

CITY OF SULPHUR SPRINGS DOWNTOWN
REVITALIZATION BOARD MEETING
MINUTES
SEPTEMBER 20, 2021
12:00 PM

Present: Chairman Mike Elliott, Vice-Chairperson Robin Boshears, Board Member Tyler Law, Board Member Phyllis Roundtree

Absent: Board Member Helena Martinez

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

Others: Justin Shrode

CALL MEETING TO ORDER:

Chairman Mike Elliott called the meeting of the Downtown Revitalization Board to order at 12:05 P.M.

DISCUSSION/ACTION ON DOWNTOWN REVITALIZATION BOARD MEETING MINUTES OF AUGUST 10, 2021:

Consider for approval the Downtown Revitalization Board meeting minutes of August 10, 2021. Vice-Chairperson Robin Boshears moved to approve the meeting minutes as presented. Board Member Tyler Law seconded. Motion carried, all voting aye.

DISCUSSION/ACTION ON A SIGN APPLICATION AT 222 TOMLINSON.

The applicant is requesting to install a projecting sign for a new business downtown called the Plant Niche. The applicant is proposing to install an 8 square foot hanging sign.

Staff recommends approval provided the following conditions are met: The projecting sign shall be perpendicular to the building and provide a minimum of 8 feet of clearance between the sidewalk and bottom of the sign.

Board Member Tyler Law moved to approve the request as presented. Vice-Chairperson Robin Boshears seconded. Motion carried, all voting aye.

DISCUSSION/ACTION AWNING REPLACEMENT AND PAINT FOR 120 MAIN ST.

The orthodontist office was approved for a façade update in May of 2021. Their original plan was to remove the plaster and expose the brick and make point repairs to the brick and mortar. After

removing the plaster, they discovered the brick was in worse shape than they anticipated. As a result, they plan to put up brick that is consistent with what was in place and more structurally sound. See attached.

UPDATE: The applicant has submitted 3 sign proposals for consideration by the DRB.

1. The first is a corner projecting sign. It is approximately a 5 foot wide, 15 square foot neon sign with the company logo on it.
2. The second option is a wall mounted sign with backlit channel letters with a brushed aluminum backplate.
3. The third option is a wall mounted sign with backlit channel letters with a white aluminum backplate.

In terms of lighting, per the Guidelines, backlighting sign text only is preferred. Neon and other tubular illumination may be considered. However, use of neon should be limited in amounts so it does not become visually intrusive.

Board Member Tyler Law moved to approve the request as presented. Board Member Phyllis Roundtree seconded. Motion carried, all voting aye.

The Board also needed to vote on the brick design for the outside of the building. The current brick is not usable as was previously thought. Due to the brick condition, the brick is deemed unsafe. The applicant provided a sample brick, which will match the brick currently there.

Vice-Chairperson Robin Boshears moved to approve the request as presented. Board Member Tyler Law seconded. Motion carried, all voting aye.

DISCUSSION/ACTION ON MAIN STREET THEATER AWNING AMENDMENT AT 227 MAIN ST.

This Main Street Theater is in the process of renovating the building. As part of the remodel, they are going to be putting the metal awning back up but inquired about changing the copper color to a blue similar to the XLNT Contracting logo along with columns that will match the window colors similar to a champagne color to support the awning so that it is no longer cantilevered out from the building. The awning will be held up with decorative columns.

Vice-Chairperson Robin Boshears moved to approve the request as presented. Board Member Tyler Law seconded. Motion carried, all voting aye.

ANY OTHER BUSINESS

None

ADJOURN

With no other business before the Board, the meeting was adjourned at 12:16 P.M.