinance, Section 14.04.004 for fences and screening regulations, except as herein specified.
- (b) No fences are allowed within the front, side, or rear yard that is adjacent to any road, street, or highway.
- (c) Chain link fences or fences with barbed wire shall not be visible from any public roadway.
- (d) Mechanical, utility, and service facilities shall be screened on three sides so as not to be visible from public roadways.
- (e) Freight docks, service bays, loading docks, truck berths and heavy storage areas shall be screened from all abutting uses, except when the abutting use is determined to be of equal or greater intensity.
- (f) The aforementioned areas shall be screened from all public roadways.

4.1.2 Parking.

- (a) Parking shall be provided at the following rates:
 - (1) 1 parking space for every 400 square feet for office floor area
 - (2) 1 parking space for every 1000 square feet for manufacturing or industrial floor area up to 20,000 square feet.
 - (3) 1 parking space for every 2000 square feet for manufacturing or industrial floor area over 20,000 square feet.
- (b) A Parking Study may be conducted from a licensed traffic engineer to justify lower parking rates for a particular development. The traffic engineer must be approved by the City of Sherman in advance. A variance to the required parking may be granted by the Director of Development Services following the completion of the Parking Study.
- (c) Any off-street parking areas, service drives, or driveways shall be surfaced with asphalt or concrete paving.
- (d) Parking areas shall not be used for any purpose other than the accessory parking of automobiles or other vehicles. In no case shall any storage, servicing, or dismantling of automobiles or other vehicles nor shall unloading or loading be permitted in the parking areas.

4.1.3 Outdoor storage.

- (a) Outdoor storage or merchandise, equipment or materials, which is essential or incidental to the use shall be screened from all public roadways and abutting uses. Stored merchandise shall not exceed the height of the screening device.
- (b) The area used for outdoor storage shall be located to the rear ½ of the property and shall not be located within the front, side, or rear yard that is adjacent to any road, street, or highway.
- (c) Storage of all bulk liquids and gases, including oil, gasoline, petroleum products, acid waste neutralization, deionized water, as well as nitrogen and other gases shall be screened from public view, and shall be located at the back of the facility.

4.1.4 Landscaping.

The regulations in Sherman Zoning Ordinance, Section 14.04.006, Residential and Commercial Landscaping shall guide development in the Blalock Industrial Park.

4.1.5 Signs.

- (a) Refer to Sherman Zoning Ordinance, Section 14.07 for sign regulations, except as herein specified.
- (b) Freestanding (Monument) Signs – One (1) freestanding monument sign is permitted per lot. The sign shall not exceed 300 square feet in sign face area, 15 feet in height, and 50 feet minimum setback for lots larger than 10 acres. If the lot is less than 10 acres, the sign shall not exceed 150 square feet in sign face area, 10 feet in height, and 25 feet minimum setback. A sign permit is required for Freestanding Signs
- (c) Directional Signs – One (1) directional sign is permitted per driveway entrance. Sign face area shall not exceed 32 square feet and must be setback 15 feet from the property line. A sign permit is required for Directional Signs.
- (d) Wall Signs – One (1) wall sign is permitted for each wall face. The maximum area of the sign face area shall not exceed 600 square feet and shall not exceed 20% of any single wall face.
- (e) Temporary Signs – One (1) temporary sign per lot may be allowed for a period of 30 days in one calendar year. Temporary signs shall not exceed 64 square feet in sign face area. A sign permit is not required for temporary signs.
- (f) Refer to Sherman Zoning Ordinance, Section 14.03 for sign regulations for properties within any Overlay Zoning District.

4.1.6 Refuse and sewage.

- (a) Hazardous production materials (HPM's) stored and dispensed on-site shall be screened from public view and shall be stored in areas with containment and spill protection, as required by the applicable building code and fire code requirements.

4.1.7 Performance standards.

Unless otherwise permitted under other provisions of this ordinance, there shall be no occupancy or use within the area covered by this ordinance which does not comply with the following performance standards:

- (a) Smoke. No smoke shall be permitted within the area which possesses a greater density than that equal to Ringelmann Number Two or greater, according to the Ringelmann Classification.
- (b) Odor. No industry or use shall be permitted which commits or results in an odor nuisance and any applicant may be required to present detailed plans for the elimination of any odors.
- (c) Dust and dirt. No industry or use shall be permitted which emits or gives off fly ash of 0.3 grains per cubic foot of flue gas at a stack temperature of 500° Fahrenheit. Any applicant may be required to furnish satisfactory proof that it will be able to keep all dust and dirt confined within the walls of STRUCTURES on its premises.
- (d) Noxious gases. The release of gases of noxious or toxic nature shall meet the concentration levels and requirements set forth by TNRCC air quality standards.
- (e) Glare and heat. Any operations involving arc welding, or acetylene torch or emitting glare and heat shall be so conducted that it cannot be seen, felt, or observed from outside the property upon which same is being conducted, save and except during building construction or remodeling.
- (f) Fire hazards. All ordinances of the City of Sherman relative to fire and fire hazards shall be observed in said area covered by this ordinance.
- (g) Noise. Except for noise from a transportation facility or from construction

work, noise may not exceed 55 decibels LDN during daylight hours and 45 decibels LDN during nighttime hours, as measured from any property line. Earth borne vibrations may not exceed limits in Column I below:

Frequency Cycles Per Second	Column I Displacement (inches)
0 to 1	0.0020
1.1 to 10	0.0010
10.1 to 20	0.0008
20.1 to 30	0.0005
30.1 to 40	0.0004
40.1 and over	0.0003

No industry or use shall be permitted within the area covered by this ordinance which shall permit or cause to be emanated objectionable noise, and any applicant may be required to furnish satisfactory proof for the elimination or muffling of any noise.

5 DEFINITIONS

Except where specifically defined herein or in Section 14.08 of the Zoning Ordinance, all words used in this ordinance shall carry their customary meanings.

(Ldn): (Ldn) stands for Day-Night Average Sound Level and is used to describe the cumulative noise exposure during an average annual day. Ldn does not represent the sound level heard at any particular time, but rather the total sound exposure.