

**EXHIBIT "B"**  
**CONDITIONS FOR PLANNED DEVELOPMENT**  
**WYLIE – DUTCH BROS TX1808**

**I. PURPOSE:**

This Planned Development District shall be established to provide Commercial use, including restaurant w/ drive thru to support the economic growth within the region.

**II. GENERAL PROVISIONS:**

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 June 2023) 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 June 2023), in addition to those listed in this paragraph shall be allowed by-right uses.
  - a. Restaurant with Drive-in or Drive-through Service
2. 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 June 2023) in every respect with exception to the uses indicated in Section III.1, above, and the following:
  - a. Remove the maximum parking requirement.
    - Due to the small building footprint of a Dutch Bros store, the maximum parking is reached quickly. There are typically 10 shift employees. A 950 square foot building would only allow for 9 parking spaces.
3. The Zoning Exhibit (Exhibit C) shall serve as the Site Plan or the Dutch Bros Coffee Development. Approval of the SUP shall act as site plan approval.