

Exhibit C

NICK AND MOES C-STORE & GAS STATION

Conditions For Special Use Permit

I. PURPOSE:

The purpose of this Special Use Permit is to allow for a fueling station with a convenience store and quick-serving restaurants.

II. GENERAL CONDITIONS:

1. The SUP shall not affect any regulations of the Commercial Corridor (CC) design standards, as provided in Article 4 and 5 of City of Wylie Zoning Ordinance (adopted as of May 22, 2025), except as specifically provided herein.
2. The design and development of the Nick & Moes development shall be in accordance with Section III below and the Zoning Exhibit (Exhibit B).
3. The Zoning Exhibit shall serve as the site plan, landscape plan, elevations, and preliminary engineering. Approval of the SUP shall act as Site Plan approval.

III. SPECIAL CONDITIONS:

1. The following listed uses as defined in Article 5 and 7 of the Zoning Ordinance (adopted as of May 22, 2025) and as depicted in the Zoning Exhibit (Exhibit B) shall be allowed by-right:
 - a. Fueling Station
 - b. Restaurant (w/o drive-thru)
 - c. Convenience Store
 - d. Beer and Wine Sales

2. The hours of operation for the business shall be:

Overall Convenience Store	24 hours/day
Fueling Stations	24 hours/day
Quick Service Restaurant #1	6:00 AM – 10:00 PM
Quick Service Restaurant #2	24 hours/day
Quick Service Restaurant #3	9:00 AM – 10:00 PM