

EXHIBIT “C”

Conditions for Special Use Permit Victory Shops at Medical Plaza

I. PURPOSE:

This Special Use Permit shall be established to provide Commercial use, including restaurant w/ drive thru to support the economic growth within the region.

II. GENERAL CONDITIONS:

1. This Special Use Permit 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 proved herein.
2. The design and development shall take place in general accordance with the Zoning Exhibit (Exhibit B). This SUP applies to Lot 2A only.

III. SPECIAL CONDITIONS:

1. All allowed uses in the Commercial Corridor District (CC) 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 site plan shall provide pedestrian access, to the best extent possible, to at least the property line of the adjacent property located at 100 Medical Plaza Drive (currently known as Meridian at Wylie).