

EXHIBIT "C"
Faustino's Cigars and Lounge
Conditions For Special Use Permit

I. PURPOSE:

1. The purpose of this Special Use Permit is to allow for a cigar lounge use within the Downtown Historic District.

II. GENERAL CONDITIONS:

1. This Special Use Permit shall not affect any regulations of the Downtown Historic District (DTH) set forth in Article 6, Section 6.3 of the Comprehensive Zoning Ordinance (adopted as of June 2023), except as specifically provided herein.
2. The design and development of the Faustino's Cigars and Lounge development shall be in accordance with Section III below and the Zoning Exhibit (Exhibit B).

III. SPECIAL CONDITIONS:

1. This Special Use Permit shall allow for a Smoking Establishment use within the Downtown Historic zoning district.
2. A minimum of five on-site parking spaces shall be provided.
3. Live music and seating shall be allowed outside.
 1. Live music shall only be allowed until 9pm daily and not exceed 80db measured at the property line.
 2. Outdoor seating can be provided with any structural additions required to be reviewed and approved per Section 6.3 of the City of Wylie Zoning Ordinance.
4. The Smoking Establishment use is further limited to the manufacture, selling, and smoking of cigar products only, as generally defined.
5. The Special Use Permit is intended for a Smoking Establishment owned and operated by Faustino Cigars, LLC. Under any other use or ownership, the SUP shall expire and zoning reverted to the base DTH district.