

**ORDINANCE NO. 3171**

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A ROOFTOP SOLAR PANEL SYSTEM USE WITHIN A PLANNED DEVELOPMENT-SINGLE FAMILY-2 (PD-SF-2) ZONING DISTRICT, LOCATED AT 110 BROKEN ARROW STREET, BEING PROPERTY ID 267494, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 9 BLK E IN THE BUFFALO RIDGE ADDITION PHASE IIIA SUBDIVISION, AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

**WHEREAS**, the City Council of the City of Waxahachie having heretofore adopted a zoning ordinance and map showing the classification of the various property located within the city limits of said City; and

**WHEREAS**, the described property is classified in said ordinance and any amendments thereto as PD-SF-2; and

**WHEREAS**, a proper application for an SUP has been made in accordance with the zoning ordinances in the City of Waxahachie and said application has been assigned case number SU-19-0164. Said application having been referred to the Planning and Zoning (P&Z) Commission was recommended by the P&Z Commission for approval and the issuance thereof; and

**WHEREAS**, proper notification has been published for the time and in the manner as prescribed by the city ordinance of the City of Waxahachie for a public hearing thereon; and,

**WHEREAS**, a proper hearing was held as required by law and the Council having heard all arguments for and against said SUP;

**NOW, THEREFORE**, this property is rezoned from PD-SF-2 to PD-SF-2, with an SUP in order to permit a Rooftop Solar Panel System use on the following property: Lot 9 Blk E in the Buffalo Ridge Addition Phase IIIA subdivision, which is shown on Exhibit A, in accordance with the Site Layout Plan attached as Exhibit B.

An emergency is declared to exist in that needed and approved improvements will be unnecessarily delayed if this ordinance is not effective upon passage and this ordinance is to be effective upon passage.

The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.

**PASSED, APPROVED AND ADOPTED** on this 21<sup>st</sup> day of January, 2020.



*David Hill*  
MAYOR

ATTEST:

*Roni Cartwright*  
City Secretary



**Exhibit A - Location Map**

0 125 250 500 750 1,000 Feet

SU-19-0164



DESIGN & DRAFTING BY:  
 DANA HAJEDEMOS  
 NABCEP: PV-100414-010500

REVISIONS		
DESCRIPTION	DATE	REV
ORIGINAL	11/14/2019	A

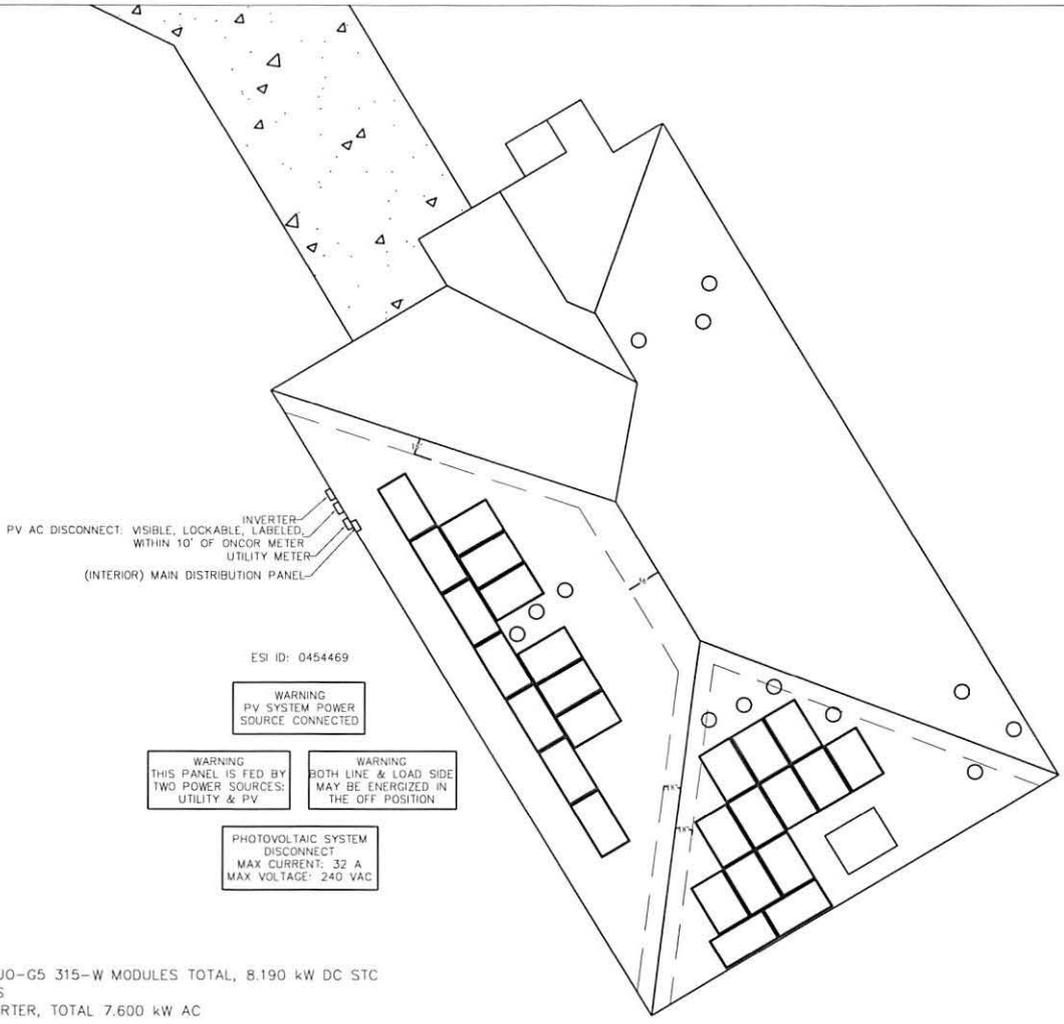


PROJECT NAME  
 BARSHOFSKY RESIDENCE  
 110 BROKEN ARROW STREET  
 WAXAHACHIE, TX, 75165

SHEET NAME  
 SITE MAP

SHEET SIZE  
 11" x 17"

SHEET NUMBER  
 PV-2



SITE PLAN

- (26) HANWHA Q CELLS Q.PEAK DUO-G5 315-W MODULES TOTAL, 8.190 kW DC STC
- (26) SOLAREEDGE P.320 OPTIMIZERS
- (1) SOLAREEDGE SE7600H-US INVERTER, TOTAL 7.600 kW AC

SINGLE STORY ACCESS

FLUSH MOUNTED ROOF ARRAYS: COMP SHINGLE ROOFING  
 ROOF/ARRAY #1 - 30°Pitch, 239°Azimuth - (13) MODULES  
 ROOF/ARRAY #2 - 30°Pitch, 149°Azimuth - (13) MODULES

DRAWING SCALE: 3/32"=1'-0"

**Exhibit B - Site Plan**