

EXHIBIT "C"
MEGA DISCOUNT AUTO
CONDITIONS FOR SPECIAL USE PERMIT

I. PURPOSE

1. The purpose of this Special Use Permit is to allow for an automobile repair use (minor) with vehicle display and sales within the Commercial Corridor District.

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 July 2026, except as specifically provided herein.
2. This Special Use Permit shall not affect any regulations of the Commercial Corridor District (CC) set forth in Articles 4 and 5 of the Comprehensive Zoning Ordinance (adopted as of July 2026), except as specifically provided herein.
3. The design and development of the Mega Discount Auto shall be in accordance with Section III below and the Zoning Exhibit (Exhibit "B").

III. SPECIAL CONDITIONS

1. This Special Use Permit shall replace Special Use Permit Ordinance No. 2023-04 and shall rescind all vehicle sale allowances on Lot 1, Block A of Wylie Auto Addition.
2. This Special Use Permit shall allow for an automobile repair (minor) use within the Commercial Corridor District on both Lot 1 and Lot 2, Block A of Wylie Auto Addition as generally shown on the Zoning Exhibit (Exhibit B).
3. This Special Use Permit shall allow for a vehicle display and sale use within the Commercial Corridor District only on Lot 2, Block A of Wylie Auto Addition as generally shown on the Zoning Exhibit (Exhibit B).
4. The Zoning Exhibit (Exhibit B) shall serve as the Site Plan for the development. Approval of the SUP shall act as site plan approval.