

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR  
A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)**

**DOWNTOWN SPECIAL PROVISION SIGN DISTRICT**

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**CASE NUMBER:** SIGN-25-002009

**DATE FILED:** Dec. 19th, 2025

**LOCATION:** 1909 BRYAN ST  
(EAST ELEVATION)

**SIZE OF REQUEST:** 76.6 sq. ft.

**COUNCIL DISTRICT:** 14

**ZONING:** CA-1(A)

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**APPLICANT:** Francisco Silva of Silva Signs & Service

**OWNER:** Dallas Plaza Garage LLC, DBA Arkview Capital

**TENANT:** 7-Eleven Inc.

**REQUEST:** An application for a Certificate of Appropriateness by Francisco Silva of Silva Signs & Service, for a 76.6-square-foot LED illuminated flat attached sign at 1909 BRYAN ST (EAST ELEVATION).

**SUMMARY:** The applicant proposes to install a 76.6-square-foot LED illuminated flat attached sign, composed of front lit aluminum channel letters. Faces will be white acrylic with vinyl with painted aluminum returns. Sign will read 'ARKVIEW' with logo.

**STAFF RECOMMENDATION:** Approval

**SSDAC RECOMMENDATION:** Approval

**BACKGROUND:**

- The subject site is located in the Downtown Special Provision Sign District, Central Business District. This district is zoned Central Area District 1 (CA-1(A)), a business zoning sign district.  
These regulations are established in: [Sec. 51A-7.900](#) (Specific details included below).
- The applicant proposes to install a 76.6-square-foot LED illuminated flat attached sign, composed of front lit aluminum channel letters. Faces will be white acrylic with vinyl with
  - The sign is composed of 5" aluminum channel letters, painted black with blue and grey vinyl lettering, mounted to a 2" wireway. Sign elements are constructed entirely of metal, acrylic, and vinyl.
- This sign is to be mounted on the façade facing Bryan Street.
- Construction of the proposed sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per Sec. 51A-7.900.

**51A-7.902 PURPOSE.**

The purpose of this division is to regulate both the construction of new signs and the alterations of existing signs with a view towards enhancing, preserving, and developing the unique character of the downtown area while addressing the diversity of businesses and promoting the economy of downtown. The general objectives of this division include those listed in Section 51A-7.101 as well as aesthetic considerations to ensure that signs are appropriate to the architecture of the district, do not obscure significant architectural features of its buildings, and lend themselves to the developing retail and residential uses and the pedestrian character of the area. The district regulations are in large part inspired by the high level of pedestrian activity and the need to maximize effective orientation of signage toward the walking public.

**51A-7.903 DEFINITIONS.**

- (14) FLAT ATTACHED SIGN means an attached sign projecting 12 inches or less from a building, and the face of which is parallel to the building facade.
- (33) UPPER LEVEL SIGN means an attached sign wholly situated within the upper level sign area.
- (34) UPPER LEVEL SIGN AREA means the portion of a facade more than 36 feet above grade and within the top 12 feet of a facade on buildings 18 stories or less, or within the top 36 feet of a facade on buildings more than 18 stories.

**51A-7.911(a) ATTACHED SIGNS IN GENERAL**

- (3) The total effective area for all signs on a facade, excluding media wall signs in the Discovery Subdistrict and gateway signs in the Chase Tower Subdistrict, may not exceed:
  - (C) 30 percent of the area in the upper level sign area.

*This is the only sign proposed on this façade. The sign is allowed up to 30% of the façade but only occupies approximately 2% of it.*

**51A-7.911(e) FLAT ATTACHED SIGNS**

- (3) Upper level flat attached signs.
  - (A) Each upper level flat attached sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches.
  - (B) Upper level flat attached signs must be wholly located within the upper level sign area.

*This sign will contain two words, and is wholly located within the upper level sign area.*

**51A-7.505**

**PERMIT PROCEDURES FOR SPECIAL PROVISION SIGN DISTRICTS.**

(B) **Factors the committee shall consider.** In reviewing an application, the committee shall first consider whether the applicant has submitted sufficient information for the committee to make an informed decision. If the committee finds the proposed sign to be consistent with the special character of the special provision sign district, the committee shall make a recommendation of approval to the city plan commission. **The committee shall consider the proposed sign in terms of its appropriateness to the special provision sign district with particular attention to the effect of the proposed sign upon the economic structure of the special provision sign district and the effect of the sign upon adjacent and surrounding premises without regard to any consideration of the message conveyed by the sign.** After consideration of these factors, the committee shall recommend approval or denial of the application and forward that recommendation to the city plan commission.

(6) **Decision by the commission.** Upon receipt of a recommendation by the committee, the commission shall hold a public hearing to consider the application. At least 10 days before the hearing, notice of the date, time, and place of the hearing, the name of the applicant, and the location of the proposed sign must be published in the official newspaper of the city and the building official shall serve, by hand-delivery or mail, a written notice to the applicant that contains a reference to this section, and the date, time, and location of this hearing. A notice sent by mail is served by depositing it properly addressed and postage paid in the United States mail. In addition, if the application is for a detached sign or for an attached sign that has more than 100 square feet of effective area, the applicant must post the required number of notification signs in accordance with Section 51A-1.106. **In making its decision, the commission shall consider the same factors that were required to be considered by the committee in making its recommendation.** If the commission approves the application, it shall forward a certificate of appropriateness to the building official within 15 days after its approval. If the commission denies the application, it shall so inform the building official in writing. Upon receipt of the written denial, the building official shall so advise the applicant within five working days of the date of receipt of the written notice.

**Property Ownership**

Dallas Plaza Garage LLC, DBA Arkview Capital  
263Tresser Blvd, 9th Flr  
Stamford, CT 06901

Officer names: Pavel Chernyshov, Owner  
Jessica Mainhardt, Operations

**Tenant Ownership**

7-Eleven Inc.  
3200 Hackberry Rd  
Irving, TX 75063

Officer names: Andrea Benedetto, Property Manager (LAZ)

**SSDAC Action:**

**January 13, 2026**

**MOTION:** It was moved to **approve**:

An application for a Certificate of Appropriateness by Francisco Silva of Silva Signs & Service, for a 76.6-square-foot LED illuminated flat attached sign at 1909 BRYAN ST (EAST ELEVATION).

Maker: Hardin  
Second: Peadon  
Result: Carried: 4 to 0

For: 4 - Peadon, Dumas, Hardin and Coffman  
Against: 0 - none  
Absent: 1 - Webster  
Conflict: 0 - none

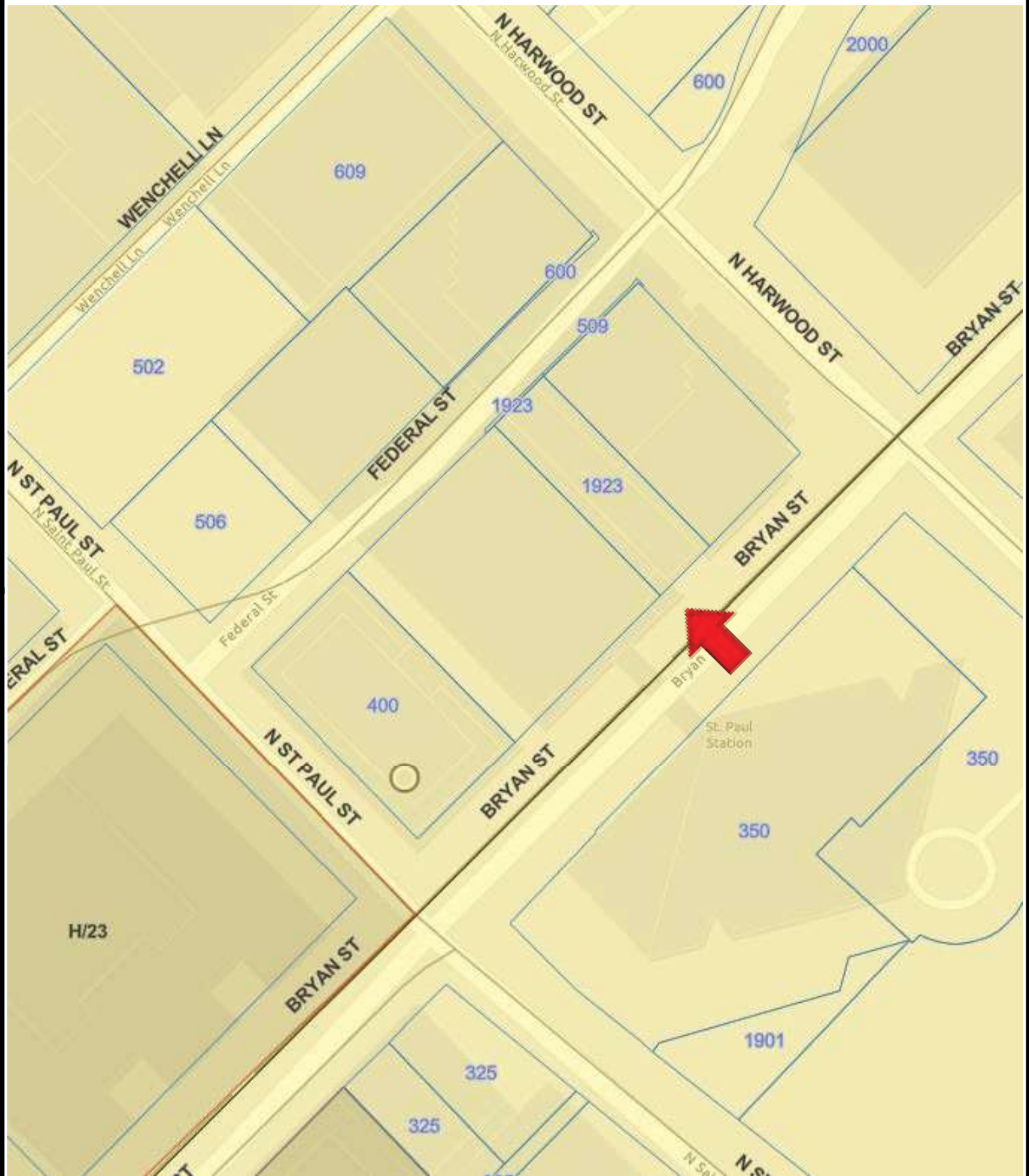
Speakers: none



# Aerial Map - 1909 Bryan St

Printed Date: 1/6/2025

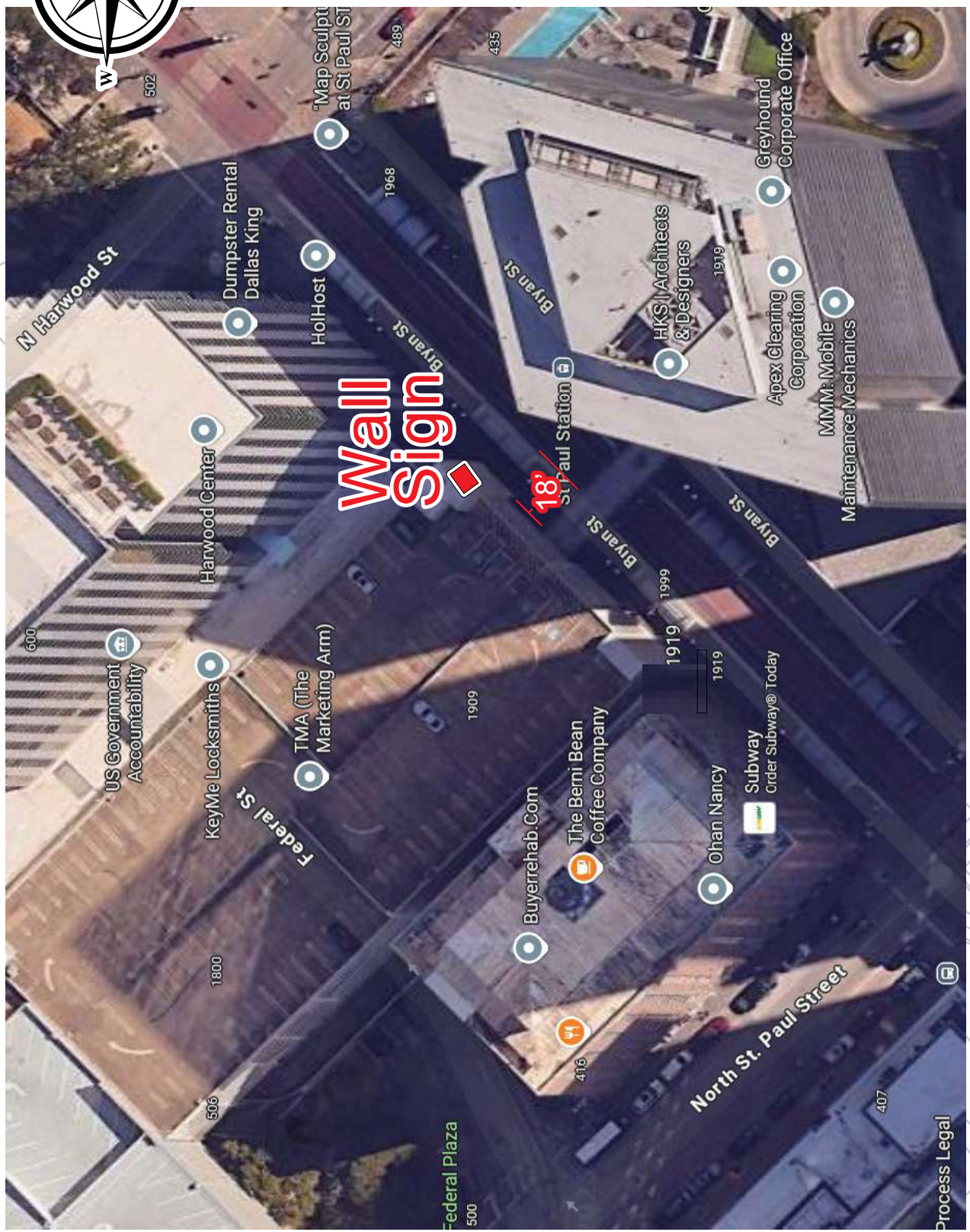




# Zoning Map - 1909 Bryan St

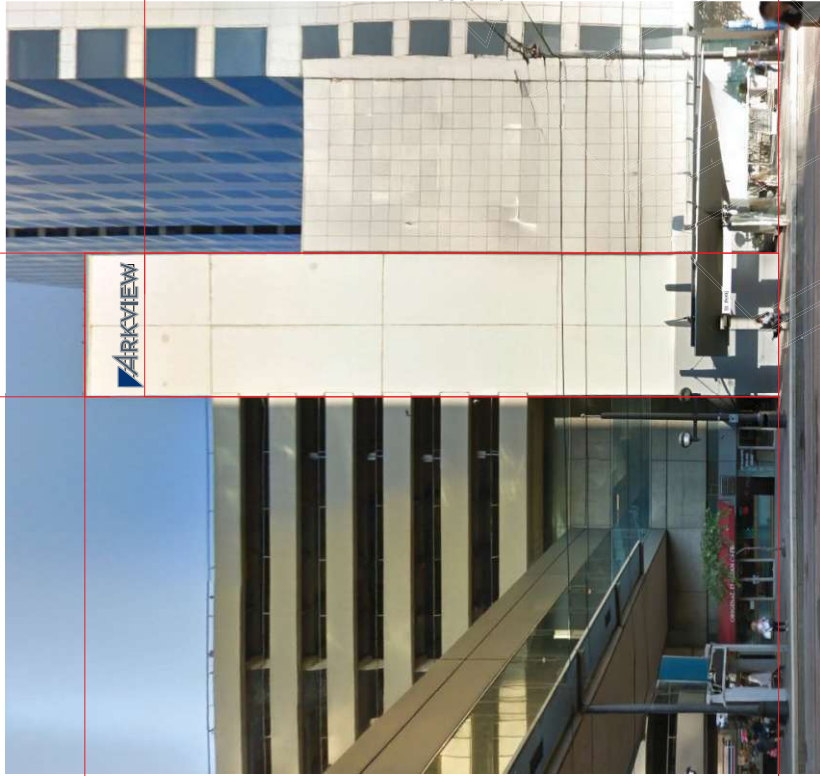
Printed Date: 1/6/2025





It is the intent and purpose of this color rendering to provide a basic color representation of your sign, finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Mathews paint color formula will minimize the differences.

 2129 S Great Southwest PkwY, Suite 309 Grand Prairie, Tx 75051 TEL: 972.352.2898	<b>Client:</b> FASTSIGNS Love Field <b>Site:</b> 1919 Bryan Street		<b>Date:</b> 7/25/2025 <b>Designer:</b> Lucio Garza <b>Drawing Title:</b> Arkview - Dallas <b>Sales:</b> Charis Peterson	<b>File Location:</b> 5220	<b>Page #</b> 1-3
	<small>© 2023 Image National, Inc. This design is an original work of authorship by Image National, Inc. (Image) which owns the copyright protection by the copyright law of the United States (Title 17, U.S. Code). All rights are reserved by Image and, until the use of this design is authorized by Image in writing, Image owns the exclusive right to: a) reproduce this design in copies, in graphic form or as a sign; b) prepare derivative works based upon the design; c) distribute copies of the design by sale or other transfer of ownership; and d) display the design publicly.</small>				

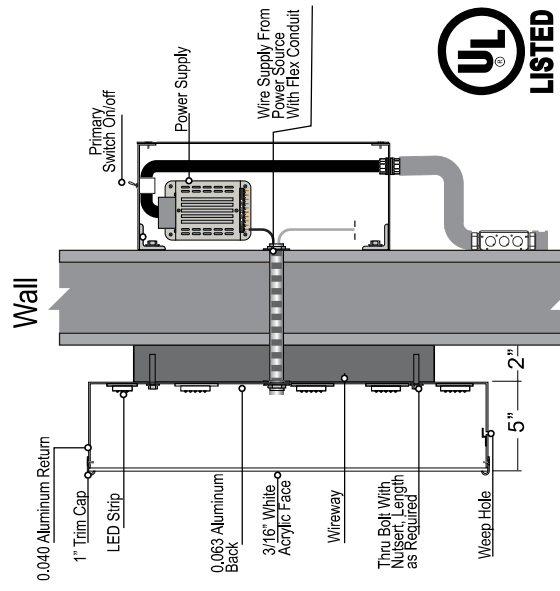


„2-96

~~48-10~~

# SECTION

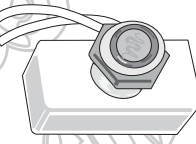
# FRONT LIT CHANNEL LETTER



# On A Wireway



**X** 120v



## PhotoCell

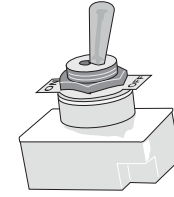
☐ Yes

☒ Yes

277v

☒ No

No



## External Disconnect Switch

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.



2129 S Great Southwest  
Pkwy, Suite 309  
Grand Prairie, Tx 75051  
**TEL: 972.352.2898**

**UL**  
UNDERWRITERS  
LABORATORIES  
ELECTRIC SIGN

UL #433133-00  
ELECTRIC SIGN  
ULS & DB - All signs conform to 11912161

install procedures, Canada - all signs must be CAS (labelled accordingly) & must comply with UL-4-1, 1 complete. This sign(s) is intended to be installed in accordance with requirements of article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

**Client:** FASTSIGNS Love Field

Site:

1909 Bryan Street

**Sales:** Charis Peterson

**File Location:**

5220

Page #



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16'-10"

A diagram showing a 45-degree corner joint between two pieces of material. The top piece is dark blue and the bottom piece is light blue. A gap of 3/4 inch is indicated between the two pieces at the corner. The gap is filled with a light yellow material. The joint is labeled "3/4\"

Total of 71.54 sqft

48-11

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.



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Pkwy, Suite 309  
Grand Prairie, Tx 75051  
**TEL: 972.352.2898**

**UNDERWRITERS  
LABORATORIES  
ELECTRIC SIGN**

**UL**

**NANPA PLANT -  
UL #43195-001**

U.S. & P.R. - All signs conform to UL-182761  
Installed accordingly & must comply with UL-41-1  
install procedure. Canada - All signs must be CAS  
compliant. This sign(s) is intended to be installed in  
accordance with requirements of article 630 of the  
National Electrical Code and/or applicable local  
codes. This includes proper grounding and bonding

**Client:** FASTSIGNS Love Field

**Site:** 1909 Bryan Street

**Designer:** Lucio Garza

Drawing Title: Arkview - Dallas

**Sales:** Charis Peterson

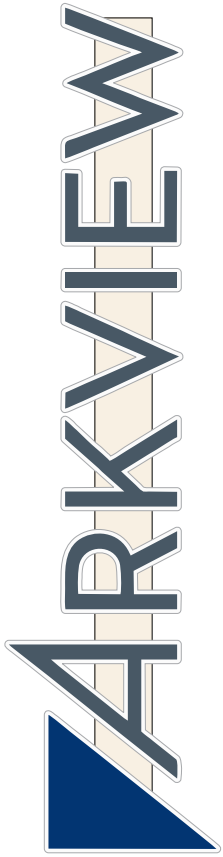
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520

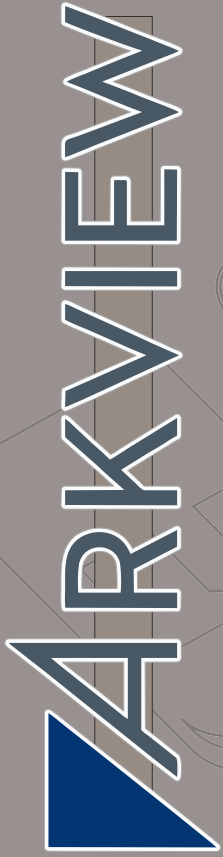
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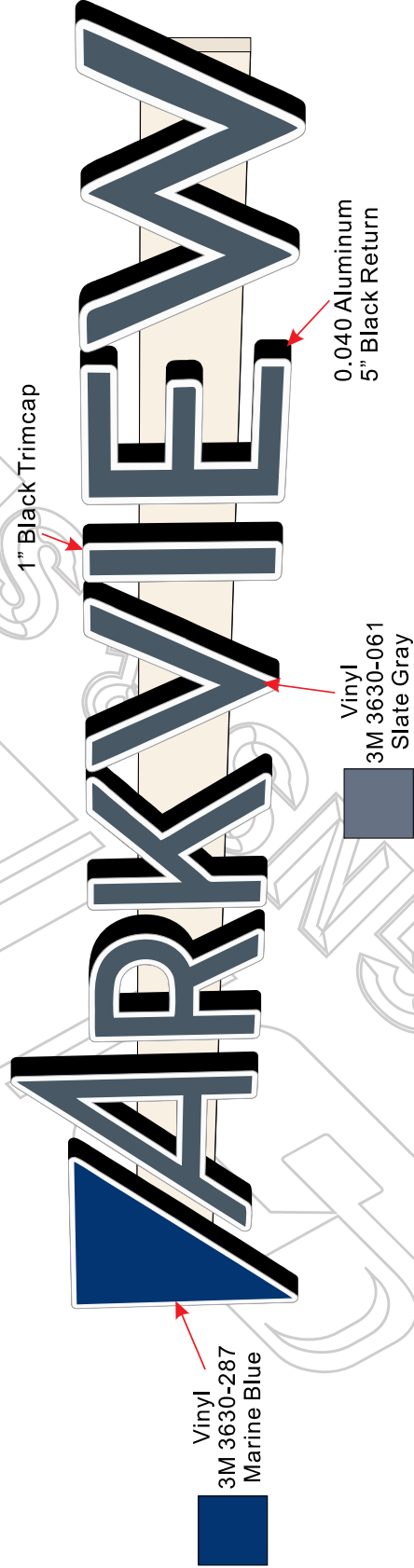
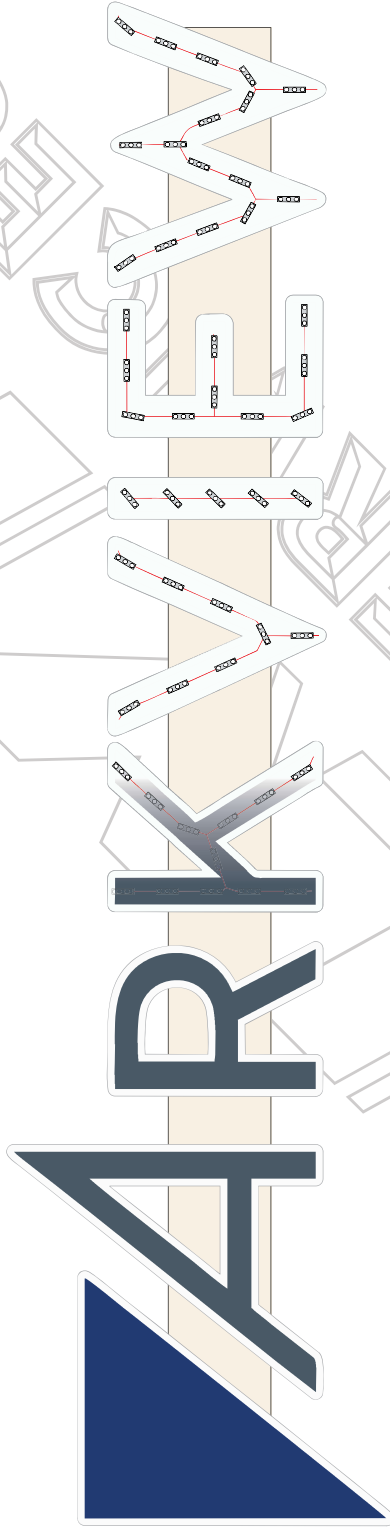
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Day View



Night View



It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.



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TEL: 972.352.2898

U.S. & F.R. All signs conform to UL-432181  
Material: Aluminum, Stainless Steel, and all signs must be made in accordance with requirements of article 600 of the  
National Electrical Code and under proper grounding and bonding  
of the sign.

U.S. & F.R. All signs conform to UL-432181  
Material: Aluminum, Stainless Steel, and all signs must be made in accordance with requirements of article 600 of the  
National Electrical Code and under proper grounding and bonding  
of the sign.

Client: FASTSIGNS Love Field  
Site: 1909 Bryan Street

Date: 11/19/2025  
Designer: Lucio Garza

Drawing Title: Arkview - Dallas

Sales: Charis Peterson

File Location:

Page #

5220

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# YJ SIGN INC.

P.O. Box 802050 Santa Clarita, CA 91380 - (877) 600-9444 - info@yjinc.com  
Sign Design Based On 2021 IBC w/ Dallas Amendments

Authorization Number: JTS\_265025  
Project: Arkview - Channel Letters  
Job Location: 1939 Bryan St.  
Dallas, TX

## INPUT DATA

Exposure category (B, C or D) = C  
Risk Category = 105 MP-H  
Ultimate Design Windspeed = 1.00 **Fail**  
Topographic factor = 96.00 FT  
Height of the sign = 4.25 FT  
Vertical dimension (for wall, s = h) = 16.83 FT  
Horizontal dimension = 16.83 FT  
Dimension of return corner = 0.42 FT

Area Considered: 4'-3" x 16'-10"

$V_{ult}$  = 105 MP-H  
 $K_z$  = 1.00  
 $K_d$  = 0.85  
 $s$  = 4.25 FT  
 $B$  = 16.83 FT  
 $L$  = 0.42 FT

## ANALYSIS

Velocity pressure  
 $qz = 0.00256 K_z K_{zt} K_d V^2 K_e$   
where:

$qz$  = velocity pressure at height  $z$ , (Eq. 26.10-1 page 268)  
 $K_z$  = velocity pressure exposure coefficient  
evaluated at height above ground level,  $z$  (Tab. 26.10-1, page 268)  
 $K_d$  = wind directionality factor, (Tab. 26.6-1, page 266)  
 $K_e$  = ground elevation factor, see (Tab. 26.9-1, page 268)

Wind Force Low Rise Buildings (Sec. 30.3.2 & 29.3.2)  
Net horizontal wind pressure =  $p-q$ , GCP  
 $G$ CP = external pressure coefficients (Fig. 30.5-1, page 363)  
 $A_s = B \times s$  = the gross area

= 29.99 PSF

= 1.25

= 0.85

= 1.00

= 27 PSF  
= 0.90  
= 71.50 FT<sup>2</sup>

= 0.90  
= 16.21 x AS = 1.16 KIPS

= 286.00 LBS  
= 0.75 FT  
= 0.42 FT  
= 0.17 FT  
= 6 NO

## DESIGN SUMMARY

Allowable Stress Design Wind Factor  
Design Wind Pressure  
Design Windforce,  $F$

## Sign Parameters

Weight of cabinet, DL  
Vertical distance between anchors,  $y$   
 $b$  (return)  
Offset from wall  
Min. no. of top or bott. anchors

## ANCHOR DESIGN

Pull-out Req'd.  
 $P = 121$   
Shear Req'd.  
 $V = 24$   
Unity =  $(121 / 1068) + (24 / 180) = 0.25 < 1(OK)$

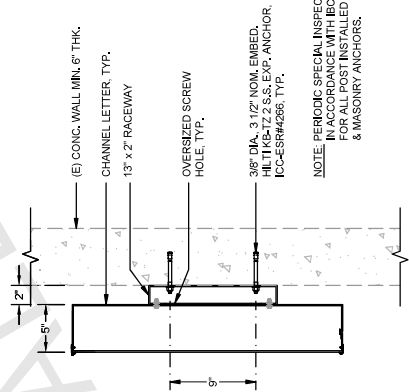
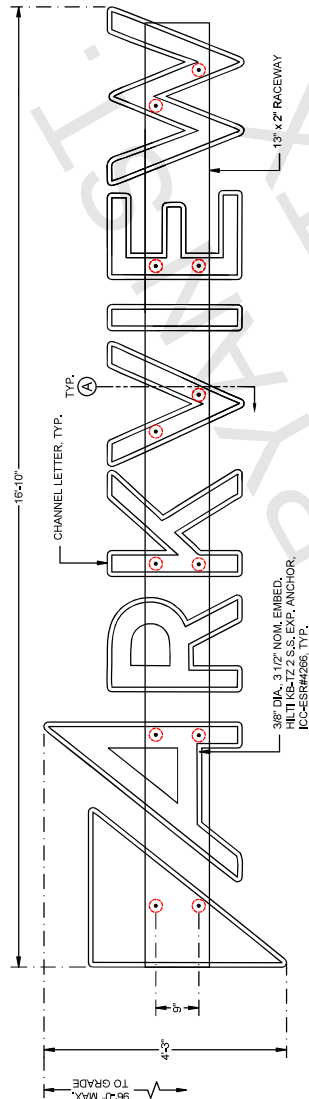
Hilti KB-TZ 2 S.S. Expansion Anchor  
3/8" Dia, Nom. Embed. 3 1/2"

$P = 1068$

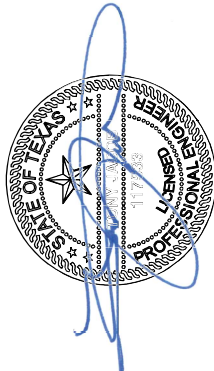
$V = 180$

## NOTES:

GENERAL:  
• DESIGN IS BASED ON ADEQUATE EXISTING SUPPORT ELEMENTS.  
• PROVIDE ISOLATION OF UNSIMILAR MATERIALS.  
• COAT ALUMINUM IN CONTACT WITH CONCRETE WITH ZINC RICH PAINT.  
• PROVIDE FULLY WELDED END CAPS AT EXPOSED OPEN ENDS OF ALUMINUM CHANNEL LETTERS.  
• SLOPE TOP OF EXPOSED FOOTING AWAY FROM DIRECT BURIAL POSTS OPTION OR ALTERNATIVELY USE GALVANIZED STEEL.  
STEEL:  
• DESIGN AND FABRICATION ACCORDING TO 2021 IBC W/ DALLAS AMENDMENTS  
• WELDED STEEL SHALL BE EQUAL TO THE THICKNESS OF THE MEMBER.  
• WIDE FLANGE, ASTM A992  
• ROUND PIPE, ASTM A53 GRADE B OR EQUIVALENT  
• SQUARE AND RECTANGULAR TUBE, ASTM A500 GRADE B  
• STAINLESS STEEL, ROUND, SQUARE, AND RECTANGULAR TUBE:  
• ASTM A316 OR EQUIVALENT  
• ALL STEEL WELDED JOINTS SHALL BE WELDED BY A WELDER QUALIFIED TO WELD STEEL.  
• ALL STEEL WELDED JOINTS SHALL BE WELDED BY A WELDER QUALIFIED TO WELD STEEL.  
• ALL BOLTS TO BE ZINC COATED ASTM B633  
• ALL BOLTS TO BE ZINC COATED ASTM B633  
• STEEL WELDED REINFORCING REBAR, ASTM A615 GRADE 60.  
ALUMINUM:  
• DESIGN AND FABRICATION ACCORDING TO 2020 ALUM. DESIGN MANUAL  
• ALUMINUM CHANNEL LETTERS SHALL BE:  
• ALLOY 6061-T6 WITH 0.008 LBS PER CUBIC INCH.  
• DESIGN AND FABRICATION ACCORDING TO AWS D1.2, ALL WELDING IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS A3.0 FILLER METALS PER TABLES M3.1 & M3.2 OF 2020 ALUMINUM DESIGN MANUAL.  
WELDING:  
• WELDED STEEL (LEG LENGTH) SHALL BE EQUAL TO THE THICKNESS OF THE MEMBER.  
• WELDED STEEL SHALL BE EQUAL TO THE THICKNESS OF THE MEMBER.  
• E70 XX ELECTRODE FOR SMAW PROCESS.  
• E70 XX ELECTRODE FOR GTAW PROCESS.  
• E70 XX ELECTRODE FOR FCW PROCESS.  
• ALL WELDS SHALL BE MADE WITH A FILLER METAL THAT CAN PRODUCE WELDS THAT HAVE A MINIMUM CHARTER V-NOTCH TOUGHNESS OF 20FT-LB AT ZERO 0° AS DETERMINED BY THE APPROPRIATE AWS AS CLASSIFICATION TEST METHOD OR MPG'S CERTIFICATION.  
ANCHORS:  
• BRAND NAME APPROVED ANCHORS SPECIFIED ON PLANS MAY BE SUBSTITUTED BY APPROVED EQUAL



NOTE: PERIODIC SPECIAL INSPECTION REQUIRED FOR ALL POSTS INSTALLED IN CONCRETE & MASONRY ANCHORS.



DATE SIGNED: 12/18/2025

NOTICE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER ANY ITEM IN ANY MANNER BEARING THE SEAL OF A LICENSED PROFESSIONAL. IF THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

www.yjinc.com  
P.O. BOX 802050  
SANTA CLARITA, CA 91380  
TEL: (661) 259-0700 FAX: (661) 259-0900

PROJECT JOB #: JTS\_265025  
PROJECT LOCATION: 1939 BRYAN ST., DALLAS, TX

CHK BY: T.A.  
REV BY: T.A.  
FLIPPED BY: N/A

DATE LAST REVISED: Dec 18, 2025  
PROJ. START DATE: Dec 12, 2025  
SCALE: AS SHOWN  
ON: 12/18/2025 5:04:21 AM

REVISIONS  
1  
2

ARKVIEW  
CHANNEL LETTER

SHEET # 1 OF 1