

# **Keles Fueling Station and Restaurant**

## **EXHIBIT “C”**

### **Conditions for Special Use Permit**

#### **I. PURPOSE**

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

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

1. The Special Use Permit shall not affect any regulations of the Community Retail (CR) 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 Keles Fueling Station and Restaurant shall be in accordance with Section II below and the Zoning Exhibit (Exhibit “B”).

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

1. The following listed uses as defined in Article 5 and 7 of the Zoning Ordinance (adopted as of June 2023) and as depicted in the Zoning Exhibit (Exhibit “B”) shall be allowed by-right:
  - a. Fueling Station
  - b. Drive-Through Restaurant
  - c. Beer and Wine Sales with a waiver to the 300’ distance requirements from a public school.
  - d. Smoking product sales: limited to cigarettes & cigars with a waiver to the 300’ distance requirement from a public school.
    - i. The sale of e-cigarettes, vape cartridges, CBD or THC smokable or edible products shall be prohibited.
2. The hours of operation for the business shall be:
  - a. Sunday to Friday 5 a.m. to Midnight for the convenience store and restaurant use
  - b. Saturday 5 a.m. to 1 a.m. for the convenience store and restaurant use
  - c. Fuel pumps are accessible 24 hours a day, every day.