

EXHIBIT "B"

CONDITIONS FOR PLANNED DEVELOPMENT

I. PURPOSE:

This Planned Development District shall be established to provide Convenience Store with Motor Vehicle Fueling, Restaurant with Drive-Thru Service, Truck Fueling, and Automatic Car Wash uses to support the economic growth within the region.

II. GENERAL CONDITIONS:

1. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
2. This Planned Development District shall not affect any regulations of the Commercial Corridor District (CC) set forth in Article 4, Section 4.1, of the Comprehensive Zoning Ordinance (adopted as of April 2021) except as specifically provided herein.

III. SPECIAL CONDITIONS:

1. All allowed uses in the Commercial Corridor District (CC), as set forth in Article 5 of the Comprehensive Zoning Ordinance (adopted as of April 2021), in addition to those listed in this paragraph shall be allowed by-right uses.
 - a. Car Wash
 - b. Convenience Store
 - b. Motor Vehicle Fueling Station
 - c. Restaurant with Drive-in or Drive-Thru Service
2. All additional provisions for both by-right and SUP uses shall remain in effect
3. All other uses shall be prohibited on the subject property:
4. The subject property shall be developed in conformance with all regulations of the Commercial Corridor Zoning District set forth in, Section 4.3, and Section 5.2 of the Zoning Ordinance (adopted as of April 2021) in every respect with exception to the uses indicated in Section III.1, III.2, and III.3 above.
5. Design criteria shall be in conformance with Commercial Corridor Architectural Design Requirements of the Zoning Ordinance (adopted as of April 2021).
6. Prior to development, approved plats and site plans shall be required.

7. The subject property shall be developed in conformance with all regulations of Section 4.3 (Design Standards), Figures 4-7, 4-8, and 4-9 and their associated definitions set forth in the Comprehensive Zoning Ordinance (adopted as of April 2021).
8. A landscape buffer shall be placed between the C-store/Car wash (generally the southern half of the property) and the Commercial Vehicle area (generally the northern half of the property) consisting of drought resistant native Texas trees (10' minimum height at planting and 50' OC) and bushes (2' minimum height at planting and grouped between trees).
9. The monument sign for the convenience store shall be allowed to have a maximum width of 12 feet and a maximum height of 14 feet.
10. Overnight truck parking shall be prohibited from the hours of 8pm - 6am