

**CITY OF FORNEY AGENDA
ARCHITECTURAL REVIEW BOARD
TUESDAY, NOVEMBER 12, 2019, 6:00 P.M.
CITY HALL (COUNCIL CHAMBERS), 101 E. MAIN STREET, FORNEY, TX 75126**

1. Call Meeting To Order
2. Consent Items
 - 2.1. Consider Approval Of The Minutes Of The October 17, 2019, Planning And Zoning Commission Meeting.

Documents:

[MINUTES - OCTOBER 17, 2019.PDF](#)

3. Public Hearing Items
 - 3.1. 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 (New Fence And Accessory Structure) To The Property At 117 E. Church Street.

Documents:

[ITEM SUMMARY- 117 E CHURCH.PDF](#)
[EXHIBITS-117 E CHURCH.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, 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 5th day of November, 2019, at 5:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
Thursday, October 17 2019 – 6:00 p.m.
Forney City Hall
101 East Main Street

I. CALL TO ORDER

Richard Cunningham called the meeting to order at 6:00 PM. Present were board members and alternates Richard Cunningham, Christie Conaway and Sandy Blair. Also, present were City Planner Alex Dixon and Board Secretary Gladis Saldana. Board members and alternates Kendall Milton, Richard Hansen, Andy Parker and Brandon Gladney were absent.

II. CONSENT ITEMS

1. Consider approval of the minutes of the March 6, 2019 Architectural Review Board meeting.

Christie Conway made a motion to approve the minutes and Sandra Blair seconded. The motion passed by a vote of 3 ayes and 0 nays.

2. Consider approval of the minutes of the June 24, 2019 Architectural Review Board meeting.

Christie Conway made a motion to approve the minutes and Sandra Blair seconded. The motion passed by a vote of 3 ayes and 0 nays.

Christie Conway made a motion to open public hearing. Sandra Blair seconded the motion. The motion passed by a vote of 3 ayes and 0 nays.

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 exterior changes (new fence and accessory structure) to the property at 117 E. Church Street.

Director Peter Morgan explained that the HOZ regulation requires a quorum of three members for the board to act on this request. Due to Christie Conaway living within 200 feet of the property, Mrs. Conway is unable to participate in any discussion or vote on this item. No action was taken.

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2. 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 exterior changes (new signs and paint front façade) to the property at 114 E. Main Street.

Director Peter Morgan introduced the item. Mr. Morgan went over the new paint color for the front façade was also explained that the new signage included a blade sign and a wall sign. Staff recommended approval of the request. Ms. Amy Bass, the applicant was present to answer any questions. Christie Conaway made a motion to close the public hearing. Sandra Blair seconded the motion. The motion passed by a vote of 3 ayes and 0 nays. After a brief discussion Christie Conaway made a motion to approve the item as presented. Richard Cunningham seconded the motion. The motion passed by a vote of 3 ayes and 0 nays.

IV. ADJOURNMENT

There being no further business to bring before the board, Richard Cunningham adjourn the meeting at 6:10 p.m.

PASSED AND APPROVED BY THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF FORNEY, TEXAS, this _____ day of _____, 2019.

Richard Cunningham, Chair

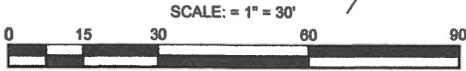
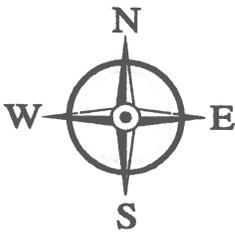
ATTEST:

Gladis Saldana, City of Forney



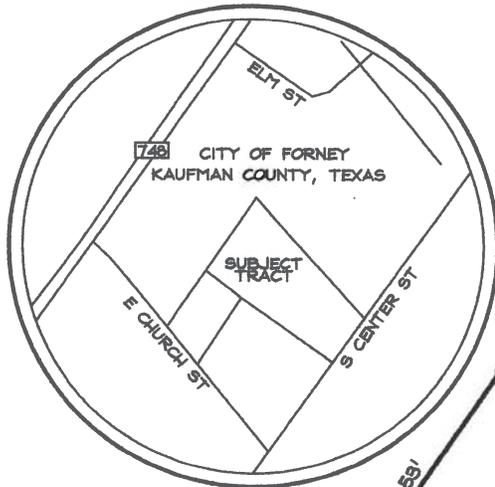
Architectural Review Board Agenda Item Summary Report

Meeting Date: November 12, 2019	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 (new fence and accessory structure) to the property at 117 E. Church Street.	
Consent Item [] Public Hearing Item [X]	Documentation Attached: Plans
Item Summary:	
<p>Mr. Darrell Grooms requests approval for a new fence and accessory structure to be constructed at 117 E. Church Street. The property is adjacent to the property owner's residence at 308 S. Center Street.</p> <p>The plans show that the accessory structure is proposed to be a 24-foot by 16-foot smart siding building located at the rear of the property. The proposed colors are consistent with the primary structure at 308 S. Center Street.</p> <p>The Historic Overlay district regulations provide the following recommended standards for accessory buildings:</p> <p><i>"Accessory Buildings: Recommended – Locating the accessory building at the rear or on an inconspicuous side of the building or structure."</i></p> <p>The proposed fence covers 80 feet along E. Church Street. The fence is proposed to be ornamental iron and would match the existing fence at 308 S. Center Street. The fence is 42" tall and includes a rolling gate on the west side of the fence.</p> <p>The Historic Overlay Zone district regulations do not provide comprehensive standards for fence requests. The regulations do provide general guidance for the Board to make decisions regarding requests. Section 34e10.A(4) states that:</p> <p><i>"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:</i></p> <ul style="list-style-type: none"> <i>(a) Any historical, architectural, archaeological, or cultural feature of the building or structure; or</i> <i>(b) The future preservation, maintenance and use of the HOZ District."</i> <p>Staff recommends approval of the accessory structure and fence, as presented. The requests are compatible with surrounding structures and meet the requirements of the Historic Overlay Zone district regulations.</p>	



GRAPHIC SCALE
LOCATION MAP

CRAIG C. GRAZIOLI
VOLUME 2211, PAGE 128
O.P.R.K.C.T.



NOT TO SCALE

JOHN GREGG SUR
ABSTRACT NO.

5/8" IRF
S 36°29'16" E 51.00'
S 41°07'15" E 51.25'

N 34°7'19" E 148.49'

LOT 1
WILLIAM D. C.
AND CHERI L.
VOLUME 2662,
O.P.R.K.C.T.

0.709 ACR
(30,887 SQ.)

DARRELL GROOMS
VOLUME 3164, PAGE 1
O.P.R.K.C.T.

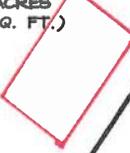
S 36°01'44" W 138.60'
#BASIS OF BEARING

0.915 ACRES
(39,866 SQ. FT.)

LOT 2
DARRELL GROOMS
VOLUME 3164, PAGE 1
O.P.R.K.C.T.

0.206 ACRES
(8,979 SQ. FT.)

N 51°57'08" W 74.56'
S 51°57'08" E 74.56'



1/2" IRF

N 34°7'19" E 111.59'

5/8" IRF

1/2" IRF

5/8" IRF

POINT OF BEGINNING
1/2" IRF

NEW FENCE

N 34°39'16" W 81.00'
S 40°59'52" W 75.20'

S 32°09'00" W 126.82'
S 36°20'14" W 130.00'
(DEED)

5/8" IRF

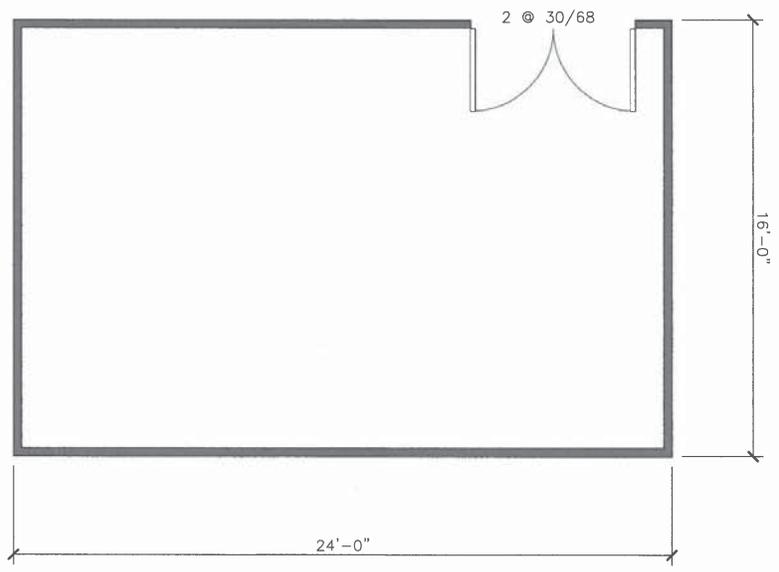
CHURCH STREET
ASPHALT PAVEMENT
(VARIABLE WIDTH R.O.W.)

MORRIS W. WELCH
VOLUME 628, PAGE 772
D.R.K.C.T.

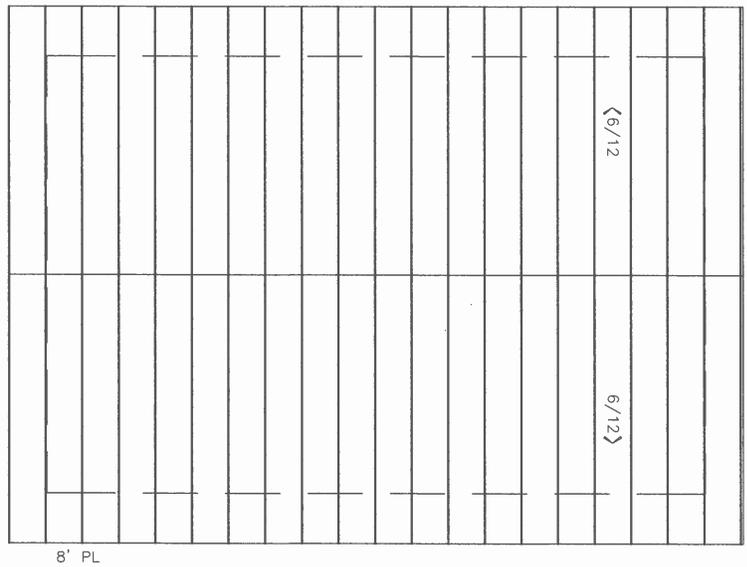
SPECIAL NOTICE:

Selling off a portion of this Addition by metes and bc the City Ordinance and State Law and is subject to fi of utilities and building permits.

FLOOR PLAN
SCALE: 1/4" = 1'-0"



ROOF & RAFTER PLAN
SCALE: 1/4" = 1'-0"



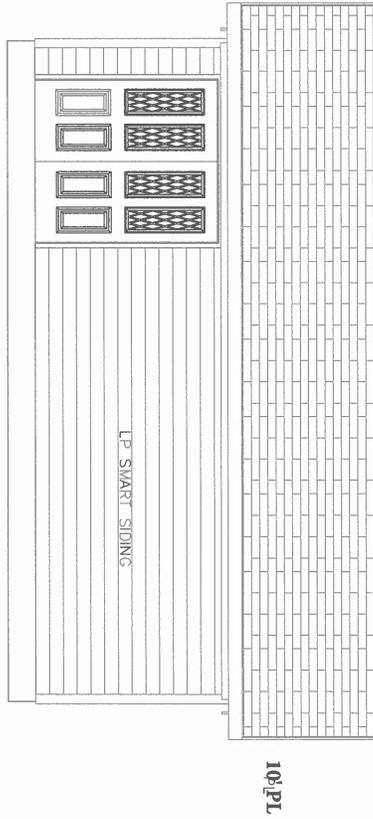
ALL RAFTERS ARE 2x6'S AT
16" O.C. UNLESS NOTED
OTHERWISE

DATE: 07/2019
REV:
A-1
FLOOR PLAN
SCALE: 1/4" = 1'-0"

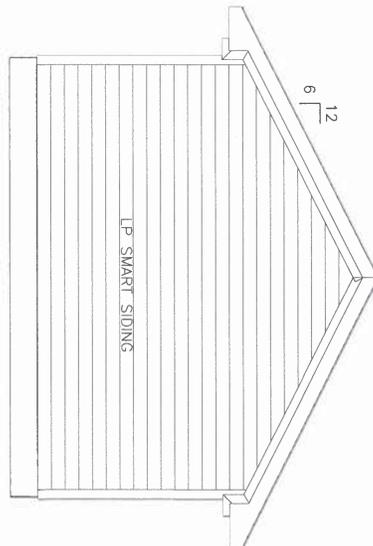
THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. DO NOT SCALE THESE DRAWINGS. BUILDER RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED BY LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS. LIMIT OF DESIGNER'S LIABILITY NOT EXCEED PRICE PAID FOR PLANS.

Grooms Residence
Forney, TX 75126

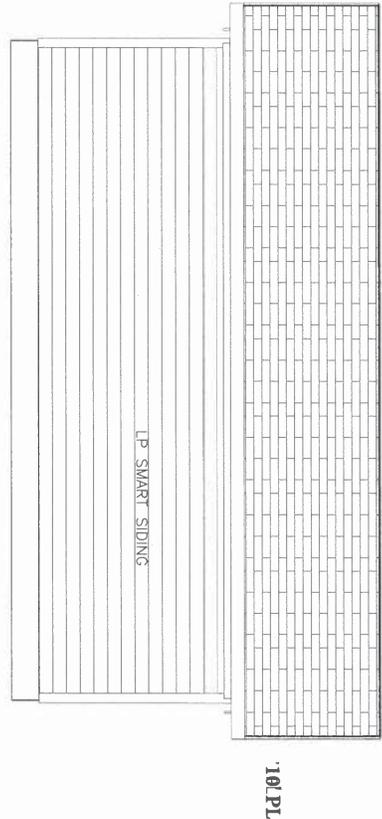
TUGGLE DESIGN
3521 CABRIOLET CT.
PLANO, TX 75023
PH: 214-704-9989 FAX: 214-501-4466
aubreytuggle@tuggleddesign.com



FRONT ELEV
SCALE: 1/4" = 1'-0"



SIDE ELEV
SCALE: 1/4" = 1'-0"



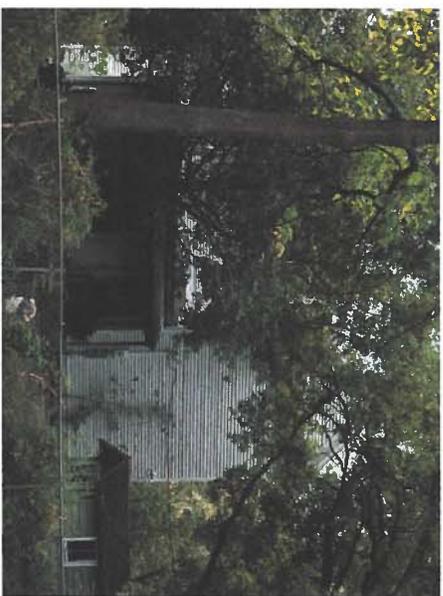
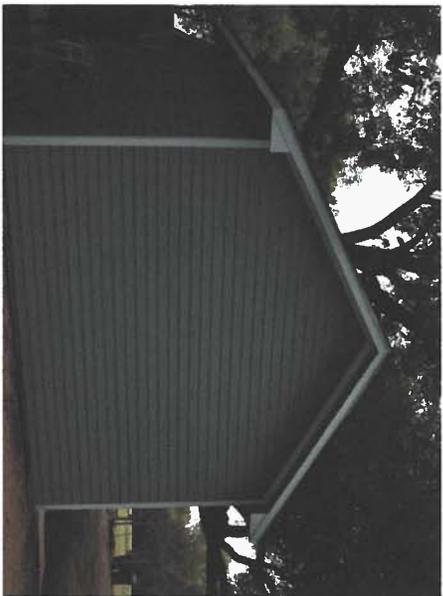
REAR ELEV
SCALE: 1/4" = 1'-0"

TUGGLE DESIGN
3521 CABRIOLET CT.
PLANO, TX 75023
PH: 214-704-9989 FAX: 214-501-4466
aubreytuggle@tuguledesign.com

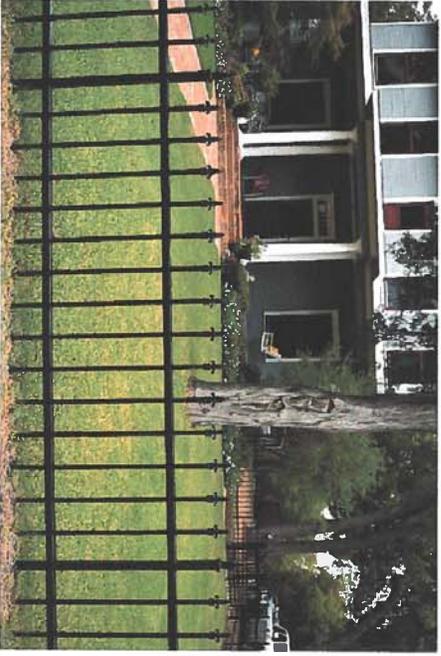
Grooms Residence
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DATE: 7/25/19
REV:
A-2
ELEVATIONS
SCALE: 1/4" = 1'-0"



Asking permission to construct a 24' by 16' accessory building on empty lot. Exterior is LP Smart Siding, building will be painted Sherwin Williams colors Tin Lizzie(gray) and Pure White. Photos on left show similar building located at 308 S. Center St.. Top center photo shows location of proposed building on lot, bottom photo shows lot view. Top right photo shows home located to east of subject lot, bottom photo is house located on the west of subject lot.



Install approximately 80 feet of iron fence along East Church Street. Fence will stand approximately 42" tall, pickets are 6" on center. Rolling gate will be located on west side of fence. Pictures on left are of existing fence located at 308 S. Center St.. Pictures on right is where fence will be located along 117 E. Church St. .

236-C4

SW 9163
Tin Lizzie

255-C1

SW 7005
Pure White