Call Meeting To Order

Consent Items


Documents:

FEBRUARY 20 MINUTES.PDF

Public Hearing Items

3.I. 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 306 S. Center Street.

Documents:

ITEM SUMMARY- 306 S CENTER.PDF
EXHIBITS:306 S CENTER.PDF

Adjournment

CERTIFICATE

I, Peter Morgan, 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 27th 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

Meeting Date:  
April 1, 2020

Submitted by:  
P. Morgan

Item Title:
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 306 S. Center Street.

Consent Item [ ]
Public Hearing Item [X]

Documentation Attached:  
Photographs
Plans

Item Summary:

Approval is requested for a new garage at 306 S. Center Street. As shown on the attached photographs, the garage is near completion and is located to the north of the main structure. The garage is replacing an older two-car garage that was previously removed from the property.

The elevation plans show the design for the 3-car garage, measuring 36 feet wide and 24 feet long. The highest ridge is 16 feet, 7 1/2 inches tall. The main floor consists of 864 square feet and a second floor provides 256 square feet of storage space.

The Historic Overlay district regulations provide the following general guidance for the Board to consider when making a decision. 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.”

Staff mailed notification of the public hearing to adjacent property owners. Staff has not received any public comment.
SQUARE FOOTAGE CALCULATIONS:

I. HEATED SQFT SHOWN DOES NOT INCLUDE BRICK LEDGE AND SHOULD BE USED FOR ALL HVAC CALCULATIONS
II. FOUNDATION SQFT DOES INCLUDE THE BRICK LEDGE
III. AREA UNDER ROOF CALCULATED BY FOUNDATION SQFT + SECOND FLOOR HEATED SQFT
IV. GARAGE & PORCH SQFT INCLUDE BRICK LEDGE
V. SQFT LISTED BY ROOM ARE FOR INTERIOR AREA ONLY, SHEETROCK TO SHEETROCK, THIS TO AID IN CALCULATING HVAC LOADS AND FLOORING TAKEOFFS
VI. FLOORING MATERIAL SQFT IS CALCULATED BY SHEETROCK TO SHEETROCK AREA AND INCLUDES THE AREA UNDER CABINETS

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF TRACY'S CUSTOM HOMES. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF TRACY'S CUSTOM HOMES IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.

DRAWN BY: Ray Hornefeld
SHEET SIZE: ARCH D (24" x 36")

PAGE 1
12/10/2019