

CITY OF SULPHUR SPRINGS
DOWNTOWN REVITALIZATION BOARD
MEETING MINUTES
JULY 31, 2018
5:30 PM

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

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

Others: Robert Newsom, Jason Hill, Tamara Desierto Kolleck, Tom Glosup

CALL MEETING TO ORDER:

Chairperson Phyllis Roundtree called the meeting of the Downtown Revitalization Board to order at 5:32 P.M.

DISCUSSION/ACTION ON DOWNTOWN REVITALIZATION BOARD MEETING MINUTES OF JULY 17, 2018:

Consider for approval the Downtown Revitalization Board meeting minutes of July 17, 2018. Board Member Mike Elliott moved to approve the meeting minutes as presented. Vice-Chairman Zane Darling seconded. Motion carried, all voting aye.

DISCUSSION/ACTION ON A SIGN DESIGN APPLICATION FOR 400 GILMER ST., SUITE B.

The applicant is seeking to install a 32 square foot sign that would be placed on the west side of the building facing Gilmer Street. The Design Review Guidelines permit up to 25 square feet of sign area based on their 25 wide tenant space. The Zoning Ordinance permits up to 50 square feet in sign area. The DRB has the ability to grant approval if it finds the intent of the policies of the guidelines. The applicant is asking for a 28% or 7 square foot variance to the guideline requirements for sign area. Given the context of the area, the tenant space is about 95 feet off from Gilmer Street and is in an area that is less pedestrian oriented than the Downtown area as this is an automobile oriented strip center development. The applicant was unaware of the size requirements for the Downtown District at the time of application but has indicated changing the sign size to 30 square feet is satisfactory to his need. Board Member Mike Elliott moved to approve the request recommended by Staff. Board Member Helena Martinez seconded. Motion carried, all voting aye.

DISCUSSION/ACTION ON A SIGN DESIGN APPLICATION FOR 215A MAIN ST.

The applicant is requesting to install a hanging sign for a new business downtown called Reign. The hanging sign shall be perpendicular to the building and provide a minimum of 7 feet of clearance between the sidewalk and bottom of the sign. If the applicant chooses to install window signage at a later date it must be limited to the 30% window cover threshold as stated in the Downtown Revitalization Guide. Vice-Chairman Zane Darling moved to approve the request recommended by Staff. Board Member Mike Elliott seconded. Motion carried, all voting aye.

DISCUSSION/ACTION ON A DESIGN APPLICATION FOR 298 ROSEMONT ST.

The County will be constructing a new courtroom building adjacent to the law enforcement center on Rosemont and in the future will be constructing new DA/District Clerk Annex. The intent is that the courtroom building and the DA/District Clerk's Annex should match the law enforcement center. Tom Glosup is the Consultant for the County as well as the designer of the building.

The courtroom, and DA/District Clerk offices building will face towards Rosemont. The west sides of the courtroom and DA/District Clerk offices will contain EIFS siding. The north side of the courtroom building will contain the split block exterior as shown in the application materials. The remaining sides of the buildings will be metal sided to match the jail. Both buildings are proposed to be aligned together along the west side of the property.

The DA is asking for a more secure place for himself and his staff to park. A board on board privacy fence is proposed between the courtroom and DA/District Clerks office facing towards Rosemont St. A privacy fence will also be provided along the south side of the DA/District Clerks office so the exterior metal siding areas won't be visible from the Jefferson or Rosemont. A parking lot for jury calls will also be included. This will help free up parking in the Downtown area.

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

ADJOURN

With no other business before the Board, the meeting was adjourned at 6:03 P.M.