



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
APRIL 21, 2020 - 7:00 PM
CONDUCTED VIA VIDEO CONFERENCE**

This City of Allen Planning and Zoning Commission meeting will be conducted with the members of the Commission participating remotely via video conference. The facility will not be open to the public.

Members of the public are entitled to participate remotely via broadcast by webinar.

To speak remotely at the Planning and Zoning Commission Meeting, speakers must:

- Submit the online registration form found at: [PZ Speaker Registration](#) not later than 3 p.m. on Tuesday, April 21, 2020.
- Once the registration form is received, registered speakers will receive either an email or phone call providing the telephone number to call on the date of the meeting.
- Speakers must call not later than 6:45 p.m. on the date of the meeting in order to be allowed to speak. Late callers will not be accepted and will not be allowed to speak.
- Handouts or other information that a member of the public desires to provide to the Commission must be emailed to planning@cityofallen.org by 3 p.m. on April 21st to ensure the information is able to be provided to the Commissioners in advance of the meeting.

The meeting will be live streamed on Allen City TV at www.cityofallen.org/982/ACTV for those wanting to watch the meeting but not address the Commission.

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Director's Report

1. Action Taken on the Planning and Zoning Commission Items by City Council at the April 14, 2020, Regular Meeting.

Consent Agenda

(Routine P&Z business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Commission member or member of staff.)

2. Capital Improvement Plan (CIP) Status Report.
3. Approve Minutes from the April 7, 2020, Planning and Zoning Commission Regular Meeting.
4. Final Plat - Consider a Request for a Final Plat for Goddard School at Allen Addition, Lot 1, Block A, Being 1.168± Acres of Land in the John Fyke Survey, Abstract No. 325; Generally Located at the Northeastern Corner of the Intersection of Bossy Boots Drive and Stockton Road. (PL-031320-0003) [Goddard School]

Regular Agenda

5. Public Hearing - Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of a Portion of Tract A of Planned Development PD No. 92 Corridor Commercial "CC" to Allow "Medical or Dental Office" and "Office" as Permitted Uses for Ridgeview Village Retail Addition, Lot 1, Block A, Generally Located Directly East of Watters Road and Approximately 187± Feet North of Ridgeview Drive. (ZN-033020-0009) [2540 N Watters Rd]

Executive Session (As needed)

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

Adjournment

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, April 17, 2020 at 5:00 p.m.

Shelley B. George, City Secretary

Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 214-509-4105.

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: April 21, 2020

SUBJECT: Action Taken on the Planning and Zoning Commission Items by City Council at the April 14, 2020, Regular Meeting.

STAFF RESOURCE: Marc Kurbansade, AICP
Director of Community Development

BACKGROUND

- There were no items taken to the March 14, 2020 City Council meeting.

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:	April 21, 2020
SUBJECT:	Capital Improvement Plan (CIP) Status Report.
STAFF RESOURCE:	Chris Flanigan, PE Director of Engineering
PREVIOUS COMMISSION/COUNCIL ACTION:	None.
LEGAL NOTICES:	None.
ANTICIPATED COUNCIL DATE:	None.

BACKGROUND

Every month the Engineering Department will provide a status update of the City's Capital Improvement projects.

STAFF RECOMMENDATION

N/A

MOTION

N/A

ATTACHMENTS:

CIP Progress Report through April, 2020 and CIP Map through April, 2020

ENGINEERING CIP REPORT - April 2020

PROJECT				STATUS / COMMENTS	CONST. DATES	
ROADS	CITY	1	Allen Drive Gateway Project (US 75 Interchange)	ST1903	TxDOT has been submitted the 60% design plans Parks Department is working with DCBA on Phase 1 landscape design	TBD
		2	Bethany & Heritage Traffic Signal Improvement	ST1907	Durable will be the contractor for this project. Tender agreement between durable, surety (bonding agency) and city is being finalized.	TBD
		3	Traffic Signal Detection Equipment	ST1908	Final Plan submitted to TXDOT Dallas District February 18, 2020. Waiting for TXDOT to proceed.	Complete Summer 2020
		4	2020 Street and Alley Rehabilitation (Various Locations)	ST2002	Project out for Bid. Will present to council in May.	TBD
		5	Mcdermott - Twin Creek & Suncreek Intersection	ST1909	The pavement will be constructed as part of Street and Alley project. Once pavement construcion is complete, signal work will be done. Traffic Signal items need to get three quotes for bid for installation.	Complete Summer 2020
		6	Traffic Signal Construction Bethany & Bel-Air and Watters & Ridgeview	ST2003	90% Design has been received from Consultant for Watters and Ridgeview. Bethany and Bel-Air is already designed.	Start July 2020
	OTHERS	7	FM 2551 (Main - Parker Rd)	ST0316	Design of widening to 6-lanes. NTMWD and TxDOT have reached an agreement on design conditions. City has provided plan comments back to TxDOT	2022
		8	Ridgeview / US 75 Overpass	TxDOT	Preliminary Engineering and project is environmentally clear. Two bypass lanes on the southbound frontage road will be provided. City Provided 30% Comments to TxDOT.	Construction 2022
UTILITIES & DRAINAGE	CITY	9	Allenwood Drainage	DR1901	Contract has completed pond excavation and working on new Weir Structure.	Early 2020
		10	Bethany Tower & Stacy Ground Storage Tank #3 Repaint	WA1903	Stacy Tank has been completed. Bethany Tank is nearing completion with only the final touchups to finish. Work will be completed Mid April.	Complete April 2020
		11	Custer & Stacy Flow Meter Replacement	WA1903	Contractor is awaiting materials to begin construction.	Complete June 2020
		12	Hillside Water & Sanitary Sewer Rehabilitation, PH 2	WA1902	Contractor is substantially complete. Micro-Surface placed on hold due to current shelter in place order.	Complete March 2020
		13	Sloan Creek Regional Sewer	WA1904	Initial Offer Letters for easement acquisition have been mailed.	Construction 2020
		14	Stacy Pump Station Rehab	WA1906	Engineer has begun design efforts and set to submit 30% plans in May.	Construction 2020
		15	Water & Sewer Improvements - Greenville/Chaparral & Main/Boyd	WA1802	Project is Substantially Complete.	Complete March 2020
		16	CBD - RR Sanitary Sewer Improvements	WA1908	Project is under way with design to replace the aging sanitary sewer pipes and increase the size to allow for future development. Staff is working with developer of tract to adjust alignment.	TBD
	OTHERS	17	Windridge Water & Sanitary Sewer Rehabilitation, PH 1 & 2	WA1901	Consultant submitted 90% plans on February 28th, 2020 for Phase 1.	Construction 2020
		18	Rowlett Creek Sewer Extension	NTWMD	Project is in the Closeout Phase with NTMWD.	Substanially Complete
OTHER		19	Fire Station #6	PS1901	Phase 1 of Design Commenced, beginning submittals to TRC & PNZ April 13th. Phase 1 Design Complete by August 2020.	TBD
		20	Central Fire Remodel & Expansion	PS1701	Phase 1 Completed, New fire Station operational. Phase 2 Demolition 99% complete, framing, and mechanical equipment is being installed. Completion September 1 2020.	Complete Fall 2020

CONSTRUCTION

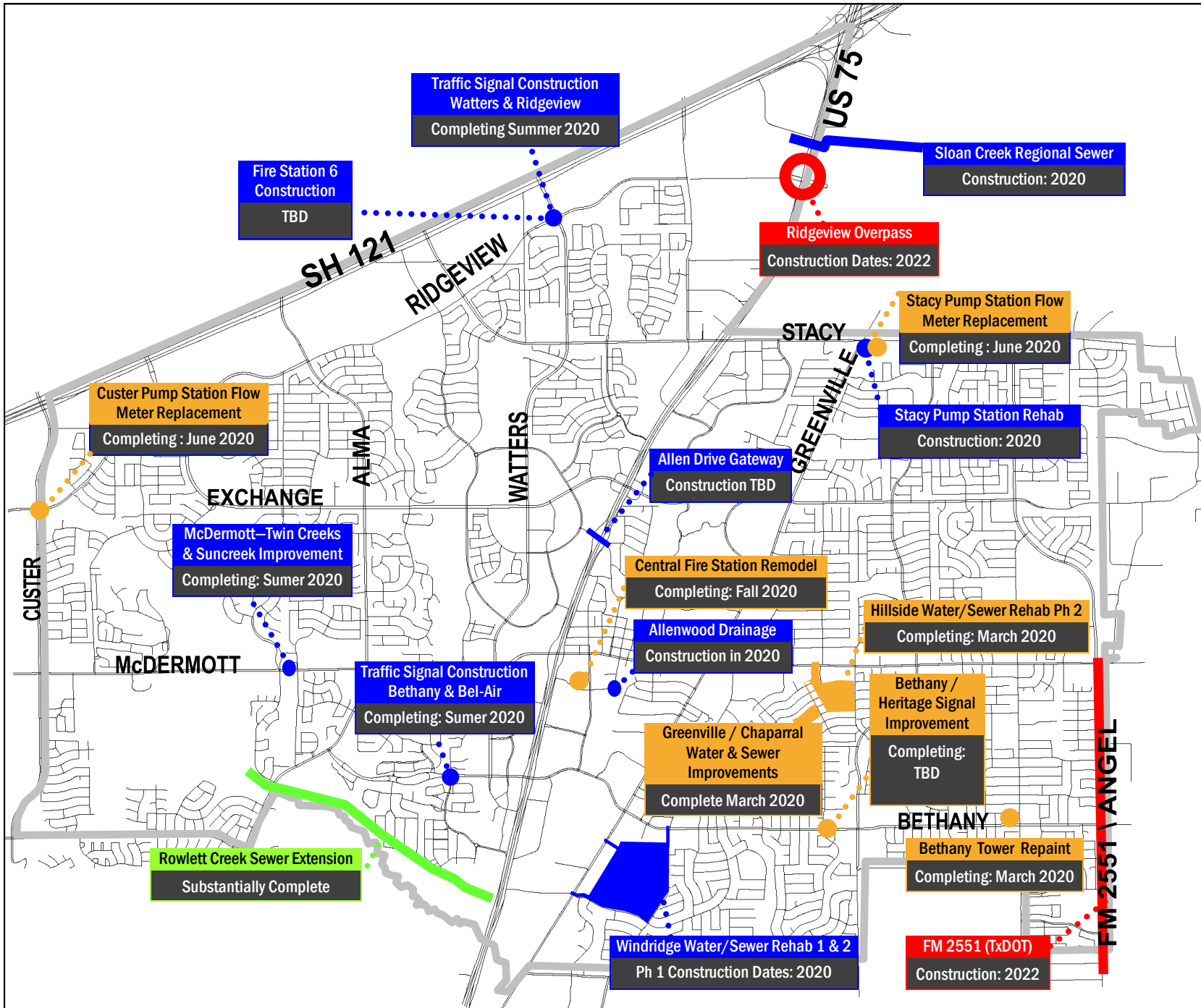
DESIGN

DESIGN (BY OTHERS)

CONSTRUCTION (BY OTHERS)

FUTURE

ENGINEERING CIP MONTHLY REPORT



**April
2020**

CONSTRUCTION

DESIGN

CONSTRUCTION
(By Others)

DESIGN
(By Others)

FUTURE

ENGINEERING
DEPARTMENT
214.509.4576

DIRECTOR:
CHRIS
FLANIGAN



PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
--

AGENDA DATE:

April 21, 2020

SUBJECT:

Approve Minutes from the April 7, 2020, Planning and Zoning Commission Regular Meeting.

STAFF RESOURCE:

Hayley Angel, AICP
Planner II

ATTACHMENTS:

Minutes from the April 7, 2020, Regular Meeting

PLANNING AND ZONING COMMISSION

REGULAR MEETING

April 7, 2020

ATTENDANCE:

Commissioners Present:

Ben Trahan, Chair
Stephen Platt, Jr., 1st Vice-Chair
Michael Orr, 2nd Vice-Chair
Gene Autrey
Dan Metevier
John Ogrizovich
Elias Shaikh

City Staff Present:

Marc Kurbansade, AICP, Director of Community Development
Shelley B. George, City Secretary
Hayley Angel, AICP, Planner II
Kevin Laughlin, City Attorney

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chair Trahan called the meeting to order at 7:00 p.m. via video conference.

Director's Report

1. Mr. Kurbansade discussed the action taken on the Planning & Zoning Commission items by City Council at the March 10, 2020, Regular Meeting.

Consent Agenda (*Routine P&Z business: Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Commission member or member of staff.*)

Chair Trahan invited anyone wishing to speak on a Consent Agenda item may do so by completing a public speaker card.

2. Approve Minutes from the March 3, 2020 Planning and Zoning Commission Regular Meeting.

Motion: **Upon a motion by 1st Vice-Chair Platt, and a second by Commissioner Autrey, the Commission voted 7 IN FAVOR and 0 OPPOSED to approve the Consent Agenda as presented. The motion carried.**

Regular Agenda

3. Public Hearing - Conduct a Public Hearing and Consider a Request for a Specific Use Permit SUP for a Dance/Martial Arts Studio Use for An Approximately 4,800± Square Foot Portion of a Building Located on Lot 10, Block D, Bray Central One Addition; Generally Located Approximately 333± Feet North of McDermott Drive and Directly West of Central Expressway (and Commonly Known as 111 N. Central Expressway, Suite 116.) (SUP-022720-0003) [Allen BJJ LLC]

Ms. Angel, Planner II, presented the item to Council.

Ms. Angel noted that staff is in support of the agenda item.

Chair Trahan opened the public hearing.

With no one speaking, Chair Trahan closed the public hearing.

Motion: **Upon a motion by 1st Vice-Chair Platt, and a second by Commissioner Ogrizovich, the Commission voted 7 IN FAVOR and 0 OPPOSED to recommend approval of the request for a Specific Use Permit for a Dance/Martial Arts Studio use for a portion of Lot 10, Block D, Bray Central One Addition, subject to the development regulations and SUP site as presented. The motion carried.**

Executive Session *(As Needed)*

The Executive Session was not held.

Adjournment

The meeting adjourned at 7:06 p.m.

These minutes approved this _____ day of _____ 2020.

Ben Trahan, Chair

Rolandrea Russell, Planner

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
--

AGENDA DATE:	April 21, 2020
SUBJECT:	Consider a Request for a Final Plat for Goddard School at Allen Addition, Lot 1, Block A, Being 1.168± Acres of Land in the John Fyke Survey, Abstract No. 325; Generally Located at the Northeastern Corner of the Intersection of Bossy Boots Drive and Stockton Road. (PL-031320-0003) [Goddard School]
STAFF RESOURCE:	Rolandrea Russell Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	Planned Development No. 108 - Approved July, 2012 Preliminary Plat - Approved September, 2012 Planned Development No. 108 - Approved December, 2019
LEGAL NOTICES:	None.
ANTICIPATED COUNCIL DATE:	None.

BACKGROUND

The subject property is located at the northeastern corner of the intersection of Bossy Boots Drive and Stockton Road. The properties to the north, south (across Stockton Drive), east, and west (across Bossy Boots Drive) are zoned Planned Development PD No. 108 Mixed Use.

The property is zoned Planned Development No. 108 Mixed Use. A Planned Development Amendment for the property, Goddard School, was approved in December 2019. A site plan for the site was approved in February 2020. Platting is the last step in the development process.

The Final Plat shows one lot at a total of 1.168± acres. There are two points of access into the site -- one on Bossy Boots Drive and one on Stockton Drive. The plat also shows various easements and a right-of-way dedication required for development of the property.

The Final Plat has been reviewed by the Technical Review Committee, is generally consistent with the PD Concept Plan and the Site Plan, and meets the requirements of the Allen Land Development Code.

STAFF RECOMMENDATION

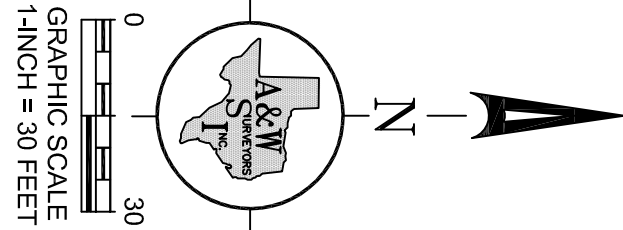
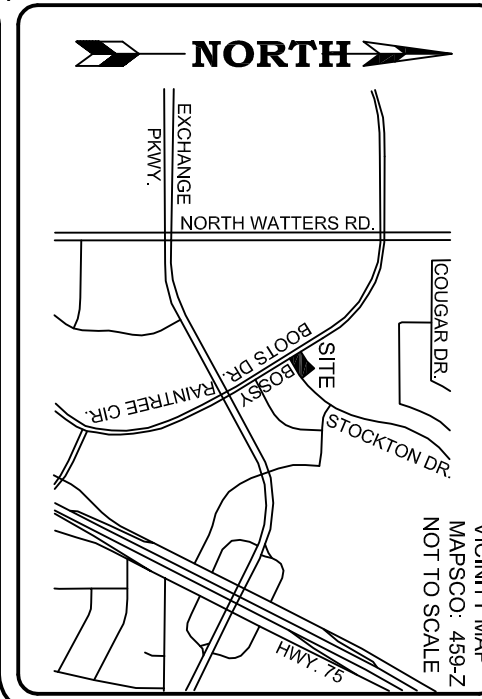
Staff recommends approval.

MOTION

I move to approve the Final Plat of Lot 1, Block A, Goddard School at Allen Addition, as presented.

ATTACHMENTS:

Final Plat



LINE	LENGTH	BEARING
L1	15.07'	N46°49'39"W
L2	15.07'	N46°49'39"W
L3	15.07'	N46°49'39"W
L4	15.07'	N46°49'39"W
L5	15.07'	N46°49'39"W
L6	10.07'	N46°49'39"W
L7	36.24'	N43°10'21"E
L8	6.96'	N46°49'39"W
L9	13.38'	S89°33'37"W
L10	10.07'	S44°57'51"W
L11	10.07'	S44°57'51"W
L12	18.41'	N88°33'37"E
L13	144.32'	S46°49'39"E
L14	110.65'	N46°49'39"W
L15	68.86'	S45°00'12"W
L16	121.80'	S57°11'53"W
L17	12.00'	N52°48'07"W

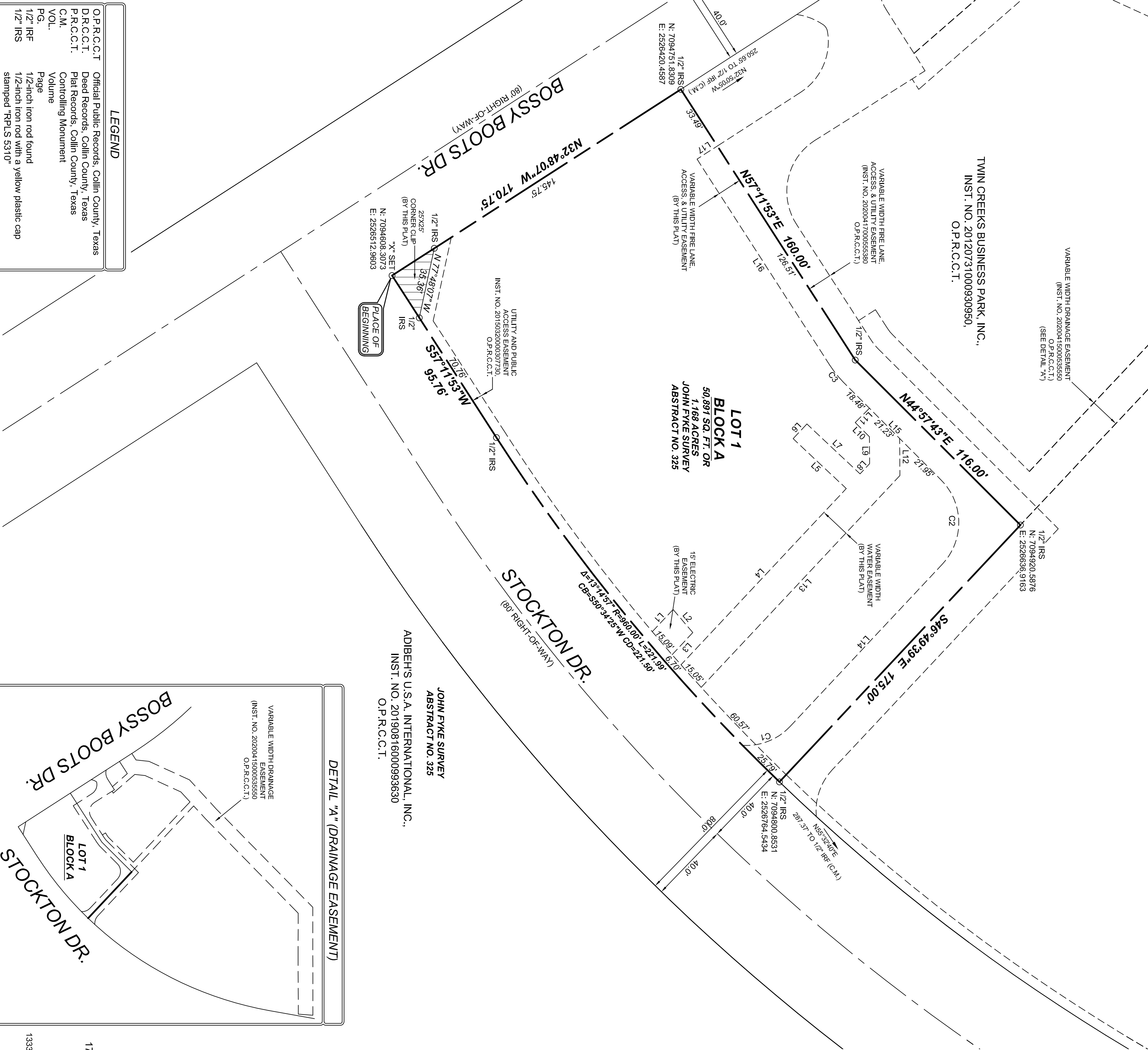
CURVE	DELTA	RAIUS	LENGTH	CH. BEARS	CHORD
C1	50°09'24"	30.00'	26.26'	N21°44'52"W	25.43'
C2	88°12'28"	30.00'	46.19'	S39°04'02"W	41.78'
C3	11°18'14"	54.00'	10.65'	N51°32'49"E	10.64'

SURVEYOR'S NOTES

- 1) All 1/2" iron rod set with a yellow plastic cap stamped "RPLS 5310".
- 2) Any structure new or existing may not extend across new property lines.
- 3) Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
- 4) Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, Zone 4202, per the ALDC.
- 5) The purpose of this plat is to create one platted lot from an existing tract of land.

LEGEND

- O.P.R.C.C.T. Official Public Records, Collin County, Texas
- D.R.C.C.T. Deed Records, Collin County, Texas
- P.R.C.C.T. Plat Records, Collin County, Texas
- C.M. Controlling Monument
- V. Volume
- P.S. Page
- 1/2" IRF 1/2-inch iron rod found
- 1/2" IRS 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310"



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Triangle Allen One, LLC is the sole owner of a tract of land located in the JOHN FYKE SURVEY, ABSTRACT NO. 325, City of Allen, Collin County, Texas, and being part of a tract of land described in deed to Triangle Allen One, LLC, recorded in Instrument No. 20200219000234610, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at an "X" set in a concrete Street, at the intersection of the Northeast line of Bossy Boots Drive, an 80' right-of-way, with Northwest line of Stockton Drive, an 80' right-of-way;

Thence North 32°48'07" West, along said Northeast line, a distance of 170.75' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 57°11'53" East, passing through said Twin Creek tract, a distance of 160.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 44°57'43" East, continuing through said tract, a distance of 116.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 46°49'39" East, continuing through said tract, a distance of 176.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the said Northwest line of Stockton Drive, said point being the beginning of a non-tangent curve to the right having a central angle of 13°14'57", a radius of 960.00' and a chord bearing and distance of South 50°34'25" West, 221.50';

Thence Southwesterly, along said Northwest line and said curve to the right, an arc distance of 221.99' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 57°11'53" West, continuing along said Northwest line, a distance of 95.76' to the **PLACE OF BEGINNING** and containing 50.891 square feet or 1.168 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

THAT I, John S. Turner, do hereby certify that I prepared this Final Plat from an actual and accurate survey of the land and that the corner monuments shown hereon shall be properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Allen, Texas.

DATED this the ____ day of _____, 2020.

PRELIMINARY FINAL PLAT

John S. Turner R.P.L.S. 5310
Registered Professional Land Surveyor

STATE OF TEXAS
COUNTY OF DALLAS

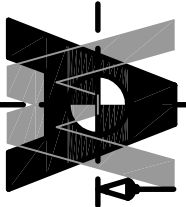
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John S. Turner, Registered Public Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2020.

Notary Public _____

Owner: Triangle Allen One, LLC
1784 W. McDermott Drive, Suite 110,
Allen, TX 75013
T: 469-331-8566

TRIANGLE ENGINEERING
1333 McDermott Dr., Suite 100, Allen, TX 75013
F: 469-3595-6709
E: ktriple@triangle-eng.com
W: www.triangle-eng.com



A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MISSOURI, TX 75187
PHONE: (972) 881-4895 FAX: (972) 881-4854
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: Bossy Boots Dr. & Stockton Dr., Allen, TX 75013 ~

FINAL PLAT

GODDARD SCHOOL AT ALLEN ADDITION LOT 1, BLOCK A

50.891 SQUARE FEET OR 1.168 ACRES
SUBDIVISION OF LOT 1, BLOCK A, JOHN FYKE SURVEY, ABSTRACT NO. 325
THE CITY OF ALLEN, TEXAS
SUBMISSION DATE: MARCH 25, 2020

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Triangle Allen One, LLC, through the undersigned authority, does hereby adopt this Final Plat designating the described property as **GODDARD SCHOOL AT ALLEN ADDITION, LOT 1, BLOCK A**, an addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the streets and alleys thereon, and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way obstruct, interfere with, or impede the use of the easement strips by any public utility system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Allen, Texas.

Witness my hand this ____ day of _____, 20__.

Triangle Allen One, LLC

Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED _____, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AT HOUSTON, TEXAS, this the ____ day of _____, 20__.

Notary Public _____

CERTIFICATE OF APPROVAL

Approved	Attest
Chairman Planning and Zoning Commission	Secretary Planning and Zoning Commission
Date	Date

Executed Pro Forma

Mayor _____
Date _____

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Final Plat of the **GODDARD SCHOOL AT ALLEN ADDITION** to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the ____ day of _____, 20__.

City Secretary, City of Allen _____

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:	April 21, 2020
SUBJECT:	Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of a Portion of Tract A of Planned Development PD No. 92 Corridor Commercial "CC" to Allow "Medical or Dental Office" and "Office" as Permitted Uses for Ridgeview Village Retail Addition, Lot 1, Block A, Generally Located Directly East of Watters Road and Approximately 187± Feet North of Ridgeview Drive. (ZN-033020-0009) [2540 N Watters Rd]
STAFF RESOURCE:	Hayley Angel, AICP Planner II
PREVIOUS COMMISSION/COUNCIL ACTION:	Planned Development No. 92 - Approved March 2004 Planned Development No. 92 - Approved December 2004 Combination Plat - Approved June 2013
LEGAL NOTICES:	Public Hearing Sign - Installed April 10, 2020 Property Owner Notices - Mailed April 10, 2020
ANTICIPATED COUNCIL DATE:	May 12, 2020

BACKGROUND

The subject property is located east of Watters Road and north of Ridgeview Drive, with said property being addressed as 2540 N. Watters Road. The surrounding properties are zoned Planned Development PD No. 92 Corridor Commercial.

The property is zoned Planned Development PD No. 92 Corridor Commercial CC. The applicant is requesting to amend the development regulations to allow for "Medical or Dental Office" and "Office" uses on the site. The existing development regulations do permit a dental office; however, medical and office uses are not permitted per the initial establishment of the Planned Development PD No. 92 ordinance.

The Planned Development was adopted in March 2004 to emphasize entertainment, commercial and retail uses. Properties to the east, also a part of Tract A of Planned Development PD No. 92, were amended in February 2016 to add medical or dental office and office as permitted uses. The request is consistent with the uses of these neighboring properties.

There are no proposed changes to the exterior of the building.

Staff has reviewed the Planned Development request.

STAFF RECOMMENDATION

Staff recommends approval.

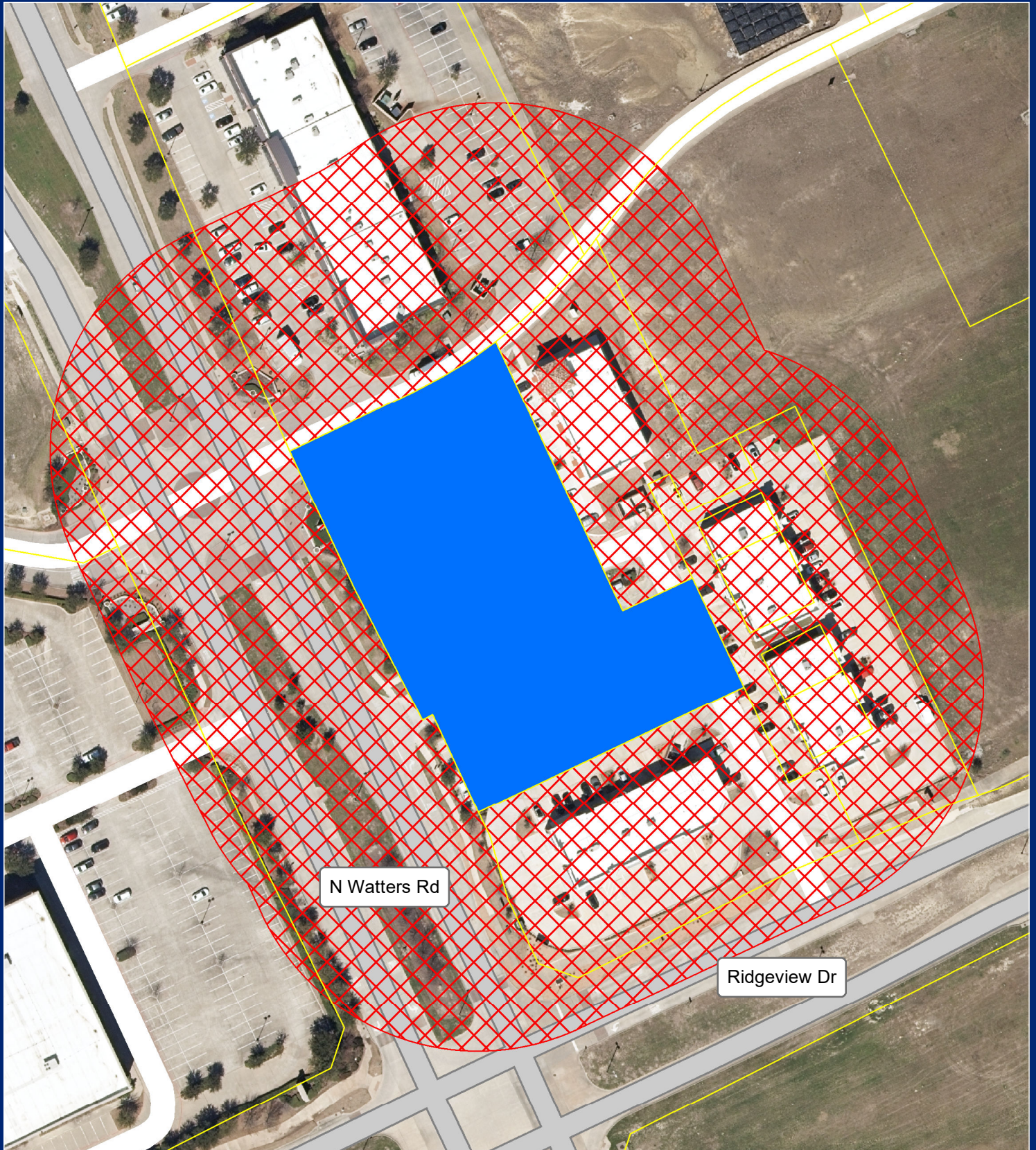
MOTION

I move to recommend approval of the request to amend the development regulations of a portion of Tract A of Planned Development PD No. 92 Corridor Commercial "CC" for Lot 1, Block A, Ridgeview Village Retail Addition, subject to the Development Regulations , as presented.

ATTACHMENTS:

Property Notification Map

Draft Development Regulations

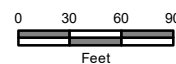


Public Notification Map

2540 N Watters Rd

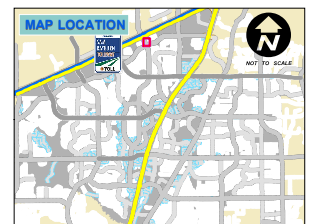
Map Legend

- CollinCAD Parcels
- 200' Buffer
- Public Hearing Property
- Railroad



Community Development - Planning
Date Saved: 4/9/2020

NOTE: This map is only for illustration purpose only, please contact the City of Allen Planning & Development Department for specific rules and regulations.



Draft Development Regulations

The Property shall be developed and used in accordance with applicable provisions of the Allen Land Development Code, as amended, (“ALDC”) and Tract A of Planned Development “PD” No. 92; provided, however, in addition to the uses permitted in Tract A of PD 92, the Property may be developed and used for the following purposes as defined in the ALDC:

- (1) Office
- (2) Medical or Dental Office