

## **Twin Lakes Gas Station**

### **EXHIBIT “B”**

#### **Conditions For Special Use Permit**

##### **I. PURPOSE:**

The purpose of this Special Use Permit is to allow for a motor fueling station with convenience store use.

##### **II. GENERAL CONDITIONS:**

1. The Special Use Permit shall not affect any regulations of the Neighborhood Services (NS) design standards, as provided in Article 4 and 5 of the City of Wylie Zoning Ordinance as adopted June 2023, except as specifically provided herein.
2. The design and development of the Twin Lakes Gas Station development shall be in accordance with Section III below and the Zoning Exhibit (Exhibit C).

##### **III. SPECIAL CONDITIONS:**

1. This Special Use Permit shall allow for a motor fueling station with a convenience store use within the Neighborhood Services zoning district.
2. The hours of operation for the business shall be:
  - a. Sunday to Friday: 5 a.m. to Midnight for the convenience store
  - b. Saturday: 5 a.m. to 1 a.m. for the convenience store
  - c. Fuel pumps are accessible 24 hours a day, every day.