

**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,

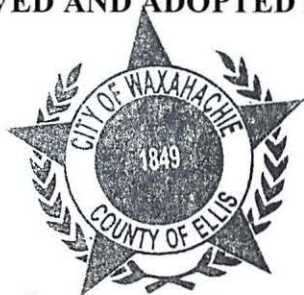
**WHEREAS**, a proper hearing was held as required by law and the Council having heard all arguments for and against said SUP;

**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 2<sup>nd</sup> 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

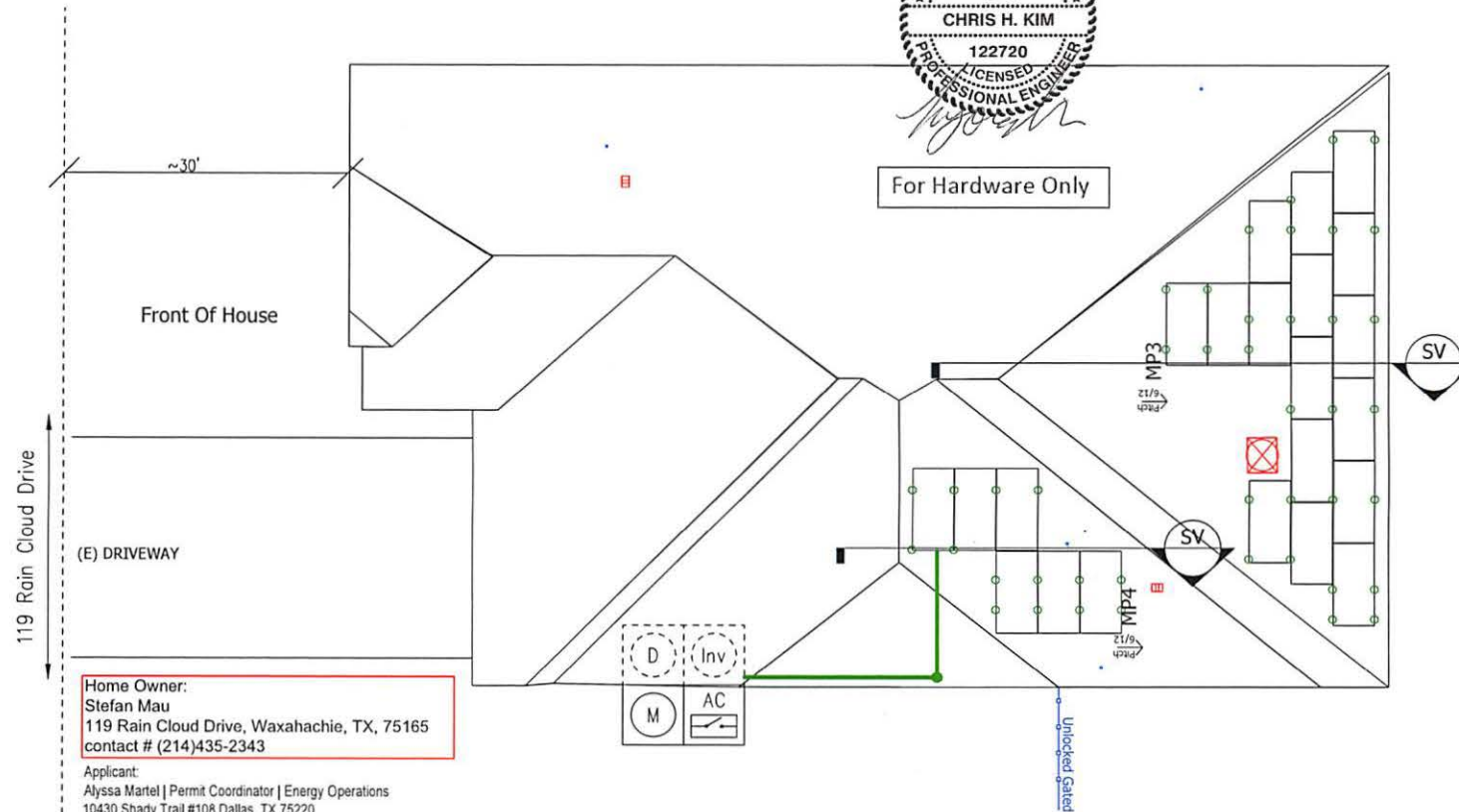
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ABBREVIATIONS	ELECTRICAL NOTES	JURISDICTION NOTES																													
A AMPERE AC ALTERNATING CURRENT BLDG BUILDING CONC CONCRETE DC DIRECT CURRENT EGC EQUIPMENT GROUNDING CONDUCTOR (E) EXISTING EMT ELECTRICAL METALLIC TUBING FSB FIRE SET-BACK 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, RAINTIGHT	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 WRES 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.	<div style="border: 1px solid black; padding: 10px; margin: 10px auto; width: 80%;"> <b>EXHIBIT B</b> </div>																													
		<div style="border: 1px solid red; padding: 5px; margin: 10px auto; width: 80%;"> <b>Home Owner:</b>  Stefan Mau  119 Rain Cloud Drive, Waxahachie, TX, 75165  contact # (214)435-2343 </div> <p> <b>Applicant:</b>  Alyssa Martel   Permit Coordinator   Energy Operations  10430 Shady Trail #108 Dallas, TX 75220  c 518.407.9400   e amartel@tesla.com  <b>Designer:</b>  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 </p>																													
		<b>VICINITY MAP</b>	<b>INDEX</b>																												
																															
		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:5%;">REV</td><td style="width:10%;">BY</td><td style="width:10%;">DATE</td><td style="width:85%;">COMMENTS</td></tr> <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> <tr> <td>*</td><td>*</td><td>*</td><td>*</td></tr> <tr> <td>*</td><td>*</td><td>*</td><td>*</td></tr> <tr> <td>*</td><td>*</td><td>*</td><td>*</td></tr> <tr> <td>*</td><td>*</td><td>*</td><td>*</td></tr> </table>		REV	BY	DATE	COMMENTS	REV A	NAME	DATE	COMMENTS	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
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		<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <b>LICENSE</b>   TYPE EC # 27006   MODULE GROUNDING METHOD: ZEP SOLAR   AHJ: Waxahachie   UTILITY: Oncor (MP2 Energy-Dallas) </div> <div style="width: 30%;"> <b>GENERAL NOTES</b>   1. ALL WORK SHALL COMPLY WITH THE 2015 IBC AND 2015 IRC.  2. ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2011 NATIONAL ELECTRIC CODE. </div> <div style="width: 35%; text-align: center;">  </div> </div>																													
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 MOUNTING SYSTEM: ZS Comp V4 w Flashing-Insert MODULES: (22) REC # REC260PEZ INVERTER: (1) SOLAREEDGE #SE5000A-US-ZB-U	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	DESIGN: Shreyas Patel DESCRIPTION: STEFAN MAU RESIDENCE 5.72 KW PV ARRAY ROOF MOUNTED PAGE NAME: COVER SHEET SHEET: PV 1 REV: 4/3/2018																												



# EXHIBIT B, CONTINUED.



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

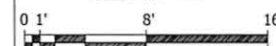
MP3	PITCH: 26	ARRAY PITCH: 26
	AZIMUTH: 67	ARRAY AZIMUTH: 67
MP4	PITCH: 26	ARRAY PITCH: 26
	AZIMUTH: 67	ARRAY AZIMUTH: 67
	MATERIAL: Comp Shingle	STORY: 2 Stories
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## LEGEND

	(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

Scale: 1/8" = 1'



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JOB NUMBER: JB-7511449 00

MOUNTING SYSTEM:  
ZS Comp V4 w Flashing-Insert

MODULES:  
(22) REC # REC260PEZ

INVERTER:  
(1) SOLAREEDGE #SE5000A-US-ZB-U

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  
PAGE NAME:  
SITE PLAN

DESIGN:  
Shreyas Patel

SHEET: PV 2  
REV: 4/3/2018  
DATE:

TESLA