

Williams Addition Lot 3, Block A

EXHIBIT "B"

Conditions For Special Use Permit

I. PURPOSE:

The purpose of this Special Use Permit is to allow for a restaurant with drive-in or drive-through service in Building B of the Zoning Exhibit (Exhibit C) and the continued use of a restaurant with drive-in or drive-through service in Building A of the Zoning Exhibit (Exhibit C).

II. GENERAL CONDITIONS:

1. The site shall be developed and uses allowed shall be in accordance with Commercial Corridor (CC) design standards, as provided in Article 4 and 5 of the City of Wylie Zoning Ordinance as adopted April 2021, except as specifically provided herein.
2. This Special Use Permit shall not affect any regulations within the Zoning Ordinance (adopted as of April 2021), except as specifically provided herein.
3. The design and development of the Williams Addition Lot 3, Block A development shall take place in general accordance with the Zoning Exhibit (Exhibit C).

III. SPECIAL CONDITIONS:

1. The restaurant with drive-in or drive-thru use in Building A shall be allowed as a condition of the SUP and as generally depicted on the zoning exhibit. The Building B restaurant shall be limited to a maximum of 1,800 square feet. The combined allowable maximum size of all restaurants shall be 4,200 sq.ft.
2. The overall parking for the site shall be at a ratio of 1:275 requiring a minimum total of 43 parking spaces.
3. The restaurant without drive thru use shall be prohibited as a use on this site.
4. The Zoning Exhibit (Exhibit C) shall serve as the Site Plan for the restaurant development. Approval of the SUP shall act as site plan approval.