CITY OF FORNEY AGENDA
ARCHITECTURAL REVIEW BOARD
THURSDAY, MARCH 19, 2020, 6:00 P.M.
CITY HALL (COUNCIL CHAMBERS), 101 E. MAIN STREET, FORNEY, TX 75126

1. Call Meeting To Order

2. Consent Items


       Documents:

           FEBRUARY 20 MINUTES.PDF

3. Public Hearing Items

   3.I. Hold A Public Hearing And Discuss And Consider Approval Of A Request For A Certificate Of Appropriateness, In Accordance With The Historic Overlay Zone District Regulations, For Exterior Changes To The Main Structure Located At 512 S. Center Street.

       Documents:

           ITEM SUMMARY-512 S CENTER STREET.PDF
           EXHIBITS-512 S CENTER STREET.PDF

4. Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the Community Development office at 972-564-7386 or FAX 972-552-1538 for further information. Braille is not available.

CERTIFICATE

I, Alex Christopher Dixon, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 6th day of March, 2020, at 5:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.
I. CALL TO ORDER

Richard Cunningham called the meeting to order at 6:01 PM. Present were board members and alternates Richard Cunningham, Richard Hansen, Andy Parker, Brandon Gladney and Sandy Blair. Also, present were Senior City Planner Alex Dixon and Board Secretary Gladis Saldana. Board member Kendall Milton was absent.

II. CONSENT ITEMS

1. Consider approval of the minutes of the November 12, 2019 Architectural Review Board meeting.

Christie Conaway made a motion to approve the minutes and Andy Parker seconded. The motion passed by a vote of 4 ayes (Cunningham, Conaway, Parker and Gladney) and 0 nays.

Andy Parker made a motion to open public hearing. Christie Conaway seconded the motion. The motion passed by a vote of 4 ayes (Cunningham, Conaway, Parker and Gladney) and 0 nays.

Board member Richard Hansen entered the meeting at 6:03 p.m.

III. PUBLIC HEARING ITEMS

1. Hold a public hearing and discuss and consider a request for a certificate of appropriateness, in accordance with the Historic Overlay Zone District regulations, for changes to the property at 210 S. Bois D’Arc Street.

Director Peter Morgan introduced the item and explained that the property owner is requesting a new rear door and new paint for the rear awning and siding of the structure. Staff recommended approval of the request. There was no public comment. Andy Parker made a motion to close public hearing. Christie Conaway seconded the motion. The motion passed by a vote of 5 ayes and 0 nays. Following a brief discussion Brandon Gladney made a motion to approve the request. Andy Parker seconded the motion. The motion passed by a vote of 5 ayes (Cunningham, Hansen, Conaway, Parker and Gladney) and 0 nays. Due to Sandy Blair owning property within 200 feet of the property, Ms. Blair was unable to participate in any discussion or vote on this item.
IV. ADJOURNMENT

There being no further business to bring before the board, Richard Cunningham adjourned the meeting at 6:06 p.m.


__________________________
Richard Cunningham, Chair

ATTEST:

__________________________
Gladis Saldana, City of Forney
Architectural Review Board
Agenda Item
Summary Report

<table>
<thead>
<tr>
<th>Meeting Date:</th>
<th>Submitted by:</th>
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<tbody>
<tr>
<td>March 19, 2020</td>
<td>A.C. Dixon</td>
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**Item Title:**
Hold a public hearing and discuss and consider approval of a request for a certificate of appropriateness, in accordance with the Historic Overlay Zone district regulations, for exterior changes to the main structure located at 512 S. Center Street.

**Consent Item [ ]
Public Hearing Item [X]
Action Item [ ]**

**Documentation Attached:**
Plan
Photographs

**Item Summary:**
Good Faith Energy, representing the property owner, requests to add solar panels to the roof of the main structure of 512 S. Center Street.

The Historic Overlay Zone district regulations provide guidance for the Board to make decisions regarding requests. Section 34e10.A(4) states that:

“Upon review of the application and consideration of all testimony presented during the public hearing, the ARB shall determine whether the proposed work is of a nature which will adversely affect:

(a) Any historical, architectural, archaeological, or cultural feature of the building or structure; or

(b) The future preservation, maintenance and use of the HOZ District.”

Certificate of approval guidelines, noted in Section 34e10.A(7), states that installing solar panels on those portions of the roof that are not visible from the street and/or sidewalks is recommended.

Staff provided public hearing notification in the Forney Messenger Newspaper and to the owners of properties located adjacent to the request.

Staff recommends that the panels on Array D be moved to other arrays so that they are not able to be seen from the street.
ARRAY C
(5) VBHN340SA17 PV MODULES W/ (5) ENPHASE IQ7X-96-2-US (240V) MICROINVERTER

ARRAY D
(25) VBHN340SA17 PV MODULES W/ (25) ENPHASE IQ7X-96-2-US (240V) MICROINVERTER

ARRAY A
(6) VBHN340SA17 PV MODULES W/ (6) ENPHASE IQ7X-96-2-US (240V) MICROINVERTER

SOLAR LAYOUT
SCALE: 3/32"=1'-0"

PV SOLAR MODULE SPECIFICATIONS
MODEL: PANASONIC VBHN340SA17
WEIGHT: 40.81 LBS
WIDTH: 41.5"
LENGTH: 62.6"
MAX. ROOF LOAD: 2.27 LBS/SQFT

NOTE:
"VISIBLE, LOCKABLE, LABELED AC DISCONNECT TO BE LOCATED WITHIN 10' OF UTILITY METER"

ARCHITECT: JESS MOORE

DRAWING NOTES:
PHOTOVOLTAIC SOLAR MODULE
MODEL: PANASONIC VBHN340SA17
MODULE RATED AT: 345 W
MULTIPLY BY QTY. OF MODULES: 42
ARRAY SYSTEM SIZE: 14,380 W
SYSTEM AZIMUTH: 71.6"
ROOF PITCH: 2:12
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, CONSTRUCTION AND POSSIBLE RELOCATION OF VENT AND/OR PIPE JOINTS.

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.
ALL PLACQUES AND SIGNAGE REQUIRED BY THE LATEST EDITION OF NATIONAL ELECTRICAL CODE WILL BE INSTALLED AS REQUIRED.

ALTERNATE POWER SOURCE PLACARD SHALL BE METALLIC OR PLASTIC. ENGRAVED OR MACHINE PRINTED LETTERS IN A CONTRASTING COLOR TO THE PLAQUE. THE PLAQUE WILL BE ATTACHED BY POP RIVETS OR SCREWS OR OTHER APPROVED METHOD. IF EXPOSED TO SUNLIGHT, IT SHALL BE UV RESISTANT.

PHOTOVOLTAIC DC CONDUCTORS ENTERING THE BUILDING SHALL BE INSTALLED IN METAL CONDUIT AND THE CONDUIT SHALL BE LABELLED "CAUTION DC CIRCUIT" OR EQUIVALENT EVERY 5 FT.

EXPOSED NON-CURRENT CARRYING METAL PARTS OF MODULE FRAMES, EQUIPMENT, AND CONDUCTOR ENCLOSURES SHALL BE GROUNDED IN ACCORDANCE WITH 250.134 OR 250.136A REGARDLESS OF VOLTAGE.

EACH MODULE SHALL BE GROUNDED USING THE SUPPLIED CONNECTION POINT CENTERED ON THE MODULE AND THE MANUFACTURER'S INSTRUCTIONS.

IF THE EXISTING GROUNDING ELECTRICAL SYSTEM CANNOT BE VERIFIED OR IS ONLY METALLIC WATER PIPING, IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL A SUPPLEMENTAL GROUNDING ELECTRICAL SYSTEM.

ALL SOLAR MODULES, EQUIPMENT AND METALLIC COMPONENTS ARE TO BE BONDED.

IRONRIDGE L-FOOT

ASPHALT SHINGLE

IRONRIDGE MOUNTING CLAMP

IRONRIDGE XR 100 RAIL, TYP.

5/16" x 3 1/2" SS LAG BOLT

INTO Rafter(S) 2 1/2" MIN. EMBEDMENT SEALED W/GEOCCEL.
CALCULATIONS FOR CURRENT CARRYING CONDUCTORS:
Max Branch AC required conductor geometry
Branch 1, (10) Solar Panels: (1.31/10)(1.25) = 16.8A
Branch 2, (10) Solar Panels: (1.31/10)(1.25) = 16.8A
Branch 3, (11) Solar Panels: (1.31/11)(1.25) = 16.8A
Branch 4, (11) Solar Panels: (1.31/11)(1.25) = 17.3A

AWG # 6 desired ampacity: (40)(0.80/0.65) = 20.3 A
20.8 A > 17.3A, therefore AC wire size is valid

Combined System AC required conductor ampacity
(42 Solar Panels): (1.31/42)(1.25) = 66.76A

AWG # 4, desired ampacity: (95)(0.87/1) = 82.068 A
82.68 A > 66.76 A, therefore AC wire size is valid

GOOD FAITH
ENERGY
MASTER ELECTRICIAN: MICHAEL SOLANO
P 469-209-5910
PROJECT NAME:
JESS MOORE
512 South Center St,
Forney, TX 75126 USA
Utility: Oncor - ESID: 1044376000492368
JURISDICTION
FORNEY

DRAWING NOTES:
PHOTOVOLTAIC SOLAR MODULE
Module Model: PANASONIC VBHN340SA17
Module Rated At: 340W
Multiply by QTY of Modules: 42
Array System Size: 14,320W
System Azimuth: 214°
Roof Pitch: 5°
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 of construction and removal of solar arrays from site.

ARCHITECT/ENGINEER INFORMATION

REV DESCRIPTION DATE

PLAN
PV-5

DRAWN BY: M.S.
DRAWN DATE: 3/9/2020