

Victory at Wylie

EXHIBIT "B"

Conditions For Special Use Permit

I. PURPOSE:

The purpose of this Special Use Permit (SUP) is to allow for the development of a commercial site to include one structure with a restaurant with drive-in or drive-through service use and provide for certain variances to regular zoning ordinance requirements.

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 other regulations within the City of Wylie Zoning Ordinance as adopted April 2021, except as specifically provided herein.
3. The design of the Victory Wylie development shall take place in general accordance with the Zoning Exhibit (Exhibit C).

III. SPECIAL CONDITIONS:

1. A restaurant with drive-thru shall be allowed as a condition of the SUP and as generally depicted on the zoning exhibit.
2. The maximum size of the structure shall be 11,100 square feet. The restaurant with drive thru shall be a maximum of 1,800 square feet. All restaurant uses shall be a maximum of 7,800 square feet in total.
3. Parking shall be at a ratio of one space per 250 square feet of structure (1:250), including any restaurant exterior patio seating area. Parking shall be allowed along and into the Industrial Court right-of-way as depicted on the zoning

exhibit. Parking spaces shall be a minimum of 9'x18' onsite and 9'x20' along Industrial Court. Angled parking shall be allowed in two-way drive aisles.

4. The landscape buffer along State Highway 78 and Birmingham street frontages shall be a minimum of 10'. Neither a tree preservation survey nor tree mitigation shall be required for development of the site.