Thursday, July 10, 2025

Planner: Scott Roper

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

### **JEFFERSON AREA SPECIAL PURPOSE DISTRICT**

**CASE NUMBER:** 2503121101\_198931354-001 **DATE FILED:** May 29th, 2025

**LOCATION:** 541 W JEFFERSON AVE. **SIZE OF REQUEST:** 185 sq. ft.

(S ELEVATION)

COUNCIL DISTRICT: 1 ZONING: PD-316, SA-1

**APPLICANT:** Shahneela Sagani of Surani Signs

**OWNER:** 541 Jefferson LLC

TENANT: ADN DFW LLC

REQUEST: An application for a Certificate of Appropriateness by Shahneela Sagani of

Surani Signs, for a 185-square-foot LED illuminated channel letter sign at 541

W JEFFERSON AVE. (S ELEVATION).

**SUMMARY:** The applicant proposes to install a 185-square-foot LED illuminated channel

sign, Three inch red channel front lit channel letters emit white light from the

front and also have a bluish halo glow effect, to be mounted to a raceway.

STAFF RECOMMENDATION: Approval.

SSDAC RECOMMENDATION: <u>Approval</u>.

### **BACKGROUND:**

- The subject site is located in Jefferson Area Special Purpose District and is zoned Mixed Use Projects (MUP), a business zoning sign district.
   These regulations are established in: Sec. 51P-316.113 (Specific details included below).
- The applicant proposes to install a 185-square-foot LED illuminated channel sign, Three
  inch red channel front lit channel letters emit white light from the front and also have a
  bluish halo glow effect, to be mounted to a raceway.
  - The sign is composed of 3" aluminum channel letters, painted red with white acrylic faces and mounted to a raceway with standoffs. Backs of channel letters will consist of polycarbonate material with translucent blue material applied. Sign elements are constructed entirely of metal, plastic, and LED lighting. The overall height of the sign will not exceed 29-feet.
  - The sign will be back-lit by LED, emitting a white glow through the faces. A bluish halo effect will also be emitted from the backs of the channel letters.
- This is the first of two applications under review by this body for this site. This sign is to be located on Jefferson Ave, and is submitted as Sign 1.
- Construction of the proposed sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per Sec. 51P-316.113.

### 51P-316.113(a) PURPOSE.

The purpose of this article 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 this district. These sign regulations have been developed with the following objectives in mind:

- (1) To protect the historical and architectural character of this district from inappropriate signs in terms of number (clutter), style, color and materials.
- (2) To ensure that significant architectural features in this district or of a building within this district are not obscured.
- (3) To promote the economic success of each business within this district and, in turn, the collective success of this district.
- (4) To ensure that the size and orientation of signs are geared toward the high number of pedestrians in this district.
  - (5) To enhance the aesthetics of this district.

### **51P-316.113(e)** ATTACHED SIGNS.

- (1) Attached signs in general.
- (A) Except as provided in this paragraph and except for marquee signs, awning signs, and blade signs all attached signs must be mounted parallel to the building surface to which they are attached and may not project more than 18 inches from that building.

This sign meets all requirements of PD-316 and Article VII.

### 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**

541 Jefferson LLC 4848 Lemmon Ave, Ste. #100-305 Dallas, TX 75219

Officer names: Madalyn McKissack, Property Manager

### **Tenant Ownership**

ADN DFW LLC 3050 Post Oak Blvd, Ste. 110 Houston, TX 77056

Officer names: Adam, Officer

### **SSDAC Action:**

### June 17, 2025

MOTION: It was moved to approve:

An application for a Certificate of Appropriateness by Shahneela Sagani of Surani Signs, for a 185-square-foot LED illuminated channel letter sign at 541 W JEFFERSON AVE. (S ELEVATION).

Maker: Hardin Second: Webster

Result: Carried: 4 to 0

For: 4 - Dumas, Webster, Hardin and Hall

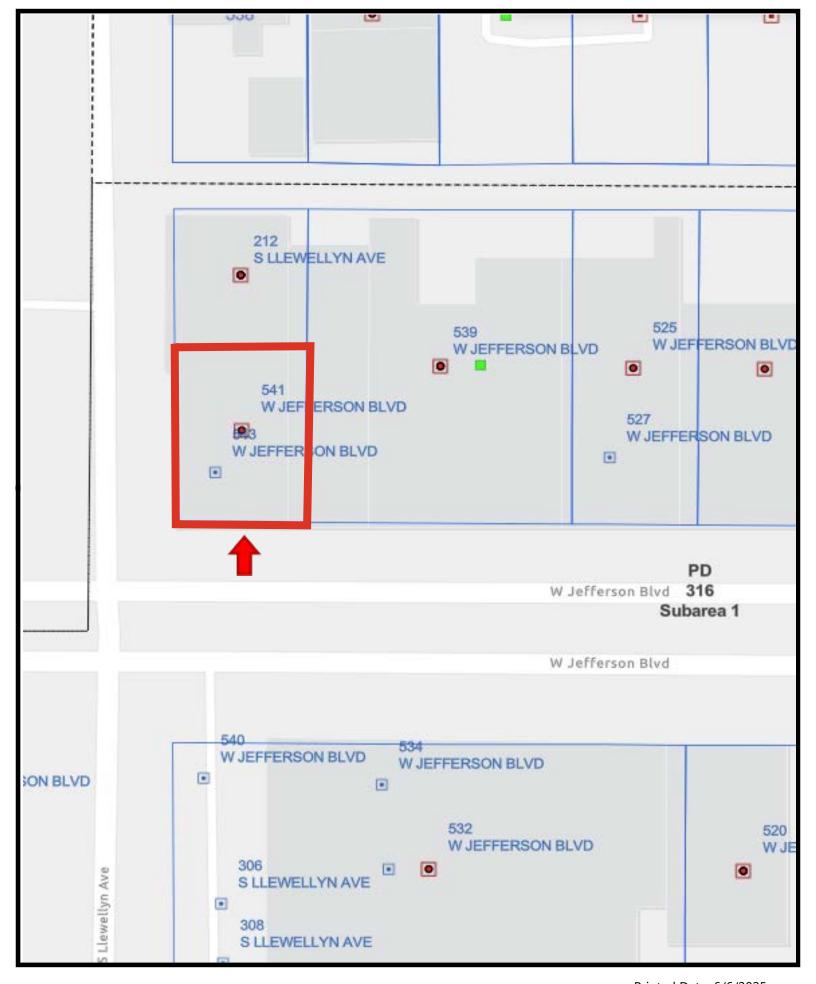
Against: 0 - none Absent: 0 - none Conflict: 0 - none

Speakers: none





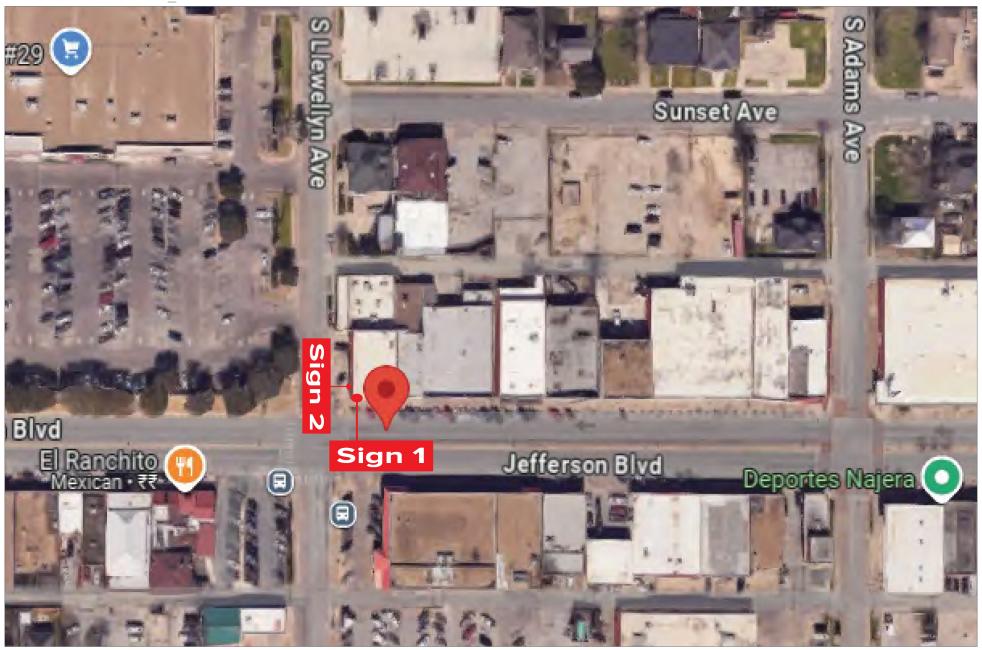
Aerial Map - 541 W Jefferson Ave





Zoning Map - 541 W Jefferson Ave

CA: 2503121101 198931354-001





214-876-6784

info@suranisigns.com 2099 VALLEY VIEW LANE #120 FARMERS BRANCH, TX 75234

CLIENT APPROVAL SIGNATURE:

LANDLORD APPROVAL SIGNATURE:

Total Wireless

541 W JEFFERSON BLVD, DALLAS, TX 75208

Adam

As Built

1-18-2024 Kais





# CA: 2503121101\_198931354-001 Material & Color Used

## **COLOR SPECIFICATIONS**

FACE: 3/16" #7328 White acrylic

RETURN: .063" aluminum painted Total Red (PMS 2035C), satin finish; reflective white interior surface

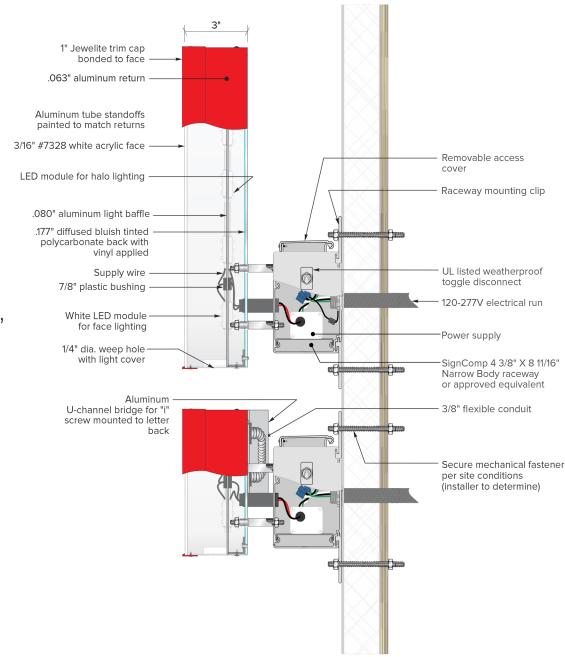
TRIM CAP: 1" Red Jewelite

BACK: .177" bluish tint polycarbonate with vinyl applied

BAFFLE: .080" pre-coated white aluminum

FILM: 3M Translucent Film #3630-236 Turquoise applied around perimeter of cabinet back

LED: White LED modules; 6500K





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Adam As Built

1-18-2024

Kais



# CA: 2503121101\_1989\$354-66









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CLIENT APPROVAL SIGNATURE:

LANDLORD APPROVAL SIGNATURE:

27811

Total Wireless

Address: 541 W JEFFERSON BLVD, DALLAS, TX 75208

Adam

As Built

1-18-2024 Kais





THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES WHICH MAY EXIST.

DESIGN CODES: ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE

INTERNATIONAL BUILDING (IBC) 2021 EDITION AS AMENDED AND ADOPTED BY THE CITY OF DALLAS, TEXAS. ALL CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF THE NOTED TO THE CONTRARY ON DRAWINGS AND SPECIFICATIONS OR:

"SPECIFICATIONS FOR CONCRETE WORK" "STANDARD SPECIFICATIONS FOR TOLERANCE FOR CONCRETE CONSTRUCTION MATERIALS" "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR **BUILDINGS**" "BUILDING CODE REQUIREMENTS FOR REINFORCED

CONCRETE" "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES"

AISC 360 "SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" "SPECIFICATIONS, LOAD TABLES AND WEIGHT TABLES FOR

"STEEL DECK MANUAL FOR FLOOR DECKS AND ROOF DECKS" AWS S1.1 "STRUCTURAL WELDING CODE - STEEL"

STEEL JOIST AND JOIST GIRDERS"

4. STRUCTURAL DESIGN LOADS

DEAD LOADS:

302 LBS SIGN WEIGHT 185 SQFT SIGN AREA WIND LOADS:

RISK CATEGORY 115 MPH ULTIMATE DESIGN WIND SPEED, Vult (3-SECOND GUST) NOMINAL DESIGN WIND SPEED, Vasd 115 MPH WIND EXPOSURE +/- 0.18 INTERNAL PRESSURE COEFFICIENT

WIND PRESSURE FOR COMPONENT AND CLADDING ELEMENTS WITH EFFECTIVE WIND AREA LESS THAN OR EQUAL TO 185 SQ.FT.: ROOF (ZONE 1) -21.7/+7.6 PSF -25.7/+7.6 PSF ROOF (ZONE 2) ROOF (ZONE 3) -25.7/+7.6 PSF

**EXTERIOR WALL (ZONE 4)** -14.6+13.2 PSF **EXTERIOR WALL (ZONE 5)** -14.6/+13.2 PSF

THE DETAILS DESIGNATED AS "TYP." APPLY GENERALLY TO THE DRAWINGS IN ALL AREAS WHERE CONDITIONS ARE SIMILAR TO THOSE DESCRIBED IN THE DETAILS. COMPATIBILITY OF THE STRUCTURE AND PROVISIONS FOR BUILDING EQUIPMENT SUPPORTED ON OR FROM STRUCTURAL COMPONENTS SHALL BE VERIFIED AS TO SIZE, DIMENSIONS, CLEARANCES, ACCESSIBILITY, WEIGHTS, AND REACTION WITH THE EQUIPMENT FOR WHICH THE STRUCTURE HAS BEEN DESIGNED PRIOR TO SUBMISSION OF THE SHOP DRAWINGS AND DATA FOR EACH PEICE OF EQUIPMENT FOR

STRUCTURAL COMPONENTS. DIFFERENCES SHALL BE NOTED ON THE SUBMITTALS THE DESIGN AND PROVISION OF ALL TEMPORARY SUPPORTS SUCH AS GUYS, BRACES, FALSEWORK, SUPPORTS AND ANCHORS FOR SAFETY LINES, CRIBBING, OR ANY OTHER TEMPORARY ELEMENTS REQUIRED FOR EXECUTION OF THE CONTRACT ARE NOT INCLUDED IN THESE DRAWINGS AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. TEMPORARY SUPPORTS SHALL NOT RESULT IN THE OVERSTRESS OR DAMAGE OF THE ELEMENTS TO BE BRACED NOR ANY ELEMENTS USED AS BRACE

SUPPORTS. THESE STRUCTURAL ANALYSES ARE LIMITED IN SCOPE TO THE EVALUATION OF THE LOAD-BEARING CAPACITY AND STABILITY OF THE SYSTEMS, COMPONENTS, AND/OR CONSTRUCTION ELEMENTS EXPLICITLY IDENTIFIED HEREIN. THE EXISTING STRUCTURE WHERE APPLICABLE, IS PRESUMED TO BE IN SOUND CONDITION AND STRUCTURALLY ADEQUATE TO SUPPORT THE IMPOSED LOADS, CONTINGENT UPON APPROVAL BY THE RELEVANT BUILDING AUTHORITY. NO WARRANTIES, EXPRESSED OR IMPLIED, ARE PROVIDED AS PART OF THIS ASSESMENT.

SANFER ENGINEERING LLC. IS NOT LIABLE FOR ANY DAMAGE TO THE STRUCTURE DURING AND/OR AFTER CONSTRUCTION OF THE PROJECT MENTIONED HEREIN. 10. SYSTEM COMPONENTS SHALL BE AS SPECIFIED WITHIN THIS DOCUMENT. ALL REFERENCES TO DESIGNATED COMPONENTS AND ASSOCIATED INSTALLATION PROCEDURES SHALL ADHERE TO THE MANUFACTURER'S GUIDELINES OR PREVAILING

INDUSTRY STANDARDS. 11. ALUMINUM COMPONENTS INTERFACING WITH STEEL OR EMBEDDED WITHIN CONCRETE SHALL BE ISOLATED AND PROTECTED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THE 2020 ALUMINUM DESIGN MANUAL. STEEL ELEMENTS IN DIRECT CONTACT WITH CONCRETE, BUT NOT FULLY EMBEDDED, SHALL BE TREATED WITH APPROPRIATE CORROSION PROTECTION MEASURES.

# STEEL

STRUCTURAL STEEL ROLLED SHAPES SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATIONS:

ASTM A992 GRADE 50 ALL FRAMING NOTED ON DRAWINGS AND ALL W-SHAPES UNLESS

NOTED OTHERWISE.

ASTM A572 GRADE 50 COLUMN BASE PLATES UP TO AND INCLUDING 4: THICK. ALL C-. MC-. AND L-SHAPES. AND ALL MISCELLANEOUS STEEL ASTM A36 PLATES NOTED ON DRAWINGS UNLESS NOTED OTHERWISE **ASTM 325** HIGH STRENGTH BOLTS (SLIP CRITICAL JOINTS, IF SPECIFIED). ASTM A307 CARBON STEEL BOLTS (60 KSI TENSILE STRENGTH). ALL OTHER ANCHOR BOLTS UNLESS NOTED OTHERWISE. ASTM A500 GRADE B ALL ROUND AND RECTANGULAR HOLLOW STRUCTURAL SECTIONS

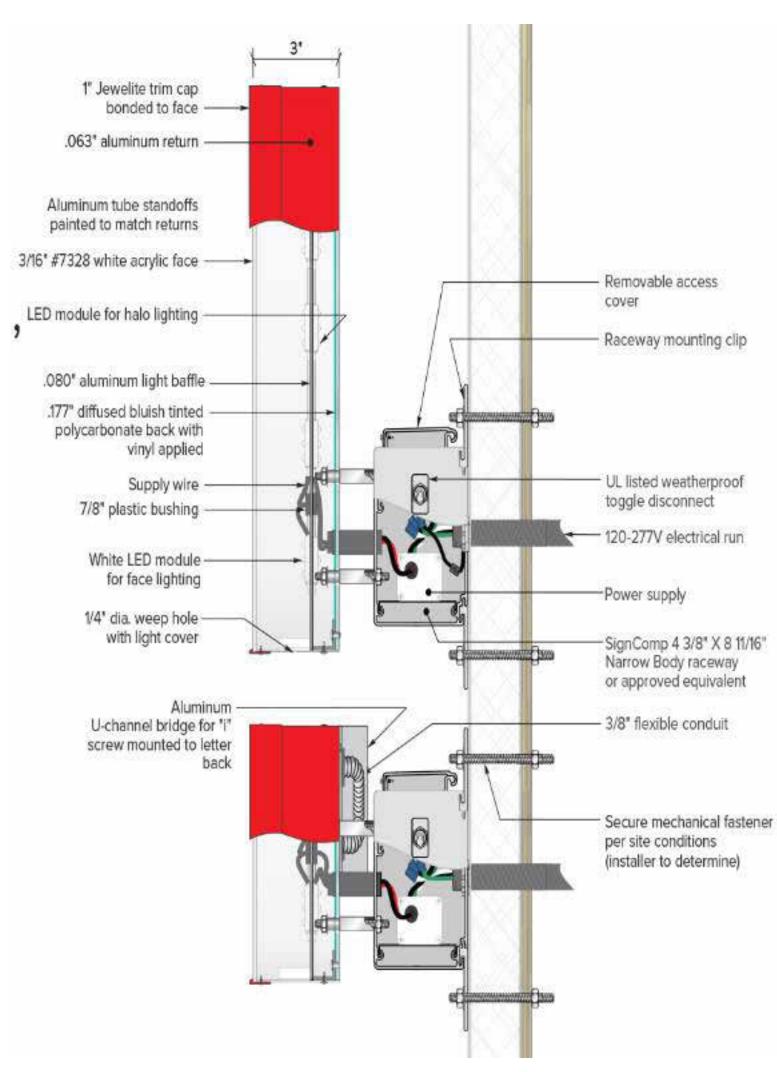
ASTM A53 GRADE B ALL STRUCTURAL STEEL PIPES. ASTM F46 HARDENED STEEL WASHERS.

2. ALL STRUCTURAL STEEL DETAILS AND CONNECTIONS SHALL CONFORM TO THE AISC STANDARDS.

FOR ALL HIGH STRENGTH BOLTS, HARDENED WASHERS SHALL BE PROVIDED UNDER THE TURNING ELEMENT OF BOLT FOR TORQUING AS REQUIRED.

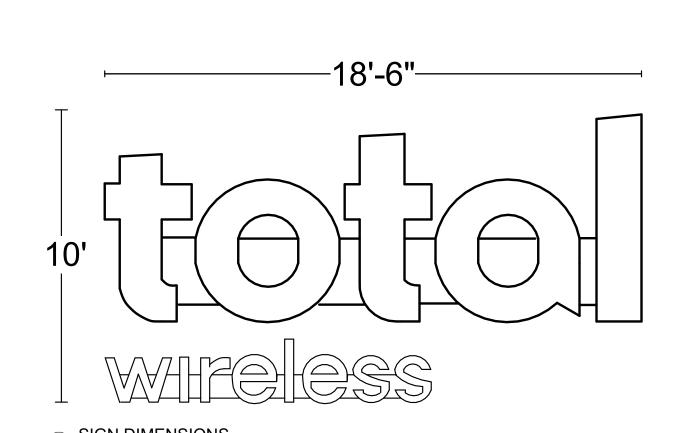
ALL WELDING SHALL CONFORM TO THE STANDARDS OF THE AMERICAN WELDING SOCIETY. ALL FILLET WELDS UNLESS NOTED OTHERWISE ON DRAWINGS OR BY TYPICAL DETAILS SHALL BE IN ACCORDANCE WITH AWS D1.1. TABLE 5.8.

AN TEMPORARY SHORING OR BRACING DURING THE CONSTRUCTION PHASE BEFORE COMPLETION OF CONNECTION AND POURING OF FLOOR SLAB IS THE RESPONSIBILITY OF THE CONTRACTOR.



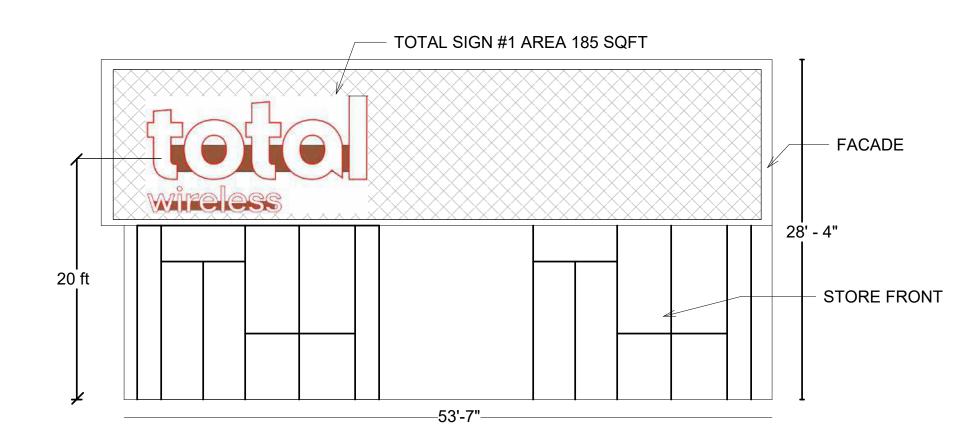
5 SIGN SIDE VIEW 3" = 1'-0"

⊦3"+---8" MAX-----6"---1. INSTALL SIGN PER MANUFACTURER'S 2. CONTRACTOR TO FIELD VERIFY WALL SIGN DIMENSIONS AND SITE CONDITIONS. **ELECTRICAL BOXES** (BY OTHERS) PROVIDE 3/8" X 8" ASTM A307 GRADE B FASTENER AND BOLT SPACED 30" O.C. (TYP OF 14) PROVIDE 3/8" X 8" ASTM A307 GRADE B FASTENER AND BOLTS SPACED EVENLY (TYP OF 6) 3 ANCHOR DETAIL NTS

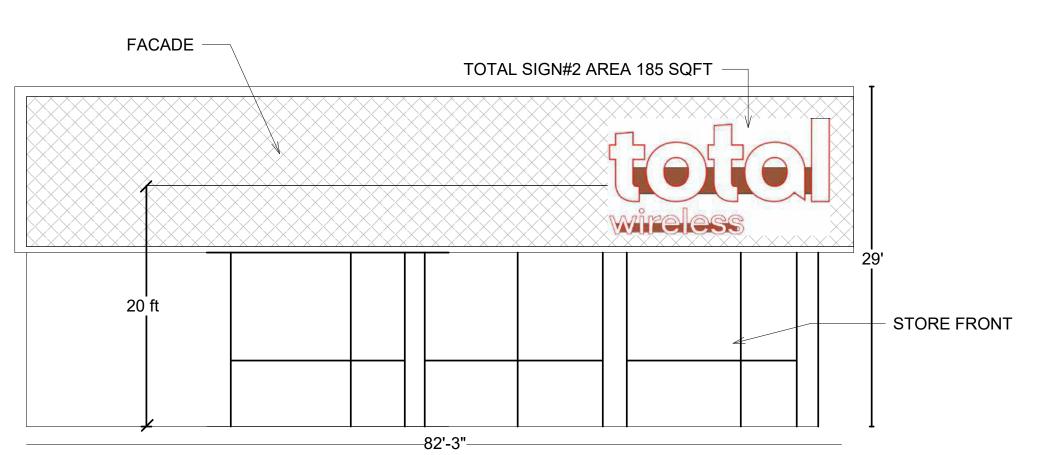


W 9th St + W 9th St W 9th St N Adams Ave ADDRESS: 541 W. JEFFERSON W 10th St W 10th St BLVD. DALLAS, TX 75208 Fiesta Mart #29 Sunset Ave Sunset Ave Peter Piper Pizza 🚻 SIGN#2 Texas Theatre Jefferson Blvd Jefferson Blvd Jefferson Blvd Centre St W Twelfth St net Fitness W Page Ave W Page Ave ental and Braces W Brooklyn Ave W Brcoklyn Ave W Pembroke Ave W Pembroke Ave

4 SITE LOCATION MAP 1 1/2" = 1'-0"



Zuniga Drywall



**BUILDING FACADE** 

SANFER ENGINEERING SANFER ENGINEERING LLC TEXAS REGISTERED FIRM F-26623

**REVISION HISTORY** DESCRIPTION 05/02/2025 IFP

PROFESSIONAL SEALS

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> **ENGINEERING DATA & DETAILS**

ENGINEER DESIGNER LM LM PROJECT NAME PROJECT NUMBER 25001 SURANI SIGNS ORIGINAL ISSUE CURRENT DOCUMENT STAGE 05/02/2025

S2.01