

ORDINANCE NO. 3164

AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT (SUP) TO PERMIT A ROOFTOP SOLAR PANEL SYSTEM USE WITHIN A PLANNED DEVELOPMENT SINGLE FAMILY-1 (PD-SF-1) ZONING DISTRICT, LOCATED AT 406 LAGUNA VISTA, BEING PROPERTY ID 273631, IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, BEING LOT 1, BLK 1 IN THE LAGUNA VISTA PLACE PHASE 2 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-1; 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-19-0151. 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 PDSF-1 to PD-SF-1, with an SUP in order to permit a Rooftop Solar Panel System use on the following property: Lot 1, Blk 1 of the Laguna Vista Place Phase 2 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 16th day of December, 2019.



ATTEST:

Amber Villarreal
Acting City Secretary

Margaux Shipley
MAYOR PRO TEM

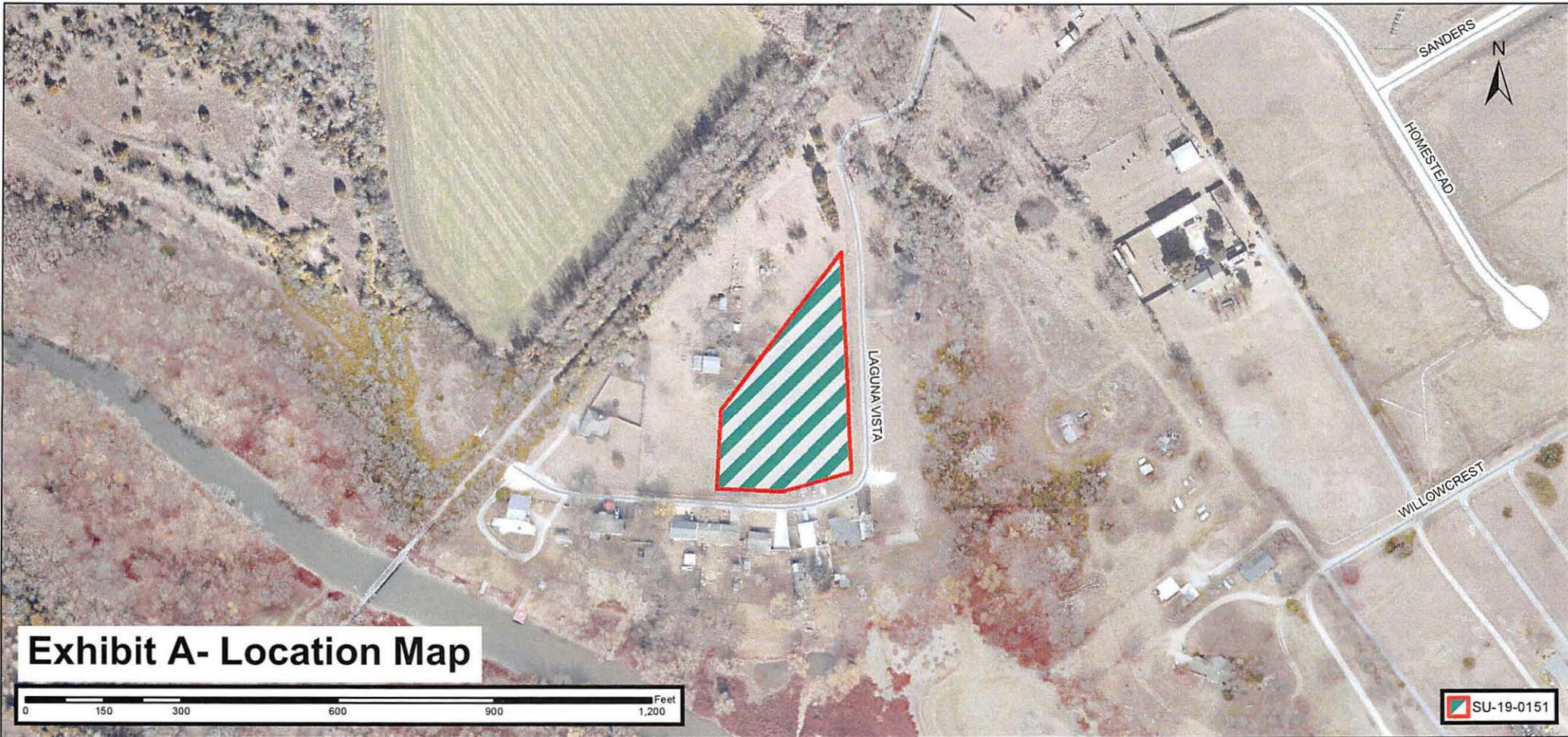


Exhibit A- Location Map

0 150 300 600 900 1,200 Feet

SU-19-0151

Exhibit B - Site Plan

Install Map - John Musselwhite

Quantity: 32
 Panel: LG 335N1C-V5
 Inverter: Enphase iQ7-60-2-US (240V)



NOTE: THIS DESIGN IS NOT ABSOLUTE AND MAY BE SUBJECT TO MINOR ON-SITE REDESIGN DUE TO UNFORESEEN OBSTRUCTIONS OR SIZE RESTRICTIONS TO BE APPROVED BY THE HOMEOWNER



Estimated Energy Savings

Annual Results	11,334 kWh per Year*	
	Low	High
Estimated Solar Energy Production (kWh/yr)	11,034	11,634
Estimated Energypro Efficiency Savings (kWh/yr)**	2,000	6,000
Solar + Energypro Estimated Annual Benefit (kWh/yr)	13,034	17,634
Monthly Estimates (kWh/mo)	307	1,682

*The solar energy production provided here is only an estimate and does not take into account any pre-existing shade issues. The final solar energy production guarantee will be issued after the job is complete and based on the shade measurements conducted at the day of installation.

**Results from the energy efficiency work conducted by Energypro are estimates only and cannot be guaranteed as every home utilizes different construction methods.

Estimated Monthly Production



***obstructions like vents, heat stacks, etc will cause shading on panels at certain points of the day resulting in minor production loss (issue isolated to panels near obstructions only) ***

I, JOHN MUSSELWHITE, APPROVE THE PROPOSED DESIGN AND ESTIMATED* ENERGY SAVINGS FOR MY SOLAR PANEL INSTALLATION.

DocuSigned by:
X JOHN MUSSELWHITE
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MARCJONES CONSTRUCTION residential · commercial · solar		406 Laguna Vista Rd Waxahachie TX 75165	
Install:	10.72 kW Solar Panel System		
Jurisdiction:	City of Waxahachie		
Utility:	Oncor ESI ID: 10443720009564889		
Designer:	M Williams		
Date:	11/18/2019	REV: 1	Sheet: 1 of 1

