

EXHIBIT C
WYLIE WHOLESALE WAREHOUSE
SPECIAL USE PERMIT STANDARDS

I. PURPOSE

The commercial tracts are intended to accommodate the development of office, retail and commercial service-related uses for neighborhood residents.

The allowable uses in this district provides for the enhancement and implementation of the City's vision of the Comprehensive Plan. The use of existing creative development goals and objectives contained within the Corridor Commercial combined with the additional flexibility provided by the use of selective enhancements allowed by the use of this S.U.P. together provide for a unique and creative commercial center development which is of general benefit to the City.

II. GENERAL CONDITIONS

1. Except as amended herein, this Development shall conform to any and all applicable articles and sections of the City of Wylie Zoning Ordinance dated May 22, 2025.
2. A zoning exhibit is hereby attached and made a part of the approval for this S.U.P. This zoning exhibit, indicated as Exhibit "B" sets forth an overall property boundary description, conceptual plan, and the designation of each zoning tract, identified by a number which corresponds to the tracts defined in this Exhibit C S.U.P. Development Standards.
3. The zoning exhibit / site plan (Exhibit B) shall serve as the Site Plan for the wholesale warehouse development. Approval of the Special Use Permit shall act as site plan approval.
4. Except as amended by these conditions, development of property within this Development must comply with the requirements of all ordinances, rules, and regulations of the City of Wylie as of the date of this ordinance.

III. SPECIAL CONDITIONS

1. Land uses permitted within this Development shall include those uses allowed in Article 5 Use Regulations, Section 5.1 Land Use Charts, Figure 5-3 Land Use Tables, Non-Residential Districts, Commercial Corridor District (CC) and Section 5.2 Listed uses as defined in the Zoning Ordinance of the City of Wylie with the exception of the following uses which shall be allowed by-right:
 - a. Fuel Center (32 Stations /Maximum of 40 fuel pumps)
 - b. Auto Repair, minor (tires and batteries only)
2. Landscape Requirements per Section 7.7.A of the Wylie Code of Ordinances shall be amended to allow for the following:
 - a. Synthetic Turf & Rock may be utilized as per the attached Landscape Plan
3. Non-Residential Architectural Design Standards per Section 4.3.C, Figure 4-9 and Section 4.3.F.2 of the Wylie Code of Ordinances shall be amended to allow for the following:
 - a. Articulation requirements will be satisfied by the attached building elevations.
4. On site parking requirements per Section 7.3.D.5 of the Wylie Code of Ordinances shall be amended to allow for the following:
 - a. Parking may exceed 125% of the minimum required number of spaces without providing pervious paving for the spaces in excess of 125%
5. Location of service and loading areas per Section 4.3 Figure 4-7 & 4.3.4.a of the Wylie Code of Ordinances shall be amended to allow for the following:
 - a. Loading docks may face public ROW as per Site Plan attached.