

CITY OF SULPHUR SPRINGS
DOWNTOWN REVITALIZATION BOARD
MEETING MINUTES
JULY 17, 2018
5:30 PM

Present: Chairperson Phyllis Roundtree, Vice-Chairman Mike Elliott, Board Member Zane Darling, Board Member Robin Boshears, Board Member Helena Martinez

Staff: Tory Niewiadomski, Community Development Director, Jennifer Graham, Community Dev. Admin. Asst.

CALL MEETING TO ORDER:

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

DISCUSSION/ACTION SELECTION OF DOWNTOWN REVITALIZATION BOARD CHAIRMAN:

Consider for approval the nomination of Board Member Phyllis Roundtree as Chairperson of the Downtown Revitalization Board. Board Member Robin Boshears moved to approve the nomination. Vice-Chairman Mike Elliott seconded. Motion carried, all voting aye.

DISCUSSION/ACTION SELECTION DOWNTOWN REVITALIZATION BOARD VICE-CHAIRMAN:

Consider for approval the nomination of Zane Darling as Vice-Chairman of the Downtown Revitalization Board. Vice-Chairman Mike Elliott moved to approve the nomination. Board Member Robin Boshears seconded. Motion carried, all voting aye.

DISCUSSION/ACTION ON DOWNTOWN REVITALIZATION BOARD MEETING MINUTES OF MAY 8, 2018:

Consider for approval the Downtown Revitalization Board meeting minutes of May 8, 2018. Board Member Mike Elliott moved to approve the meeting minutes as presented. Board Member Helena Martinez seconded. Motion carried, all voting aye.

DISCUSSION/ACTION ON A REQUEST TO PLACE A BLADE SIGN AT 214 MAIN ST.

The applicant is proposing to install a seven square foot blade sign under the awning of new the business, Landers Creek located at 214 Main St., which meets the dimensional requirements for signs. Staff recommends approval provided the blade sign maintains the seven foot overhead clearance required by the sign ordinance. Board Member Mike

Elliott moved to approve the request recommended by Staff. Vice-Chairman Zane Darling seconded. Motion carried, all voting aye.

DISCUSSION/ACTION ON A REQUEST TO PLACE A BLADE SIGN AT 217 MAIN ST.

The applicant is requesting to install a facade sign and window signs for a new business downtown name Meraki. The applicant is proposing to install a 24 square foot sign on the building that is the same size as the current sign. In addition, the applicant is seeking to install window signage to advertise the types of items sold in the store.

Staff recommends approval provided the following conditions are met:

1. The façade sign meets the one square foot of sign area per lineal foot of wall width. This means it will change the sign size to 22 square feet which is what the original sign was instead of the proposed 24 square feet.
2. The window signs should not cover more than 30% of the window area.
3. Should a hanging sign be considered in the future, it is approved provided it meets the Design Guidelines for hanging signs.

Vice-Chairman Zane Darling moved to approve the request as recommended by Staff. Board Member Robin Boshears seconded. Motion carried, all voting aye.

DISCUSSION/ACTION ON A DESIGN COMPLIANCE APPLICATION FOR 216 MAIN ST.

The applicant is applying for approval to the outside design of a two story mixed use building at 216 Main St. This proposed building will satisfy and meet the intent of the 380 agreement that the City has with Billie Ruth Standbridge to construct commercial suites and five residential units on the lot.

This project falls under infill construction for design guidelines. The building is aligned at the sidewalk edge, is two stories, it provides a transparent ground floor with recessed entries and vertically oriented upper story windows. The proposed design provides pedestrian friendly amenities with an interior courtyard concept that will improve the quality of life in the area. The building façade has masonry elements and wood columns to complement the Main Street corridor as well as balconies that provide shade and enclose the space. The upper floor canopy has muted stripe patterns that complement the overall character of the building.

This is a new construction project that provides distinctive architectural details that complement the downtown environment. The façade and windows provide visual interest to the pedestrian and character of downtown. Overall, the building adheres to the principles for infill construction.

Board Member Robin Boshears moved to approve the request as recommended by Staff. Board Member Mike Elliott seconded. Motion carried, all voting aye.

OTHER BUSINESS:

Applications for both 115 Gilmer and 215A Main St. were pulled from the agenda due to the applicant's information not being provided to Staff prior to the meeting.

The Board had a conversation concerning downtown parking. Some feel that street parking by the people who live in the apartments, or their guests, could be a hindrance for their customers by taking away those parking spaces close to their businesses. Others feel that problem will not materialize by including living spaces above the businesses downtown.

ADJOURN

With no other business before the Board, the meeting was adjourned at 6:00 P.M.