

Wylie Gas Station & Car Wash
EXHIBIT “B”
Conditions For Special Use Permit

I. PURPOSE:

The purpose of this Special Use Permit is to allow for a gas station and car wash service use.

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 Wylie Gas Station & Car Wash development shall take place in general accordance with the Zoning Exhibit (Exhibit C).

III. SPECIAL CONDITIONS:

1. The following listed uses as defined in Article 5 of the Zoning Ordinance (adopted as of April 2021) and as depicted in the Zoning Exhibit (Exhibit “C”) shall be allowed by-right:
 - a. Car Wash
 - b. Fueling Station
 - c. Convenience Store
2. Section 4.1.C(3) of the Zoning Ordinance (adopted as of April 2021) shall be amended to allow for service and loading areas to be visible from a public street for Lot 2 of the Zoning Exhibit (Exhibit C) to allow for the car wash bay to face a public street. There shall be landscaping required at the exit landscape island that reasonably screens the carwash opening from view from State Highway 78.
3. The square footage of the signage depicted on the Zoning Exhibit (Exhibit C) shall be permitted.