

Victory at Wylie

EXHIBIT "B"

Conditions For Special Use Permit

I. PURPOSE:

The purpose of this Special Use Permit (SUP) is to allow for the development of a commercial site to include one structure with a restaurant with drive-in or drive-through service use and provide for certain variances to regular zoning ordinance requirements.

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 April 2021, except as specifically provided herein.
2. This Special Use Permit shall not affect any other regulations within the City of Wylie Zoning Ordinance as adopted April 2021, except as specifically provided herein.
3. The design of the Victory Wylie development shall take place in general accordance with the Zoning Exhibit (Exhibit C).

III. SPECIAL CONDITIONS:

1. A restaurant with drive-thru shall be allowed as a condition of the SUP and as generally depicted on the zoning exhibit.
2. The maximum size of the structure shall be 10,000 square feet. Restaurant uses shall be limited in size as follows:

Restaurant Type	Maximum size
Restaurant with drive-thru	1,800 square feet maximum

Restaurant without drive-thru (full-seating)	2,100 square feet maximum
Restaurant without drive-thru (limited-seating)*	1,500 square foot maximum
All Restaurant uses**	4,800 square foot maximum

**limited seating is a maximum of one seat per 150 square feet of floor area*

*** Total maximum is less than each allowed use maximum in order to facilitate minimum parking requirements.*

3. Parking for 'limited-seating restaurants' shall be one space per 150 square feet. Parking shall be allowed along and into the Industrial Court right-of-way as depicted on the zoning exhibit. Parking spaces shall be a minimum of 9'x18' onsite and 9'x20 along Industrial Court. Angled parking shall be allowed in two-way drive aisles.
4. The landscape buffer along State Highway 78 and Birmingham street frontages shall be a minimum of 10'. Neither a tree preservation survey nor tree mitigation shall be required for development of the site.