

**ORDINANCE NO. 3090**

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A ROOFTOP SOLAR PANEL SYSTEM USE WITHIN A PLANNED DEVELOPMENT-SF-2 (PD-SF-2) ZONING DISTRICT, LOCATED AT 208 NORTH STAR LANE, BEING PROPERTY ID 265846, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 17, BLOCK 2, PARK PLACE PHASE 3, 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-18-0221. 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 17, Block 2 of Park Place Phase 3, 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 4<sup>th</sup> day of February, 2019.



M. Kai Stuyth  
MAYOR

ATTEST:

Pori Cartwright  
City Secretary





**SU-18-0221 208 North Star Lane  
Rooftop Solar Panel System  
Exhibit A - Location Exhibit**

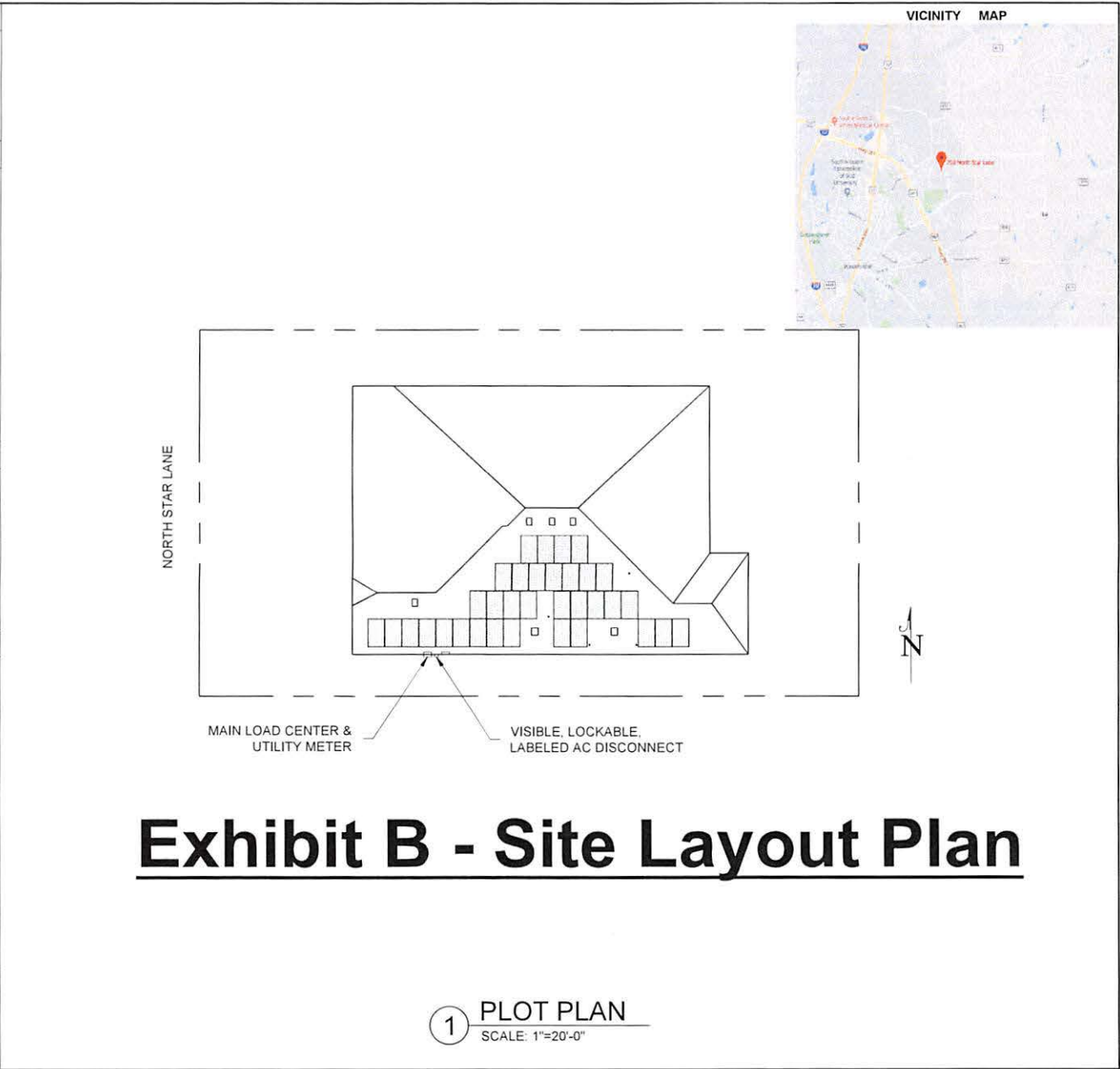
**Legend**


 SU-18-0221

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.



SHEET INDEX	
PV-1	PLOT PLAN
PV-2	SOLAR LAYOUT
PV-3	ATTACHMENT DETAILS
PV-4	ELECTRICAL LINE DIAGRAM
PV-5	LABELS
PV-6 - PV 11	SPECIFICATION SHEETS
NOTES:	
- SYSTEM FOLLOWS ANY/ALL FIRE CODE SETBACKS PER ORDINANCES OF THE WAXAHACHIE.  - ALL PROJECTS WILL COMPLY WITH THE ORDINANCES OF THE WAXAHACHIE.  - PRODUCT DATA SHEETS WILL BE INCLUDED.  - ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE  - AREA OF ARRAY: 593.9 SQ. FT.	
SCOPE OF WORK	
INSTALL A 10,200 KW GRID-TIED PHOTOVOLTAIC SYSTEM TOTALING (34) PEIMAR SOLAR SG300M (BF) SOLAR MODULES WITH (1) SOLAREDGE SE7600H-US 240V INVERTER, FLUSH MOUNTED ON A COMPOSITE SHINGLE ROOF AND INTERCONNECTED VIA MAIN LOAD CENTER.	
CODE COMPLIANCE	
ALL SUPPLIED EQUIPMENT IS UL LISTED 2014 NATIONAL ELECTRIC CODE 2015 INTERNATIONAL RESIDENTIAL CODE 2015 INTERNATIONAL BUILDING CODE 2015 INTERNATIONAL FIRE CODE	





SYNAPTIC SOLAR

PHOTOVOLTAIC  
SOLUTIONS

701 N. GLENVILLE DR. #300

RICHARDSON, TX 75081

T. (972)-643-8655

PROJECT NAME:

THOMAS DAVIS  
RESIDENCE

CASE NUMBER  
SU-18-0221

208 NORTH STAR LN  
WAXAHACHIE, TX 75165  
ESID #: 5167140

JURISDICTION:  
WAXAHACHIE

DRAWING NOTES:

PHOTOVOLTAIC SOLAR MODULE  
MFG/MODEL: PEIMAR SOLAR SG300M (BF)

MODULE RATED AT: 300 W

MULTIPLY BY QTY. OF MODULES: 34

ARRAY SYSTEM SIZE: 10,200 kW

SYSTEM AZIMUTH: 180°

ROOF PITCH: 6 : 12

MOUNTING HEIGHT: 1 -STORY

ORIENTATION OPTIONS ARE PRELIMINARY, AND ARE SUBJECT TO REVISION FOR OPTIMAL USE.

SOLAR ARRAY LOCATIONS ARE TO BE REVIEWED AND APPROVED BY OWNER AND/OR ARCHITECT OF RECORD TO VERIFY SYSTEM LOCATION, FOR VENTILATION OBSTRUCTION AND POSSIBLE RELOCATION OF VENT AND/OR PIPE JACKS.

FIELD VERIFICATION OF ROOF STRUCTURE, AND SOLAR ARRAY LOCATION IS REQUIRED PRIOR TO INSTALLATION FOR ALL EXISTING STRUCTURES WHERE NEW SOLAR ARRAYS ARE TO BE INSTALLED.

ARCHITECT:FIELD DRAWING INFORMATION

REV	DESCRIPTION	DATE

PLAN

PV-1

DRAWN BY: TK

DRAWN DATE: 12/11/18