

CITY OF SULPHUR SPRINGS  
DOWNTOWN REVITALIZATION BOARD  
MEETING MINUTES  
SEPTEMBER 19, 2017  
5:30 PM

Present: Chairperson Phyllis Roundtree Vice-Chairman Mike Elliott, Board Member Jennifer Massey, Board Member Mike Horne, Board Member Scott McDearmont

Staff: Tory Niewiadomski, Community Development Director, Jennifer Graham, Community Dev. Admin Assistant, Jim McLeroy, City Attorney

Others: Wade Bartley, Bill Holden, Sam Stewart, Jim Wright John Little, Tommy Anderson, Mick Trusty, Kerry Craig

**CALL MEETING TO ORDER:**

Chairperson Phyllis Roundtree called the meeting of the Downtown Revitalization Board to order at 5:30 P.M.

**DISCUSSION/ACTION ON DOWNTOWN REVITALIZATION BOARD MEETING MINUTES OF AUGUST 14, 2017:**

Consider for approval the Downtown Revitalization Board meeting minutes of August 14, 2017. Board Member Mike Elliott moved to approve the meeting minutes as presented. Board Member Jennifer Massey seconded. Motion carried, all voting aye.

**DISCUSSION/ACTION ON A SIGN DESIGN APPLICATION FOR 105 OAK AVE.:**

Consider for approval a sign request by Sulphur Springs Masonic Lodge #221 to place a sign on both the north and south facades of 105 Oak. St. showing that the building houses the Sulphur Springs Masonic Lodge #221. Board Member Mike Horne moved to approve the request. Board Member Mike Elliott seconded. Motion carried, all voting aye.

**DISCUSSION/ACTION OF A SIGN DESIGN APPLICATION FOR 206 MAIN ST.:**

Consider for approval a sign request by the Applicant to place a canopy on the façade that reads "Good Ol' Boys Gentleman's Club". The sign will be 7 feet, 9.75 inches wide by 3 feet, 10.9058 inches tall, which equates to 23.89 square feet of area. The sign will not utilize backlighting. The sign will be black with white lettering.

This request is not for a sexually oriented business to be used on site, but for a meeting space for the Motorcycle and Antique Car Clubs the applicant belongs to out of Dallas, Texas. The building would still have to obtain an occupancy permit which requires inspections and permitting conducted by the Building Official before it could be

occupied. To date, no inspections have been conducted regarding this request and therefore, it would be required before the sign would be installed so it would not be an abandoned sign advertising a business that is not in existence.

Staff recommends that the sign package be approved provided the following conditions are satisfied:

1. The sign meets the dimensional requirements of 1 square foot for each lineal foot of façade width.
2. The sign be installed within 90 days after occupancy, or the permit shall become null and void.
3. The applicant does not install a sign that is abandoned and therefore considered non-conforming.

Board Member Mike Horne moved to approve the request as presented by Staff. Board Member Scott McDearmont seconded. Chairperson Phyllis Roundtree, Vice-Chairman Mike Elliott, Board Member Jennifer Massey voted nay. The motion failed with a vote of two for and three against.

City Attorney, Jim McLeroy, advised the Board Members of the law set by the Supreme Court that only the size, material, quality and color can be regulated for a sign. Due to freedom of speech the sign before them for approval could not be denied by law.

Chairperson Phyllis Roundtree called for a reconsideration of the vote on the request. Board Member Mike Horne moved to approve the request as presented by Staff. Board Member Scott McDearmont seconded along with Board Member Jennifer Massey voting aye. Chairperson Phyllis Roundtree and Vice-Chairman Mike Elliott voting nay. Motion passed with a vote of three for and two against.

### **ADJOURN**

With no other business before the Board, the meeting was adjourned at 6:02 P.M.