

DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR
MCDERMOTT BANQUET HALL

The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, (“ALDC”) and Tract C of Planned Development “PD” No. 56 as set forth in Ordinance No. 1281-9-94, (“the PD 56 Ordinance”), except to the extent modified by the Development Regulations set forth below:

- A. **CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “B” and incorporated herein by reference. Minor modifications to streets that do not alter the general alignment shown on the Concept Plan may be made at the time of Site Plan approval.

- B. **PERMITTED USES:** In addition to the uses permitted by the PD 56 Ordinance with respect to the use and development of Tract C, the Property may be developed and used for a “Banquet Hall” use. For purposes of this Section 2.B., “Banquet Hall” means an establishment which is rented by individuals or groups used for the purpose of hosting private functions including, but not limited to a party, banquet, reception, or social event.