

EXHIBIT “C”
Conditions for Special Use Permit

I. PURPOSE

The purpose of this Special Use Permit is to allow for a motor fueling station with a convenience store use within a commercial retail development.

II. GENERAL CONDITIONS

1. The base zoning for the property, as depicted in the zoning exhibit, shall be Neighborhood Services (NS).
2. The Special Use Permit shall not affect any regulations of the Neighborhood Services (NS) design standards, as provided in Article 4 and 5 of the City of Wylie Zoning Ordinance as adopted June 2023; except as specifically provided herein.
3. The design and development of the Keles Fueling Station and Convenience Store shall be in accordance with Section II below and the Zoning Exhibit (Exhibit “B”).

III. SPECIAL CONDITIONS

1. The following listed uses as defined in Articles 5 and 7 of the Zoning Ordinance (adopted as of June 2023) shall be allowed by-right on Lot 1, as depicted in the Zoning Exhibit (Exhibit “B”), only:
 - a. Fueling Station
 - b. Convenience Store
 - c. Beer and Wine Sales with a waiver to the 300’ distance requirements from a public school.
 - d. Smoking product sales: limited to cigarettes & cigars with a waiver to the 300’ distance requirement from a public school.
 - i. The total floor area allowed for the sale of smoking products is limited to 100 sqft and shall not be openly accessible to the general public.
 - ii. The sale of e-cigarettes, vape cartridges, CBD or THC smokable or edible products shall be prohibited.