

EXHIBIT B  
SPECIAL USE PERMIT ZONING PROVISIONS

- I. Statement of Purpose: The purpose of this Special Use Permit is to allow for the continued development and operation of an Electric Substation.
  
- II. General Regulations:
  - A. All regulations of the Wylie Development Code (as of April 2021) shall apply, except as otherwise specified by this Ordinance.
  - B. Site Plan: The site development shall be as reflected in the Zoning Exhibit (Exhibit C). Approval of this SUP shall constitute approval of a site plan.
  
- III. Specific Regulations:
  - A. The site plan includes a proposed replacement of an existing communication tower with an updated 120' version which shall be allowed by right.
  - B. The access drive on the northwest corner of the property, as generally depicted in the zoning exhibit, shall be improved with concrete, per City of Wylie design standards, from the street to the current fence line. This improvement shall be completed before or in conjunction with the construction of the new communications tower.
  - C. Due to the nature of the existing substation use, Section 4.3.E of the Zoning Ordinance shall not apply. Required landscaping shall be generally as currently exists, being a minimum five feet non-irrigated greenspace buffer outside of perimeter site fencing totalling a minimum of 5% of the site.
  - D. There shall not be any required parking as allowed by Section 5.G.1 of the Zoning Ordinance.