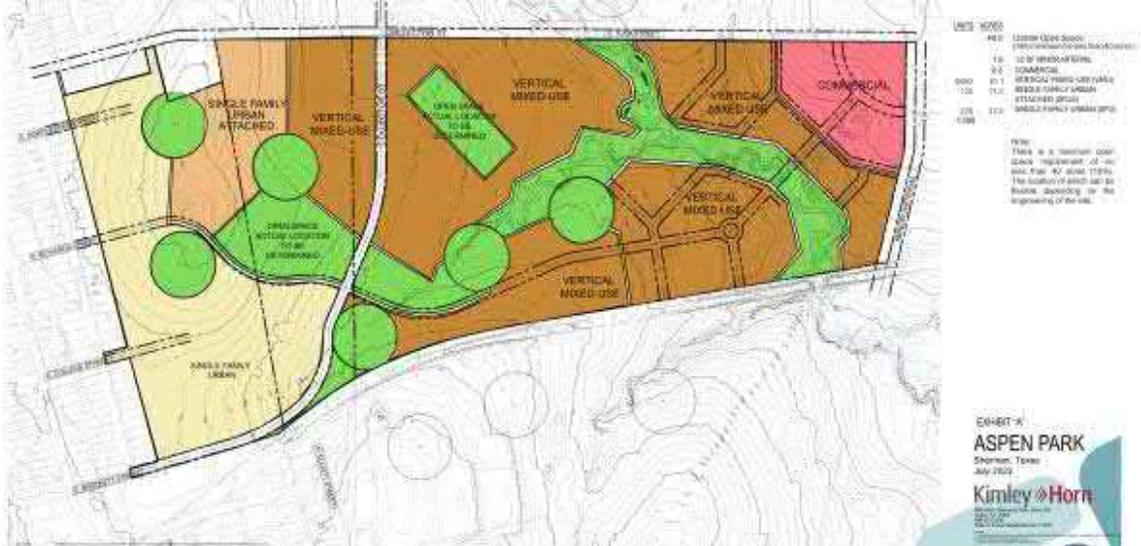


Development Guidelines

Click to See Location <https://maps.app.goo.gl/M9TarA9hT7N22SoEA>



District	Acres
SF-U District: Single Family Urban District	37.5
SF-UA District: Single Family Urban Attached District	11.4
VMU District: Vertical Mixed-Use Residential District	91.1
C-1 District: C-1 (Retail Business)	11.6

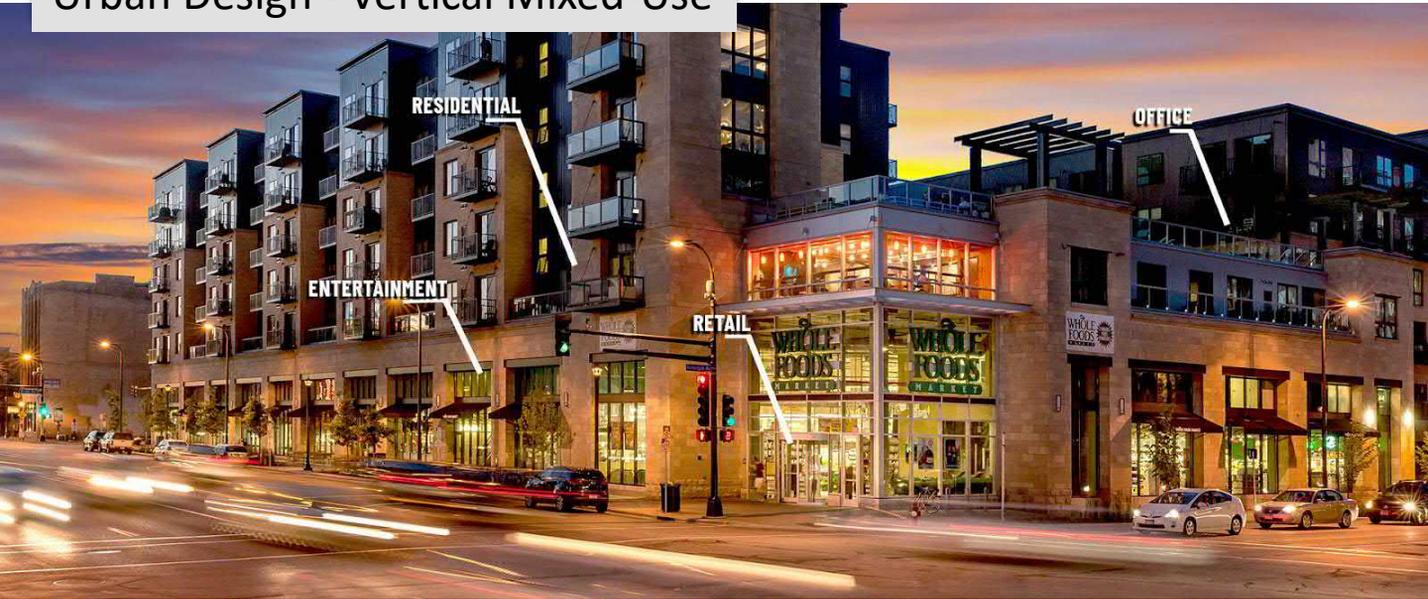
Percentage	Units	Acres	
18% Min		No less than 40	Open Space
1%		1.9	1/2 Minor Arterial
5%		11.6	Commercial
Detached	225	37.5	SF Lots
Attached	125	11.4	
VMU	6,650	91.1	MIXED-USE
	7,000		

Single Family Urban			
225 units		4,000 sf lots	40'x90'
@	6 u/ac		
		37.5	acres

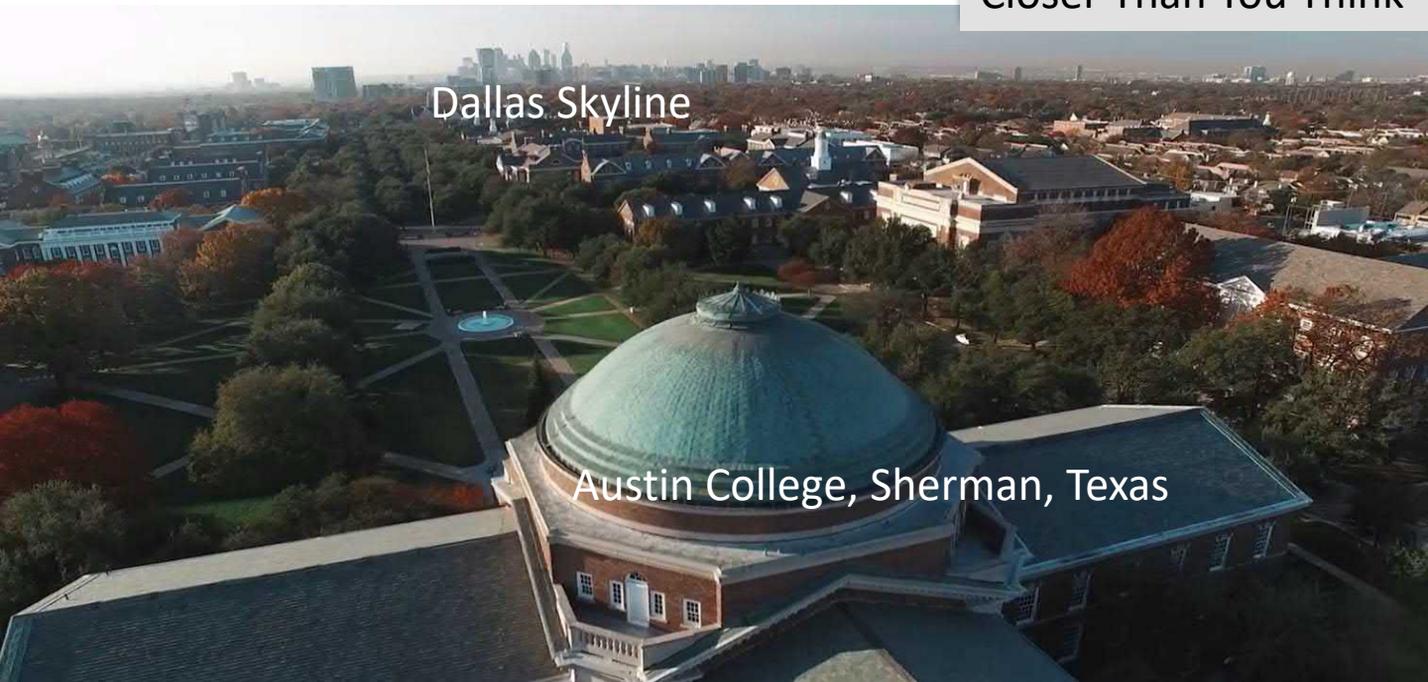
Single Family Urban Attached			
125 units		1,200 sf lots	20'x60'
@	11 u/ac		
		11.4	acres

Vertical Mixed Use			
6,650 units		300 per phase	22 phases
@ 65-85	u/ac		
		91.1	acres

Urban Design - Vertical Mixed-Use



Closer Than You Think



Dallas Skyline

Austin College, Sherman, Texas

Where New Residents Coming From?

People are moving to Sherman from 

Inbound Metros	Net Search Flow 
	Oct '22 - Dec '22
1 Los Angeles, CA 	2,410
2 San Francisco, CA 	1,219
3 New York, NY 	816
4 Chicago, IL 	724
5 Washington, DC 	504
6 Seattle, WA 	432
7 Lincoln, NE 	423
8 San Diego, CA 	336
9 Boston, MA 	236
10 Portland, OR 	179

lower inbound  higher inbound 



Source: **REDFIN**

President Announces Texoma Semiconductor Tech Hub



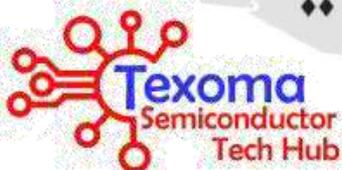
Property Located Here

Where semiconductors are now made in America

There are 70 plants in the U.S. making semiconductors of varying sizes, including 15 in Texas. GlobalWafers' existing Sherman plant and its new factory produce silicon wafers used to make semiconductors. Sherman also is home to an Apple supplier that makes facial recognition chips. Texas Instruments, Samsung and Intel all announced plans in the last year to build new U.S. chip plants.

- 50
- 100
- ★ 150
- 200
- ◆ 300
- Wafer size not identified
- ◇ Wafer size in millimeters produced by plant

Apple facial-recognition chip 



SOURCE: Semiconductor Industry Association

Staff Graphic

Texas Instruments 400 Acre Campus Completion Date 2025



Who is Investing in Sherman's Future?
Texas Instruments (*Semiconductors*)
Emerson (*Automation*)
GlobalWafers Co. (*Semiconductors*)
Coherent (*Semiconductor/Optoelectronics*)
Eternity Technologies Inc. (*Industrial Battery*)
Modular Power Solutions (*Industrial Power Banks*)

In The News

The Dallas Morning News

How Sherman is making itself into an epicenter of the U.S. semiconductor universe

The historic North Texas city landed two multibillion-dollar semiconductor projects in less than a year.

Finisar proposes \$3 billion Sherman expansion for new facility



Up to 4,000 high paying jobs.
Construction starts in 2025

12 FOX11 59° 6:02 TURNS TO

Sherman is the Silicon Prairie of Texas

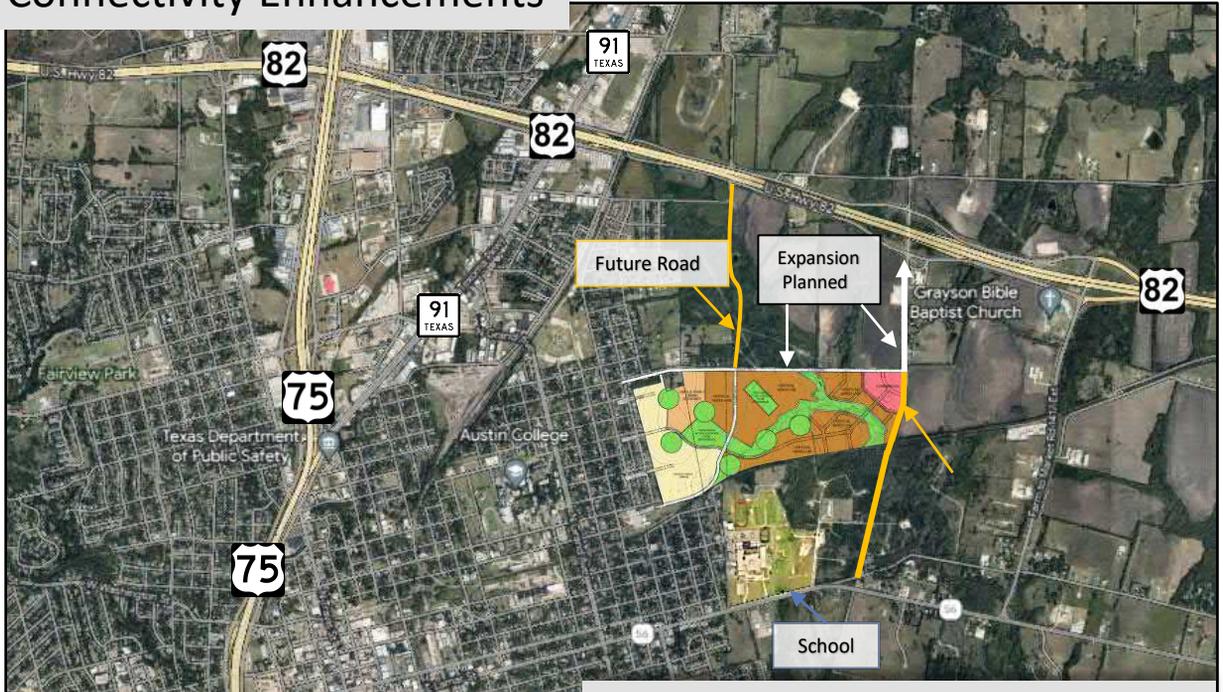


Texas Instruments Chairman, President and CEO Rich Templeton (center); Texas Governor Greg Abbott; and Sherman Mayor David Plyler, along with company leaders, participate in a groundbreaking ceremony in May 2022 for TI's new 300-mm semiconductor wafer fabs in Sherman, Texas.



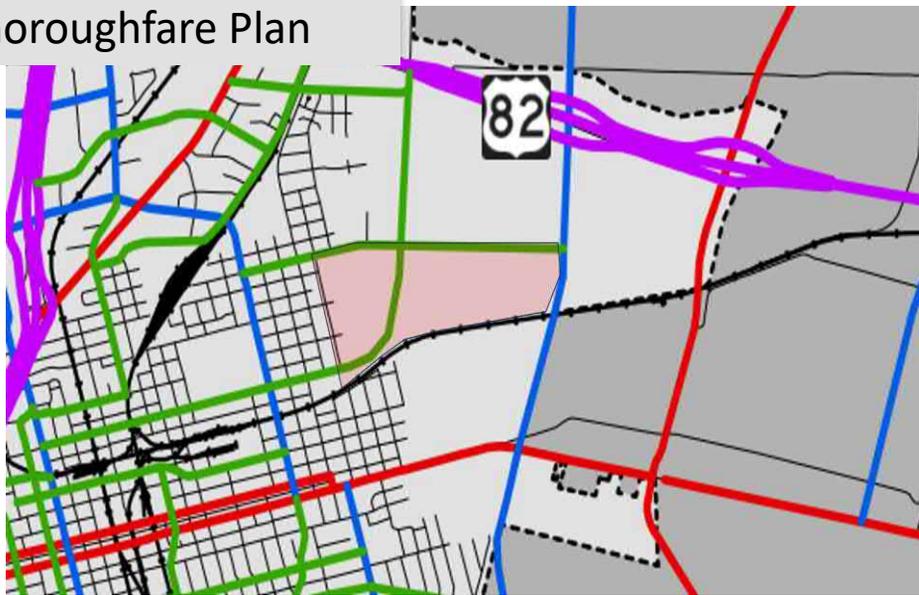
SEDCO Projects 2022-2024	Investment	Jobs
Texas Instruments 300-mm Wafers	\$30,000,000,000.00	3,200 New
Global Wafers USA 300-mm Silicon Wafers	\$5,000,000,000.00	1,500 New
GlobiTech Silicon carbide (SiC) deposition on silicon wafers	\$100,500,000.00	214 Retained
Coherent (Formerly II-VI) Vertical Cavity Surface Emitting Laser (VCSELs)	\$53,000,000.00	150 New
Tyson Fresh Meats Beef & Pork	\$32,000,000.00	1,700 Retained
Sunny Delight Beverages	\$30,060,000.00	74 New
Tokyo Electron Semiconductor Equipment Supplier	\$10,000,000.00	100 New
Arctic Bracing Post operative and conservative care external medical devices	\$3,000,000.00	16 New
Persys Engineering Decontamination and cleaning services for semiconductors	\$2,000,000.00	20 New
Eaton B-Line Metal Enclosures	\$1,990,096.00	35 New, 283 Retained
Big Girl Spa Bathub Footrests	\$406,500.00	30 New, 1 Retained
Jade United General freight transporting services	\$241,800.00	3 New, 3 Retained
Taylor'd Trends E-Commerce Women's Clothing, Accessory Distributor	\$160,959.95	11 New, 7 Retained
Commissary Express Food and hygiene commissary products	\$150,000.00	23 Retained
The Charlotte Letter Adaptive apparel for children with special medical needs	\$128,524.00	10 New
Quality Ingredients Corn tortilla preservatives	\$118,000.00	5 New
TOTAL 2022-2023	\$35,133,255,914.95 Investments	5,154 New; 2,231 Retained

Connectivity Enhancements



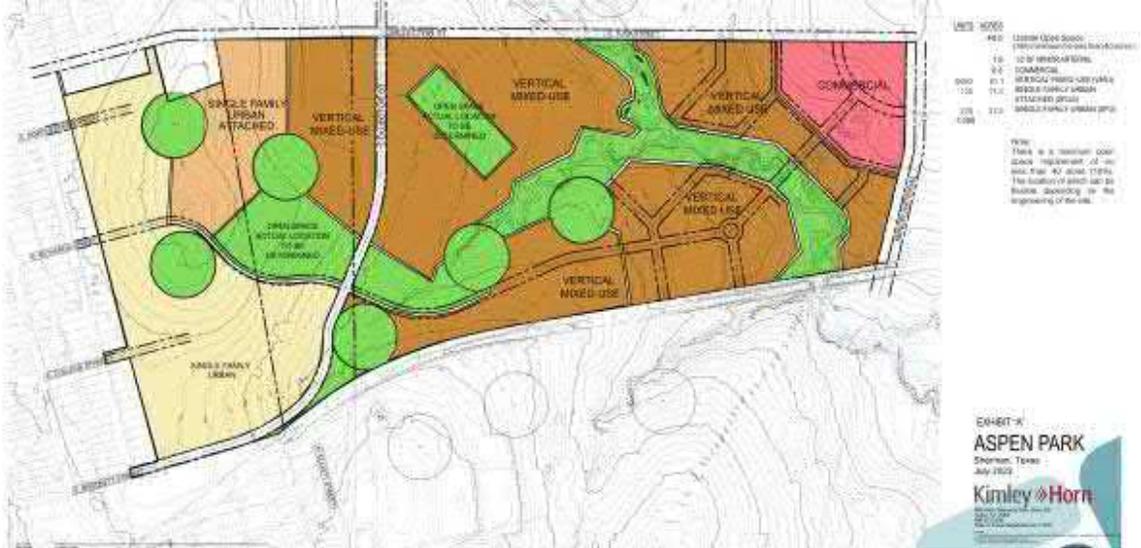
Highway 82 Connectivity Plans

Future Thoroughfare Plan



Development Guidelines

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Vertical Mixed Use			
6,650 units		300 per phase	22 phases
@ 65-85	u/ac		
		91.1	acres

Chart 1: Building Requirements, Single Family Urban District

1. Minimum Requirements for Lot Area, Width and Setback		Lot area: 4,000 sq ft
		Lot width: 40'
		Lot depth: 90'
		Front setback (front-loaded garage): 20' (garage); 10' (building)
		Front setback (rear-loaded garage): 10'
		Rear setback (front-loaded garage): 10'
		Rear setback (rear-loaded garage): 20'
		Side setback (of corner lot): 5' or 0'/10' (15')
2. Other Regulations	(a) Floor Area	Total floor area shall not be less than 1,000 square feet.
	(b) Landscaping Requirements	<ol style="list-style-type: none"> 1. Refer to Subsection 14.04.006 City of Sherman Zoning Ordinance for landscaping requirements. 2. Lots have setbacks of ten (10) or less no front yard trees shall be required. 3. Lots having building setbacks of greater than (10) feet one (1) front yard tree shall be required.

Chart 2: Building Requirements, Single Family Urban Attached District

1. Minimum Requirements for Lot Area, Width and Setback		Lot area: 1200 sq. ft.
		Lot width: 20'
		Lot depth: 60'
		Front setback (front-loaded garage)
		<ol style="list-style-type: none"> 1. Lots width of 25' or more: 20' 2. Lots less than 25' wide shall not have front loaded garages.
		Front setback (rear-loaded garage): 10'
		Rear setback (front-loaded garage): 15'
		Rear setback (rear-loaded garage): 20'
2. Other Regulations		Street side setback: 15'
		Interior side setback: 0'
	(a) Maximum Building Length	The maximum allowable building length shall not exceed 20 homes in a row.
	(b) Landscaping Requirements	<ol style="list-style-type: none"> 1. Refer to Subsection 14.04.006 City of Sherman Zoning Ordinance for landscaping requirements; 2. Lots have setbacks of ten (10) or less no front yard trees shall be required. 3. Lots having building setbacks of greater than (10) feet one (1) front yard tree shall be required.

Chart 3: Building Requirements for Vertical Mixed Use Building, Vertical Mixed Use District

1. Minimum Requirements for Lot Area, Width and Setback		Lot area: 8,000 sq ft
		Lot width: 80'
		Front setback: 12'
		Side setback: 0'
		Rear setback: 10'
	(a) Floor Area Minimum, Dwelling	Efficiency Unit: 430 sq ft per unit
		One-Bedroom Unit: 500 sq ft per unit
		Two or more bedroom unit: 750 sq ft per unit
	(b) Building Area	The maximum allowable building area, including main and accessory buildings, shall not exceed 80% of the gross area of the lot or tract of land.
	(c) Height Regulations	1. No building shall exceed 80'.
		2. An additional 10-foot front yard setback is required for that portion a structure over 60' in height.
	(d) Parking Regulations	Parking lots must be located behind front building facades or inside of the building itself.
	(e) Maximum Density	1. 65 dwelling units per net acre, single use
2. 85 dwelling units per net acre, mixed-use		
(f) Minimum Building Separation	1. If project is a wrap, podium, or similar more urban style development with alternate access to parking, the setbacks and building separation may be on 0' on the "interior" lot lines of the project.	

Chart 4: Building Requirements for C-1 (Retail Business) District

1. Minimum Requirements for Lot Area, Width and Setback		Lot area: 8,000 sq ft
		Front setback: 1. 10' if no parking occurs between the building and R.O.W; 2. 25' if parking occurs between the building and R.O.W.
		Side setback: 0'
2. Other Regulations	(a) Building Area	The maximum allowable building area, including main and accessory buildings, shall not exceed 80% of the gross area of the lot or tract of land.
	(b) Parking Regulations	1. Parking lots must be located behind front building facades or inside of the building itself. 2. Refer to Section 4.5 Parking.