

ORDINANCE NO. 3041

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A ROOFTOP SOLAR PANEL USE WITHIN A PLANNED DEVELOPMENT-SINGLE-FAMILY-2 (PD-SF2) ZONING DISTRICT, LOCATED AT 119 RAIN CLOUD DRIVE, BEING PROPERTY ID 267470, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 10, BLOCK Q IN THE BUFFALO RIDGE ADDITION PHASE IIIB 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-SF2; 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-18-0090. 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,

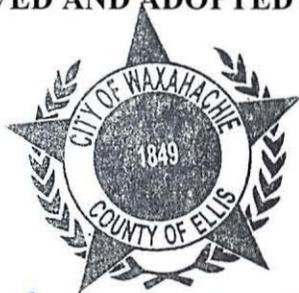
WHEREAS, a proper hearing was held as required by law and the Council having heard all arguments for and against said SUP;

NOW, THEREFORE, this property is rezoned from PD-SF2 to PD-SF2, with an SUP in order to permit a Rooftop Solar Panel System use on the following property: Lot 10, Block Q of the Buffalo Ridge Addition Phase IIIB 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 2nd day of July, 2018.




MAYOR

ATTEST:


City Secretary



**SU-18-0090 119 Raincloud-Rooftop Solar
Location Exhibit**

 SU-18-0090

EXHIBIT A

0 100 200 400 Feet

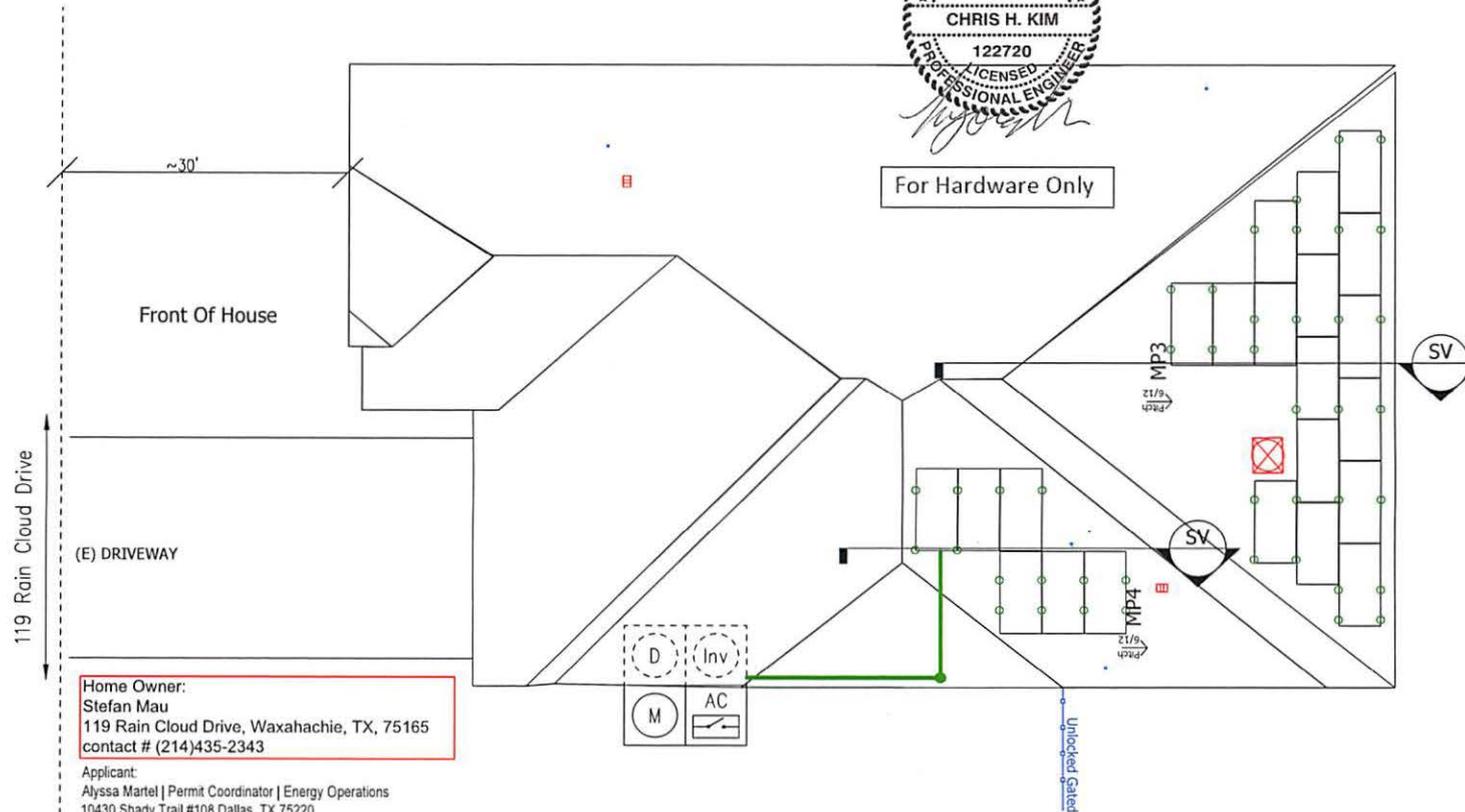


ABBREVIATIONS	ELECTRICAL NOTES	JURISDICTION NOTES																												
<p>A AMPERE AC ALTERNATING CURRENT BLDG BUILDING CONC CONCRETE DC DIRECT CURRENT EGC EQUIPMENT GROUNDING CONDUCTOR (E) EXISTING EMT ELECTRICAL METALLIC TUBING FSB FIRE SET-BACK GALV GALVANIZED GEC GROUNDING ELECTRODE CONDUCTOR GND GROUND HDG HOT DIPPED GALVANIZED I CURRENT Imp CURRENT AT MAX POWER Isc SHORT CIRCUIT CURRENT kVA KILOVOLT AMPERE kW KILOWATT LBW LOAD BEARING WALL MIN MINIMUM (N) NEW NEUT NEUTRAL NTS NOT TO SCALE OC ON CENTER PL PROPERTY LINE POI POINT OF INTERCONNECTION PV PHOTOVOLTAIC SCH SCHEDULE S STAINLESS STEEL STC STANDARD TESTING CONDITIONS TYP TYPICAL UPS UNINTERRUPTIBLE POWER SUPPLY V VOLT Vmp VOLTAGE AT MAX POWER Voc VOLTAGE AT OPEN CIRCUIT W WATT 3R NEMA 3R, RAIN TIGHT</p>	<p>1. THIS SYSTEM IS GRID-INTERTIED VIA A UL-LISTED POWER-CONDITIONING INVERTER. 2. THIS SYSTEM HAS NO BATTERIES, NO UPS. 3. A NATIONALLY-RECOGNIZED TESTING LABORATORY SHALL LIST ALL EQUIPMENT IN COMPLIANCE WITH ART. 110.3. 4. WHERE ALL TERMINALS OF THE DISCONNECTING MEANS MAY BE ENERGIZED IN THE OPEN POSITION, A SIGN WILL BE PROVIDED WARNING OF THE HAZARDS PER ART. 690.17. 5. EACH UNGROUNDED CONDUCTOR OF THE MULTIWIRE BRANCH CIRCUIT WILL BE IDENTIFIED BY PHASE AND SYSTEM PER ART. 210.5. 6. CIRCUITS OVER 250V TO GROUND SHALL COMPLY WITH ART. 250.97, 250.92(B). 7. DC CONDUCTORS EITHER DO NOT ENTER BUILDING OR ARE RUN IN METALLIC RACEWAYS OR ENCLOSURES TO THE FIRST ACCESSIBLE DC DISCONNECTING MEANS PER ART. 690.31(E). 8. ALL WIRES SHALL BE PROVIDED WITH STRAIN RELIEF AT ALL ENTRY INTO BOXES AS REQUIRED BY UL LISTING. 9. MODULE FRAMES SHALL BE GROUNDED AT THE UL-LISTED LOCATION PROVIDED BY THE MANUFACTURER USING UL LISTED GROUNDING HARDWARE. 10. MODULE FRAMES, RAIL, AND POSTS SHALL BE BONDED WITH EQUIPMENT GROUND CONDUCTORS.</p>	<p style="text-align: center;">EXHIBIT B</p> <div style="border: 1px solid red; padding: 5px; margin: 10px 0;"> <p>Home Owner: Stefan Mau 119 Rain Cloud Drive, Waxahachie, TX, 75165 contact # (214)435-2343</p> </div> <p>Applicant: Alyssa Martel Permit Coordinator Energy Operations 10430 Shady Trail #108 Dallas, TX 75220 c 518.407.9400 e amartel@tesla.com</p> <p>Designer: Shreyas Patel PV Designer II Engineering and Design 1725 West Williams, Building E, Ste 60, Phoenix AZ 85027 email: shrpatal@tesla.com, p: 864-643-8975</p>																												
LICENSE	GENERAL NOTES	VICINITY MAP																												
<p>TYPE EC # 27006</p>	<p>1. ALL WORK SHALL COMPLY WITH THE 2015 IBC AND 2015 IRC. 2. ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2011 NATIONAL ELECTRIC CODE.</p>																													
<p>MODULE GROUNDING METHOD: ZEP SOLAR</p>		INDEX																												
<p>AHJ: Waxahachie</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>BY</th> <th>DATE</th> <th>COMMENTS</th> </tr> </thead> <tbody> <tr> <td>REV A</td> <td>NAME</td> <td>DATE</td> <td>COMMENTS</td> </tr> <tr> <td>*</td> <td>*</td> <td>*</td> <td>*</td> </tr> </tbody> </table>	REV	BY	DATE	COMMENTS	REV A	NAME	DATE	COMMENTS	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
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<p>UTILITY: Oncor (MP2 Energy-Dallas)</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>BY</th> <th>DATE</th> <th>COMMENTS</th> </tr> </thead> <tbody> <tr> <td>REV A</td> <td>NAME</td> <td>DATE</td> <td>COMMENTS</td> </tr> <tr> <td>*</td> <td>*</td> <td>*</td> <td>*</td> </tr> </tbody> </table>	REV	BY	DATE	COMMENTS	REV A	NAME	DATE	COMMENTS	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
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<p>CONFIDENTIAL - THE INFORMATION HEREIN CONTAINED SHALL NOT BE USED FOR THE BENEFIT OF ANYONE EXCEPT TESLA INC., NOR SHALL IT BE DISCLOSED IN WHOLE OR IN PART TO OTHERS OUTSIDE THE RECIPIENT'S ORGANIZATION, EXCEPT IN CONNECTION WITH THE SALE AND USE OF THE RESPECTIVE TESLA EQUIPMENT, WITHOUT THE WRITTEN PERMISSION OF TESLA INC.</p>	<p>JOB NUMBER: JB-7511449 00</p> <p>Mounting System: ZS Comp V4 w Flashing-Insert</p> <p>Modules: (22) REC # REC260PEZ</p> <p>Inverter: (1) SOLAREEDGE #SE5000A-US-ZB-U</p>	<p>CUSTOMER: MAU, STEFAN 119 RAIN CLOUD DRIVE, WAXAHACHIE, TX 75165, PHONE: 214-435-2343 LOT10 BLK Q BUFFALO RIDGE ADDN PH IIIB 0.173AC, Waxahachie, TX, Ellis County</p> <p>DESCRIPTION: STEFAN MAU RESIDENCE 5.72 KW PV ARRAY ROOF MOUNTED</p> <p>PAGE NAME: COVER SHEET</p>	<p>DESIGN: Shreyas Patel</p> <p>SHEET: PV 1 REV: DATE: 4/3/2018</p>																											

EXHIBIT B, CONTINUED.



For Hardware Only



Home Owner:
Stefan Mau
119 Rain Cloud Drive, Waxahachie, TX, 75165
contact # (214)435-2343

Applicant:
Alyssa Martel | Permit Coordinator | Energy Operations
10430 Shady Trail #108 Dallas, TX 75220
c 518.407.9400 | e amartel@tesla.com

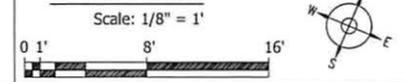
Designer:
Shreyas Patel | PV Designer II | Engineering and Design
1725 West Williams, Building E, Ste 60, Phoenix AZ 85027
email: shrpattel@tesla.com, p: 864-643-8975

MP3	PITCH: 26 AZIMUTH: 67 MATERIAL: Comp Shingle	ARRAY PITCH: 26 ARRAY AZIMUTH: 67 STORY: 2 Stories
MP4	PITCH: 26 AZIMUTH: 67 MATERIAL: Comp Shingle	ARRAY PITCH: 26 ARRAY AZIMUTH: 67 STORY: 2 Stories

LEGEND

- (E) UTILITY METER & WARNING LABEL
- INVERTER W/ INTEGRATED DC DISCO & WARNING LABELS
- DC DISCONNECT & WARNING LABELS
- AC DISCONNECT & WARNING LABELS
- DC JUNCTION/COMBINER BOX & LABELS
- DISTRIBUTION PANEL & LABELS
- LOAD CENTER & WARNING LABELS
- DEDICATED PV SYSTEM METER
- RAPID SHUTDOWN
- STANDOFF LOCATIONS
- CONDUIT RUN ON EXTERIOR
- CONDUIT RUN ON INTERIOR
- GATE/FENCE
- HEAT PRODUCING VENTS ARE RED
- INTERIOR EQUIPMENT IS DASHED

SITE PLAN



CONFIDENTIAL - THE INFORMATION HEREIN CONTAINED SHALL NOT BE USED FOR THE BENEFIT OF ANYONE EXCEPT TESLA INC. NOR SHALL IT BE DISCLOSED IN WHOLE OR IN PART TO OTHERS OUTSIDE THE RECIPIENT'S ORGANIZATION, EXCEPT IN CONNECTION WITH THE SALE AND USE OF THE RESPECTIVE TESLA EQUIPMENT, WITHOUT THE WRITTEN PERMISSION OF TESLA INC.	JOB NUMBER: JB-7511449 00	CUSTOMER: MAU, STEFAN 119 RAIN CLOUD DRIVE, WAXAHACHIE, TX 75165, PHONE: 214-435-2343 LOT10 BLK Q BUFFALO RIDGE ADDN PH IIB 0.173AC, Waxahachie, TX, Ellis County	DESCRIPTION: STEFAN MAU RESIDENCE 5.72 KW PV ARRAY ROOF MOUNTED	DESIGN: Shreyas Patel	
	MOUNTING SYSTEM: ZS Comp V4 w Flashing-Insert MODULES: (22) REC # REC260PEZ INVERTER: (1) SOLAREEDGE #SE5000A-US-ZB-U	PAGE NAME: SITE PLAN	SHEET: PV 2 REV: 4/3/2018 DATE:		