

EXHIBIT B - Development Standards



Prepared For:



Prepared By:



Development Plan
May 27, 2022

EXHIBIT B

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I. Introduction

A. Purpose and Intent

The purpose and intent of the Hickory Hill PD is to achieve a quality, cohesive, well-connected community that allows a diverse group of residents the opportunity to enjoy a healthy lifestyle by experiencing the amenities, lakes, and parks that exist within the area. More specifically, the development objectives of Hickory Hill are:

- 1) Deliver a quality community that provides a mix of housing options, allowing existing and future residents of Sherman to live well in the City while increasing the City's ad-valorem tax base.
- 2) Center the community around health and wellness by providing plentiful open space and connecting the residents to existing amenities, lakes, and parks via trails.
- 3) Offer the City the opportunity to construct the infrastructure required to continue the growth of this part of the City into a vibrant area.

B. Community Location and Size

Hickory Hill is a 143.7 acre property located in the northwest quadrant of the City at the intersection of Lamberth Rd and Friendship Rd, between Heritage Pkwy (FM 1417) and Preston Rd (Hwy 289), just south of Hwy 82.



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C. Definitions

- 1) **Home occupations:** Any occupation that is customarily carried on at home that does not involve a structural change in the dwelling unit, that does not require the employment of help other than members of the immediate family, provided, however that the following uses shall not be permitted as home occupations: Any office in which services are rendered, or in which chattels or goods, wares or merchandise are commercially created, exchanged or sold; barber or beauty shops, beauty culture schools; commercial stables or kennels; doctor's office for the treatment of patients; and/or the display of goods.
- 2) **Single family dwelling, condo:** Three or more single family detached or attached dwellings on a single platted lot.
- 3) **Mother-in-law unit:** A dwelling unit consisting of a sleeping quarter, living quarter, kitchen, and bathroom intended for the use of an in-law or relative. This unit can be either connected to the main house or built as a detached unit on the same lot as a that's occupied by other family members.

D. Interpretations

If there is a conflict between the text in this PD ordinance and the City of Sherman's Code of Ordinances or in the charts or any other graphic exhibit attached with this PD ordinance, the text in this PD controls.

E. Subdistricts Created.

This PD is divided into three subdistricts as shown in Exhibit A. These subdistricts are as follows:

- 1) **Residential Subdistrict:** The purpose of this subdistrict is to provide a high-quality residential community with a mix of housing types. Single family condo development or multifamily development will include associated amenities such as a club house, parks and swimming pool etc. For requirements not addressed in this ordinance, requirements for base zoning district R-1 will apply to single family uses and requirements of base zoning district R-2 will apply to single family condo or multifamily uses in this subdistrict. In the event of a conflict between the requirements of base zoning district and the requirements of this PD, the requirements of this PD will apply. Maximum 300 single family condo units or a maximum 300 multi family dwelling units in lieu of single family condo units shall be allowed in this subdistrict.
- 2) **Mixed-Use Subdistrict:** The purpose of this subdistrict is to provide a mix of nonresidential and residential uses. For requirements not addressed in this ordinance, requirements for base zoning district R-2 will apply for residential uses and requirements for base zoning district C-1 will apply for non-residential uses in this subdistrict. In the event of a conflict between the requirements of R-2 District or C-1 District and the requirements of this PD, the requirements of this PD will apply. Minimum 3 acres non-residential uses shall be located in this subdistrict.
- 3) **Park Subdistrict:** The purpose of this subdistrict is to complement this development and the City as a whole with parks and open spaces that provide both recreational and environmental benefits. For requirements not addressed in this ordinance, requirements for base zoning district C-1 will apply in this subdistrict. In the event of a conflict between the requirements of C-1 District and the requirements of this PD, the requirements of this PD will apply. Non-residential uses in this subdistrict will be allowed on maximum 2 acres, not including amenities such as parking lot, concessions etc. that are accessory to park use.

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II. Site and Building Standards

A. Permitted Uses

Table 1. below shows permitted uses in the subdistricts of this PD. These are either permitted By Right = X or by Specific Use Permit (SUP) = S

Table 1. Permitted Uses

Uses	PD Subdistricts			Parking
	Residential	Mixed Use	Park	
Accessory building: garage or carport, domestic storage	X	X		None
Art, supply store, antiques, gallery or museum		X		1/400 sq. ft.
Assisted living facility	X	X	X	1/ 4 beds
Automobile accessory and supply store		X		1/400 sq. ft.
Automobile service station (accessory use only)		X		None
Automobile parking lot or structured parking	S	X	X	None
Bakery, retail		X		1/400 sq. ft.
Bank, Company and Credit Unions		X		1/400 sq. ft.
Barbershop or beauty parlor		X		1/400 sq. ft.
Bed and Breakfast	X	X		1/ 1.5 room
Camera or photographic supplies store		X		1/400 sq. ft.
Candy, nut, confectionery store		X		1/400 sq. ft.
Car Wash		X		None
Caterer		X		1/400 sq. ft.
Childcare facility	S	X		1/500 sq. ft.
Christmas trees and wreaths		X	X	1/800 sq. ft.
Church/ House of Worship		X		1/ 4 seats
Civic Center		X		1/400 sq. ft.
Clinic or office, medical		X		1/400 sq. ft.
Clothing retailer including formal wear and costumes		X		1/400 sq. ft.
Coffee shop		X		1/400 sq. ft.
Commercial Amusement, inside		X		1/200 sq. ft.
Commercial Amusement, outside			X	1/400 sq. ft. site area
Community garden	X	X	X	4

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Uses	PD Subdistrict			Parking
	Residential	Mixed Use	Park	
Convenience store	X	X		4
Drugstores		X		1/ 400 sq. ft.
Dwelling, Mother-in-law unit, detached	X	X		none
Dwelling, Multi-family	X	X		See Table 2
Dwelling, Single-family attached (Townhomes)	X	X		See Table 2
Dwelling, Single-family condo	X	X		See Table 2
Dwelling, Single-family detached	X	X		See Table 2
Dwelling, Two-family (Duplex)	X	X		See Table 2
Dry cleaning pickup station		X		1
Eating place (restaurant, no drive thru)		X		1/4 seats
Eating place (restaurant with drive thru)		S		2/4 seats
Educational facility		X		3.5/ classroom
Field crops, horticulture, nursery, truck gardening, but not including retail sales on the premises.	X	X	X	None
Food truck park (outside service only)		X		1/100 (min 6 spaces)
Food or grocery store, retail (max. 5,000 sq. ft.)		X		1/400 sq. ft.
Farmers Market		X		1/ 500 sq. ft. site area
Gas Station		X		none
Gift, novelty shop		X		1/400 sq. ft.
Health Club or Studio		X		1/400 sq. ft.
Home Occupation	X	X		none
Independent living facility	X	X		0.35/ bed
Jewelry store		X		1/400 sq. ft.
Laboratory, medical or dental		X		1/600 sq. ft.
Laundry, pickup station or self-service		X		1/400 sq. ft.
Locksmith or key shop		X		1/400 sq. ft.
Microbrewery		X		1/600 sq. ft.
Music store		X		1/600 sq. ft.
Newspaper distribution station		X		none

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Uses	PD Subdistrict			Parking
	Residential	Mixed Use	Park	
Nursing home	S	X		1/ 4 beds
Office (professional service)		X		1/ 300 sq. ft.
Optical goods, optician, optometrist		X		1/ 400 sq. ft.
Park, Neighborhood	X	X	X	none
Park, Regional			X	1/10,000 sq. ft. of use area
Pet Boarding and grooming (dogs and cats only)		X	X	1/ 400 sq. ft.
Pet shop		X	X	1/ 400 sq. ft.
Photographic, studio or store and photo processing		X		1/ 400 sq. ft.
Plumbing fixture sales, retail		X		1/ 600 sq. ft.
Portable offices and construction buildings which shall be removed upon completion or abandonment of construction work.	X	X		1
Post office		X		1/600 sq. ft.
Railroad rights-of-way but not including shops and yards	S	S	S	None
Shoe repair shop or store		X		1/ 400 sq. ft.
Spa and wellness facility (personal service)		X		1/ 400 sq. ft.
Sporting goods store		X		1/ 400 sq. ft.
Stationery store		X		1/ 400 sq. ft.
Swimming pool, private	X	X		None
Swimming pool, public		X	X	1/ 600 sq. ft.
Tailor shop seamstress, altering and repairing of wearing apparel		X		1/ 400 sq. ft.
Tiny House, accessory use only	X	X	X	None
Toy stores		X		1/ 400 sq. ft.
Transit stops	S	X	X	None
Veterinarian, indoor soundproof kennels only		X	X	4

B. Prohibited Uses

Any use not mentioned in Table 1. shall be prohibited in this PD. More specifically check cashing businesses, payday advance/loan businesses, car or motor vehicle title loan businesses, or credit access business as defined by applicable provisions of Texas Finance Code, gas wells, industrial or manufacturing uses, marijuana/CBD businesses, unscreened outside storage, sexually oriented business, tattoo parlors, vape businesses, vehicle related sales or repair shall be prohibited in this PD.



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C. Development Standards

The Table 2 below shows the development standards that apply in this PD by the use type regardless of the subdistrict in which the site and building are located. For requirements not shown in this Table 2. development standards of R-2 zoning district will apply to residential uses and requirements of C-1 zoning district will apply to non-residential uses. In the event of a conflict between the requirements of R-2 or C-1 zoning district and this Table 2. Development Standards, the requirements of this Table 2. Development Standards will apply.

Table 2. Development Standards

	Residential Buildings				Non-Residential Buildings
	SF, detached	SF, attached – townhouse/duplex	SF, condo	Multifamily	
DEVELOPMENT INTENSITY AND NEIGHBORHOOD COMPATIBILITY					
Minimum Lot Size	5,500 sf	2,250 sq ft	20,000 sq ft	12,000 sq ft	5,000 sq ft
Number of Units/ non-residential area	N/A	N/A	Max. 300 in Residential Subdistrict	Max. 300 in Residential Subdistrict in lieu of SF, condo	Min. 3 -acre in Mixed Use Subdistrict
Maximum Density	5.5 DU/acre	12 DU/acre	12 DU/acre	35 DU/acre	N/A
MINIMUM BUILDING SETBACKS					
Friendship Road	25 ft	25 ft	25 ft	25 ft	25 ft
Lamberth Road	25 ft	25 ft	25 ft	25 ft	25 ft
Front Yard, primary façade/porches or similar encroachments	20 ft/10 ft	20 ft/10 ft	20 ft/10 ft	15 ft/10 ft	25 ft/10 ft
Side Yard, internal/facing the street	5 ft/15 ft	5 ft/15 ft	5 ft/15 ft	5 ft/15 ft	0 ft/15 ft
Rear Yard	15 ft	15 ft	15 ft	10 ft	15 ft
Setback for garage door, street/alley	20 ft/0 ft	20 ft/0 ft	10 ft/0 ft	0 ft	N/A
Adjacent to SF detached	5 ft	5 ft	15 ft	15 ft	15 ft
Setback Between Residential Buildings within the lot (measured in accordance with the International Fire Code/International Residential Code)	6 ft	0 ft	0 ft for SF attached/TH; 6 ft for SF detached/duplex	15 ft	N/A
Setback for Surface Parking Spaces	0 ft	0 ft	5 ft	0 ft	N/A
BUILDING HEIGHT AND FORM					
Maximum stories	2	2	2	4	3
Maximum Residential Building Height	35 ft	45 ft	30 ft	65 ft	45 ft
Maximum Common Area Building Height	35 ft	35 ft	35 ft	35 ft	N/A
PARKING					
One bedroom	1.5	1.5	1.5	1.5	N/A
Two bedroom	2	2	2	2	N/A
Three or more bedroom	2	2	2.25	2.25	N/A
Minimum Head in Parking Space	9 ft x 18 ft	9 ft x 18 ft	9 ft x 18 ft	9 ft x 18 ft	9 ft x 18 ft
Minimum Parallel Parking Space	N/A	N/A	8 ft x 20 ft.	8 ft x 20 ft.	8 ft x 20 ft.

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	Residential Buildings				Non-Residential Buildings
	SF, detached/ duplex	SF, attached/ townhouse	SF, condo	Multifamily	
LOT COVERAGE AND SITE LANDSCAPING					
Minimum Site Landscaping	10% of front yard	5% of Front yard if available	35% of the lot size	20% of the lot size	20% of the lot size
Maximum Lot Coverage	65%	65%	50%	80%	80%
SITE ACCESS AND DRIVEWAYS: PRIVATE STREET WIDTHS					
Minimum Access Two Way Drive*	20 ft	20 ft	20 ft	20 ft	20 ft
Minimum Access One Way Drive and Alley	12 ft	12 ft	12 ft	12 ft	12 ft

*Fire Lanes to be constructed to City adopted Fire Code or as approved through Site Plan.

D. General Provisions

- 1) Floodplain.** Any floodplain included within the limits of the tract(s) shall be designated as a no-build easement on the final plat, except passive amenities can be placed within the floodplain, such as passive parks, open space, and dog parks. This area shall be included as a part of the open space and landscape. Native, low maintenance landscape treatment supporting passive uses that promote outdoor wellness activities are encouraged for this area.
- 2) Minor Amendments.** The Director of Development Services may approve a maximum of 10% change to any development standard in Table 2, except the Director may approve only up to a 5-foot reduction in a building setback and up to a 5-foot height increase to any structure, subject to the applicant demonstrating unique conditions.

III. Architectural Standards

A. Single Family, Detached Buildings

- 1.) Exterior Façade Building Materials:** All homes shall have exterior walls of at least seventy-five (75) percent masonry of the total building exclusive of doors, windows, window boxes, second-story walls not in the same vertical plane as the first story, and areas above the top plate line, dormers, gables, and roofs. Masonry is defined to include brick, stone, stucco, cast stone, or cementitious siding. Other building materials shall be required to obtain a special exception. Secondary building materials are permitted be a maximum twenty-five (25) percent and consist of pre-cast masonry, gypsum reinforced fiber concrete, metal or honed, colored or split-faced CMU block.
- 2.) Building Roofs:** Limited lifetime warranty dimensional asphalt shingles; tile, clay or concrete; slate; metal.
- 3.) Roof Pitch:** The minimum roof pitch shall be 6:12 or greater except covered porches, dormers, etc. to be 4:12 min.

B. Single Family, Condo Buildings

- 1.) Exterior Façade Building Material:** A combination of masonry and non-masonry building materials are required for the front facades of the dwelling units. Masonry is defined in the proposed ordinance to include brick, stone, stucco, pre-cast concrete panels, cast stone, cementitious siding rock, marble, and granite. In aggregate, at least 25% of the front facades (exclusive of windows and doors) of the building surfaces of the dwelling units within the development shall contain masonry cladding as defined. Roofing materials for the dwelling units may consist of any of the following



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materials, asphalt roof shingles, 3-Tab, architectural metal (standing seam, metal shakes/shingles) and tile.

- 2.) **Roof Pitch:** The minimum roof pitch shall be 5:12 for all residential structures.

C. Townhomes/ Single Family, Attached Buildings

- 1.) **Exterior Façade Building Materials:** All townhomes shall have exterior walls of at least seventy-five (75) percent masonry of the total building exclusive of doors, windows, window boxes, second-story walls not in the same vertical plane as the first story, and areas above the top plate line, dormers, gables, and roofs. Masonry is defined to include brick, stone, stucco, cast stone, or cementitious siding. Other building materials shall be required to obtain a special exception at Site Plan approval. Maximum of twenty-five (25) percent secondary building materials are permitted be a and consist of pre-cast masonry, gypsum reinforced fiber concrete, metal or honed, colored or split-faced CMU block.
- 2.) **Building Roof Materials:** Limited lifetime warranty dimensional asphalt shingles; tile, clay or concrete; slate; metal.
- 3.) **Roof Pitch:** The minimum roof pitch shall be symmetrically pitched 6:12 or greater.

D. Multifamily Buildings

- 1.) **Exterior Façade Building Materials:** The primary building materials (75% minimum of façade) are permitted to be a mix of brick, stone, stucco, cast stone, or cementitious siding. Other building materials shall be required to obtain a special exception at Site Plan approval. The secondary building materials (25% maximum of façade) are permitted be pre-cast masonry, gypsum reinforced fiber concrete, metal or honed, colored or split-faced CMU block.
- 2.) **Building Roof Materials:** Architectural asphalt shingles; tile, clay or concrete; slate; metal; TPO membrane or approved equal.

IV. Landscape Requirements

A. Single Family, Detached Use

- 1.) **Landscaping:** The landscaping requirements applicable in the R-2 Base Zoning District, except as amended in this ordinance shall apply. Minimum one (1) tree of at least three (3) caliper inches in diameter shall be planted in the front yard.
- 2.) **Perimeter Fences/Screening:** Privacy fences shall consist of the following materials: wood, masonry, or wrought iron/ steel fence finished in black. No fence or perimeter enclosure wall shall exceed eight (8) feet in height.

B. Single Family, Condo Use

- 1.) **Landscaping:** The landscaping requirements applicable in the R-2 Base Zoning District, except as amended in this ordinance shall apply. The minimum landscaped area of 35% for shall include private backyards, open spaces, landscape buffers, walking trails, detention pond area, and amenity locations. There will be a minimum of one (1) 2.25" caliper tree per two dwelling units distributed throughout the single family, condo development.



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- 2.) **Mailboxes:** Cluster box units will be provided for mail delivery as required by the United States Postal Service. Cluster box units will be located within the centralized parks/open space areas or at a location otherwise designated by the applicant.
- 3.) **Signage:** Each entry to the community will include a minimum of one illuminated (1) entry statement. These will serve as permanent community identification signs. Final design and location of any entry feature shall be reviewed and approved with the Site Plan.
- 4.) **Perimeter Fences/Screening:** Perimeter fencing along the boundary of the property when adjacent to residential homes shall consist of wood privacy fencing at a minimum of 6' in height. All pickets shall be placed on the "public side" facing the neighboring property. In the event dwelling units are facing or parallel to the adjacent Right-of-Way fencing is not required.

C. Townhomes/ Single Family, Attached and Multifamily Uses

- 1.) **Landscaping:** The landscaping requirements applicable in the R-2 Base Zoning District shall apply.
- 2.) **Signage:** Final design and location of any entry feature shall be reviewed and approved with the Site Plan.
- 3.) **Mailboxes:** Cluster box units will be provided for mail delivery as required by the United States Postal Service. Cluster box units will be located within the centralized parks/open space areas or at a location otherwise designated by the applicant.
- 4.) **Perimeter Fences/Screening:** The fence and screening devices applicable to the R-2 Base Zoning District shall apply.

D. Non-Residential Uses

- 1.) **Landscaping:** The landscaping requirements applicable in the C-1 Base Zoning District shall apply.
- 2.) **Signage:** Final design and location of any entry feature shall be reviewed and approved with the Site Plan.
- 3.) **Mailboxes:** Cluster box units will be provided for mail delivery as required by the United States Postal Service. Cluster box units will be located within the centralized parks/open space areas or at a location otherwise designated by the applicant.
- 4.) **Perimeter Fences/Screening:** The fence and screening devices applicable to the C-1 Base Zoning District shall apply.

V. Parks and Open Space Standards

A. Residential Subdistrict

- 1.) **Parks:** A pocket park (1 acre minimum, 2.5 acre maximum) will be provided within a single family, detached development. Park will contain playground and other amenities such as park benches, etc.
- 2.) **Open Space and Pedestrian Trails:** Open space and pedestrian trails will connect the pocket park to the larger Park District as depicted on the Parks and Open Space Plan Map. Pedestrian Trails shall



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be minimum 8 ft wide and are permitted to be reinforced concrete, decomposed granite, or other material suitable for trails as approved through the Site Plan process.

B. Park Subdistrict

- 1.) **Community Pond:** The existing pond will be dedicated to the City as a public park. Final design for the community pond/open space, and its associated elements and structures, shall be approved as part of the Site Plan process.
- 2.) **Open Space and Pedestrian Trails:** Open space and pedestrian trails will connect the pocket park to the larger Park District as depicted on the Parks and Open Space Plan Map. Pedestrian Trails shall be minimum 8 ft wide and are permitted to be reinforced concrete, decomposed granite, or other material suitable for trails as approved through the Site Plan process.

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VI. Exhibit A – Conceptual Plan Map



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VII. Exhibit B – Transportation Master Plan Map

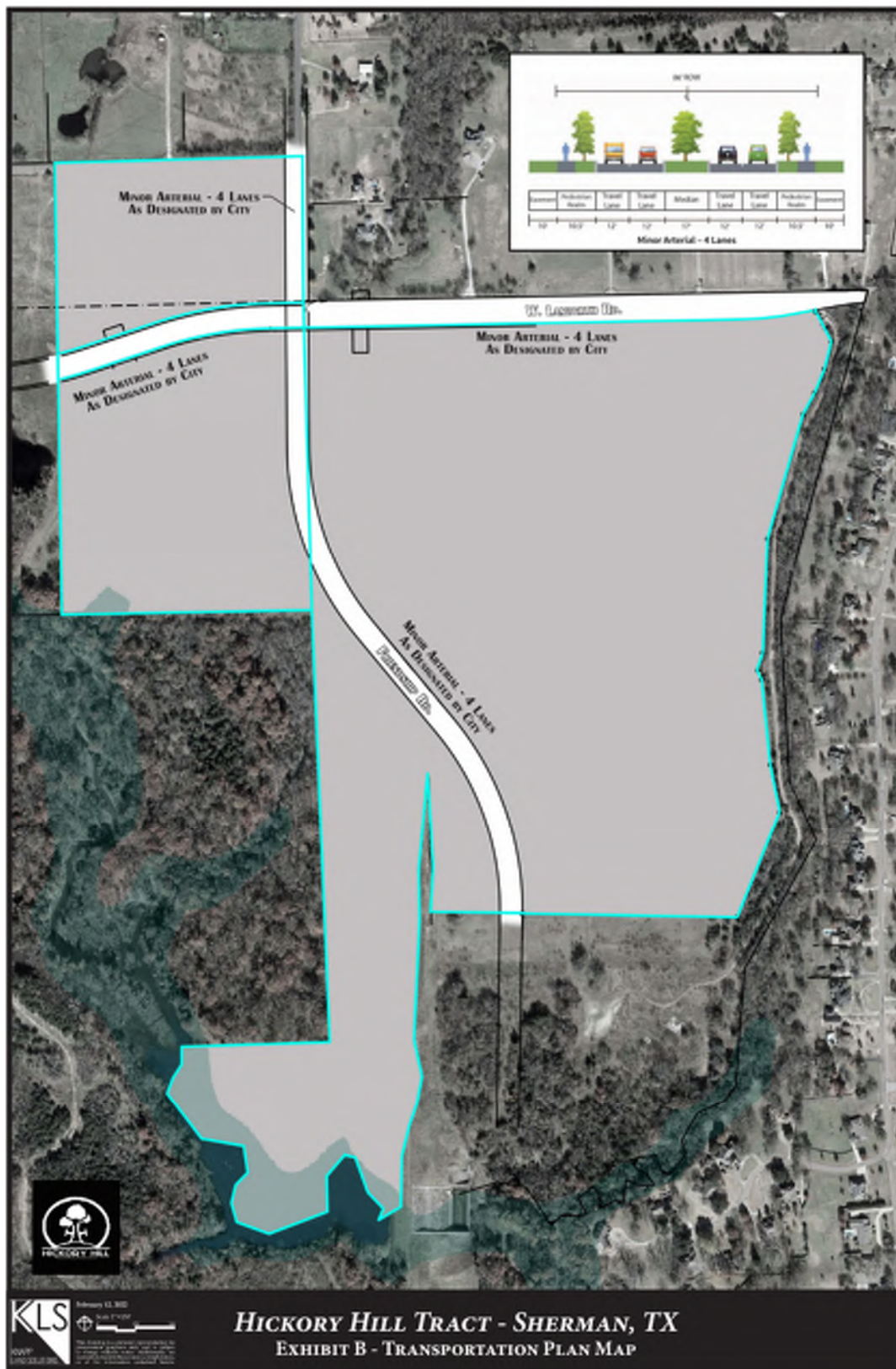


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VIII. Exhibit C – Parks and Open Space Map

