

ORDINANCE NO. 3066

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A ROOFTOP SOLAR PANEL USE WITHIN A SINGLE-FAMILY-2 (SF2) ZONING DISTRICT, LOCATED AT 228 HACKNEY STREET, BEING PROPERTY ID 267574, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 20, BLOCK T IN THE MUSTANG CREEK PHASE 4 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 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-18-0163. 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 SF2 to SF2, with an SUP in order to permit a Rooftop Solar Panel System use on the following property: Lot 20, Block T of the Mustang Creek Phase 4 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 19th day of November, 2018.



M. Kevin Strong
MAYOR

ATTEST:

Lori Cartwright
City Secretary



Exhibit A

SU-18-0163 - 228 Hackney - Rooftop Solar Panel System Location Exhibit

Legend

 SU-18-0163

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the City of Waxahachie for the sole purpose of geographic reference. No warranty is made by the City of Waxahachie regarding specific accuracy or completeness.

SCOPE OF WORK

TO INSTALL A SOLAR PHOTOVOLTAIC (PV) SYSTEM AT THE KEITH KERR RESIDENCE, LOCATED AT 228 HACKNEY STREET IN WAXAHACHIE, 75165. THE POWER GENERATED BY THE PV SYSTEM WILL BE INTERCONNECTED WITH THE UTILITY GRID THROUGH THE EXISTING ELECTRICAL SERVICE EQUIPMENT. THE PV SYSTEM DOES NOT INCLUDE STORAGE BATTERIES.

SYSTEM RATING

12.80 KW DC STC
11.84 KW DC PTC
11.40 KW CEC-AC

PROJECT LOCATION



EQUIPMENT SUMMARY

40 HANWHA Q,PEAK DUO-G5 320 PV MODULES
1 SOLAREEDGE SE11400H-US PV INVERTER(S)

SHEET INDEX

PV-1	COVER
PV-2	SITE MAP & PV LAYOUT
PV-2.1	ROOF 1 LAYOUT
PV-2.2	ROOF 2 LAYOUT
PV-5.1	ELECTRICAL 1-LINE DIAGRAM
PV-5.2	ELECTRICAL WIRE CALCULATIONS
PV-7	SYSTEM LABELING DETAIL
PV-8	EQUIPMENT SPECIFICATION SHEETS
PV-8.1	EQUIPMENT SPECIFICATION SHEETS
PV-8.2	EQUIPMENT SPECIFICATION SHEETS
PV-8.3	EQUIPMENT SPECIFICATION SHEETS

GOVERNING CODES

2014 NATIONAL ELECTRICAL CODE
2015 INTERNATIONAL BUILDING CODE / INTERNATIONAL RESIDENTIAL CODE
UNDERWRITERS LABORATORIES (UL) STANDARDS
OSHA 29 CFR 1910.269



DESIGN & DRAFTING BY:
REILLY HOFF
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REVISIONS		
DESCRIPTION	DATE	REV
ORIGINAL	8/31/2018	A

CONTRACTOR

TAC

WWW.TACOLARANDAG.COM
1800 G. LOOP 248, STE 316 #105
DENTON, TX 76205
NABCEP: PV-102216-015022
TECL# 31393

PROJECT NAME

KERR - 228 HACKNEY ST
228 HACKNEY STREET
WAXAHACHIE, TX, 75165
ESI ID: 0317604

SHEET NAME

COVER
PAGE

SHEET SIZE

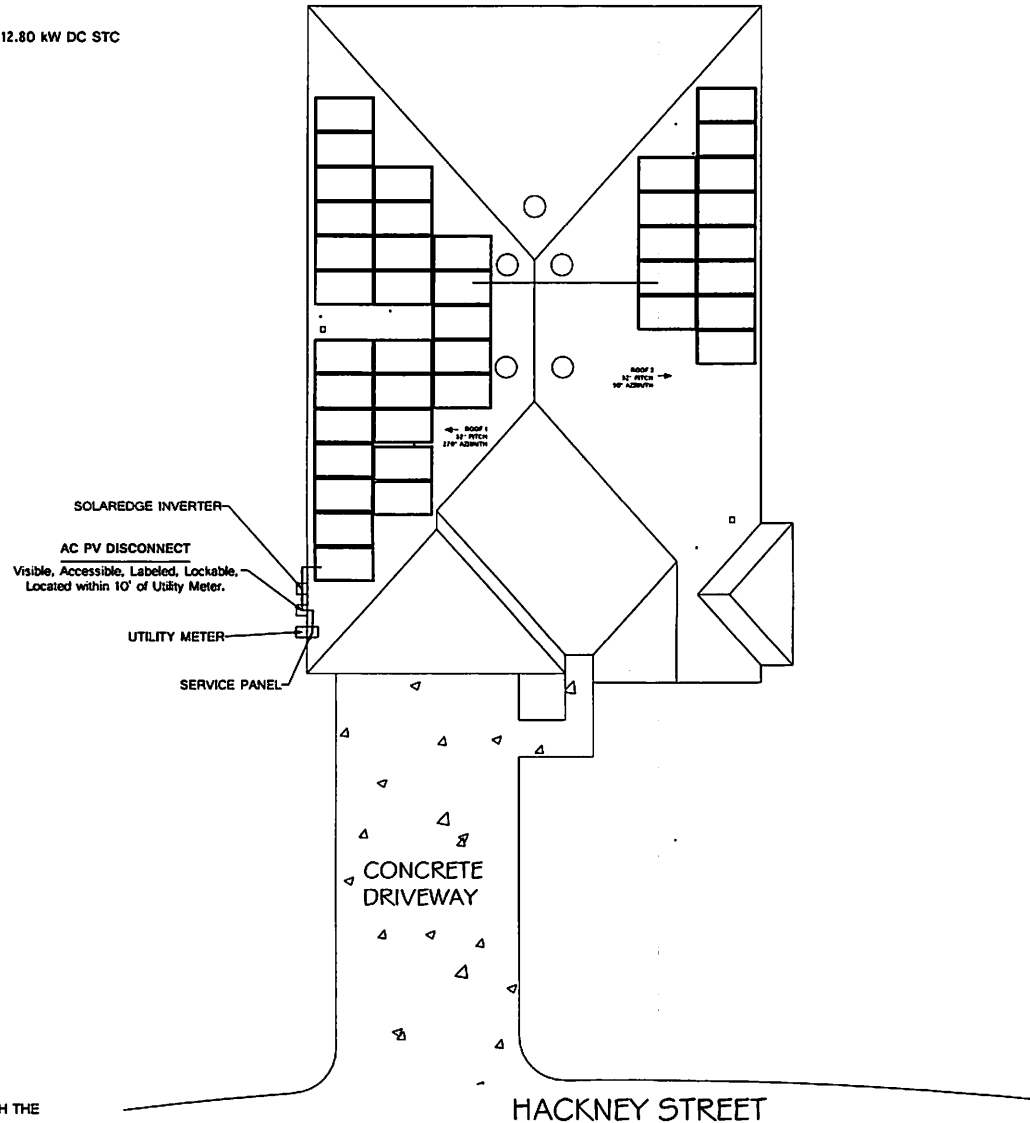
ANSI B
11"x17"

SHEET NUMBER

PV-1

CONSTRUCTION SUMMARY

(40) (HANWHA Q.PEAK DUO-G5 320) SOLAR MODULES TOTAL, 12.80 kW DC STC
 (1) (SOLAREGE SE11400H-US) INVERTER TOTAL, 11.40 kW AC.
 (68) ATTACHMENT POINTS @ 72" O.C. MAX.
 Roof Type = Comp Shingle, Age Unknown, 1 Layer(s)
 Roof Structure = 2x4 Truss @ 24" O.C., 1/2" Plywood Decking
 Roof/Array #1 - 32° Pitch, 270° Azimuth
 Roof/Array #2 - 32° Pitch, 90° Azimuth



CONSTRUCTION NOTES

- 1.) ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 2.) ALL OUTDOOR EQUIPMENT SHALL BE RAINTIGHT WITH MINIMUM NEMA 3R RATING.
- 3.) ALL LOCATIONS ARE APPROXIMATE AND REQUIRE FIELD VERIFICATION.

DESIGN & DRAFTING BY:
 REILLY HOFF

REVISIONS		
DESCRIPTION	DATE	REV
ORIGINAL	8/11/2016	A

CONTRACTOR

TAC

WWW.TACOLARANDAG.COM
 1800 S. LOOP 288, STE 396 #105
 DENTON, TX 76205
 NABCEP: PV-102216-015022
 TECH # 31193

PROJECT NAME

KERR - 228 HACKNEY ST
 228 HACKNEY STREET
 WAXAHACHIE, TX, 75165
 ESI ID: 0317604

SHEET NAME

PV
 LAYOUT

SHEET SIZE

ANSI B
 11"x17"

SHEET NUMBER

PV-2