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

FARMERS MARKET SIGN DISTRICT

CASE NUMBER: 2401170008

DATE FILED: January 18, 2024

LOCATION: 2425 Canton Street
(southeast elevation)

SIZE OF REQUEST: 130 sq. ft.

COUNCIL DISTRICT: 2

ZONING: PD-357, SUB 5A

APPLICANT: Benjamin Hampton of BARNETT SIGNS, INC.

OWNER: SS CANTON STREET, LP

TENANT: 2425 Canton St

REQUEST: An application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 130-square-foot externally illuminated attached sign at 2425 Canton Street (southeast elevation).

SUMMARY: The applicant proposes to install a 130-square-foot attached sign, composed of illuminated channel letters, mounted on a backer panel, on the South elevation, and bearing the name Public Storage

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in Farmers Market SPSD. This district follows Planned Development Number 357 (PD-357), Farmers Market Special Purpose District. These regulations are established in: [Sec. 51A-7.1600](#) (Specific details included below).
- The applicant proposes to install a 130-square-foot attached sign, composed of illuminated channel letters, mounted on a backer panel, on the South elevation, and bearing the name Public Storage
 - The sign is composed of five-inch deep aluminum channel letters that measure 28-inches tall, mounted to a three inch backer panel. All sign elements are constructed entirely of metal, plastic, and LED lighting. The overall projection of the sign from the surface in which it is attached will be eight-inches.
 - The exterior of the backer panel will be aluminum that is painted PPG PS 101 Orange. The returns of the letters will be painted black and the faces white plastic with one-inch black trimcap. The letters will be illuminated by LED and will emit a white illumination from the face.
 - The finished sign will be mounted 78.5-feet above grade on the southeast elevation of the building.
- This is the third of four applications for this site. This sign is to be located on right side of the southeast elevation, and is submitted as Sign 2. All are proposed to replace the previous tenant's signage. All proposed signs, for all applications at this site, are of similar construction.
- Construction of the proposed sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per Sec. 51A-7.1600.

51A-7.1602 PURPOSE.

The purpose of this division is to promote signage that is compatible with the architectural character and design guidelines of the Farmers Market Planned Development District while encouraging artistic, creative, and innovative signs that are reflective of themes that have grown and developed in Farmers Market area.

51A-7.1605 SPECIAL PROVISIONS FOR ALL SIGNS.

(b) Except as otherwise provided in Subsection (c), the maximum effective area of all signs combined on a premise is 10 percent of the total area of all building facades facing public right-of-way that is adjacent to the premise.

(d) All signs must be premise signs or convey a noncommercial message.

(g) No portions of a sign other than the words themselves may be illuminated by backlighting.

(i) The following materials are suggested, but not required, for signs in this district:

(1) Metal.

(2) Glass.

(3) Wood. (Ord. Nos. 22097; 29233)

The total area of all building facades facing a public right-of-way is approximately 42,086-square-feet. This allows for a maximum effective area for all signs of approximately 4,209-square-feet. The overall effective area for all proposed signs is approximately 842-square-feet. This is approximately 20% of the maximum allowed sign area for this premise. All signs are considered premise signs. Only the words of each sign are proposed to back-light. All signs are constructed of metal, plastic, and LED lighting.

51A-7.1606 SPECIAL PROVISIONS FOR ATTACHED SIGNS.

(a) In general. The regulations relating to the erection of attached signs in this district are expressly modified as follows:

(b) Attached signs in general.

(1) No portion of an attached sign may be located:

(A) more than 10 feet from the facade to which it is attached; or

(B) less than two feet from the back of a street curb.

(2) Although not required, the use of three-dimensional projecting attached signs is encouraged.

All proposed signs will not project more than eight-inches from the façade. No sign is proposed as a three-dimensional projecting attached sign.

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.

SSDAC Action:

March 12, 2024

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

An application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 130-square-foot externally illuminated attached sign at 2425 Canton Street (southeast elevation).

Maker: Webster
Second: Hardin
Result: Carried: 3 to 1

For: 3 - Webster, Hardin, and Dumas
Against: 1 - Peadon
Absent: 1 - Haqq
Conflict: 0 - none

Speakers: Frank Bowler

Property Ownership

SS CANTON STREET, LP
2425 Canton St
Dallas, TX 75226

Officer names: See Following Schedule

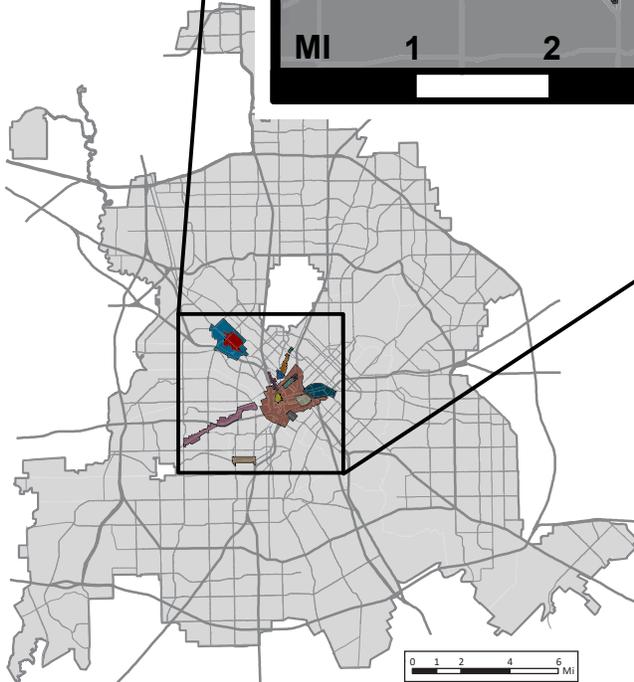
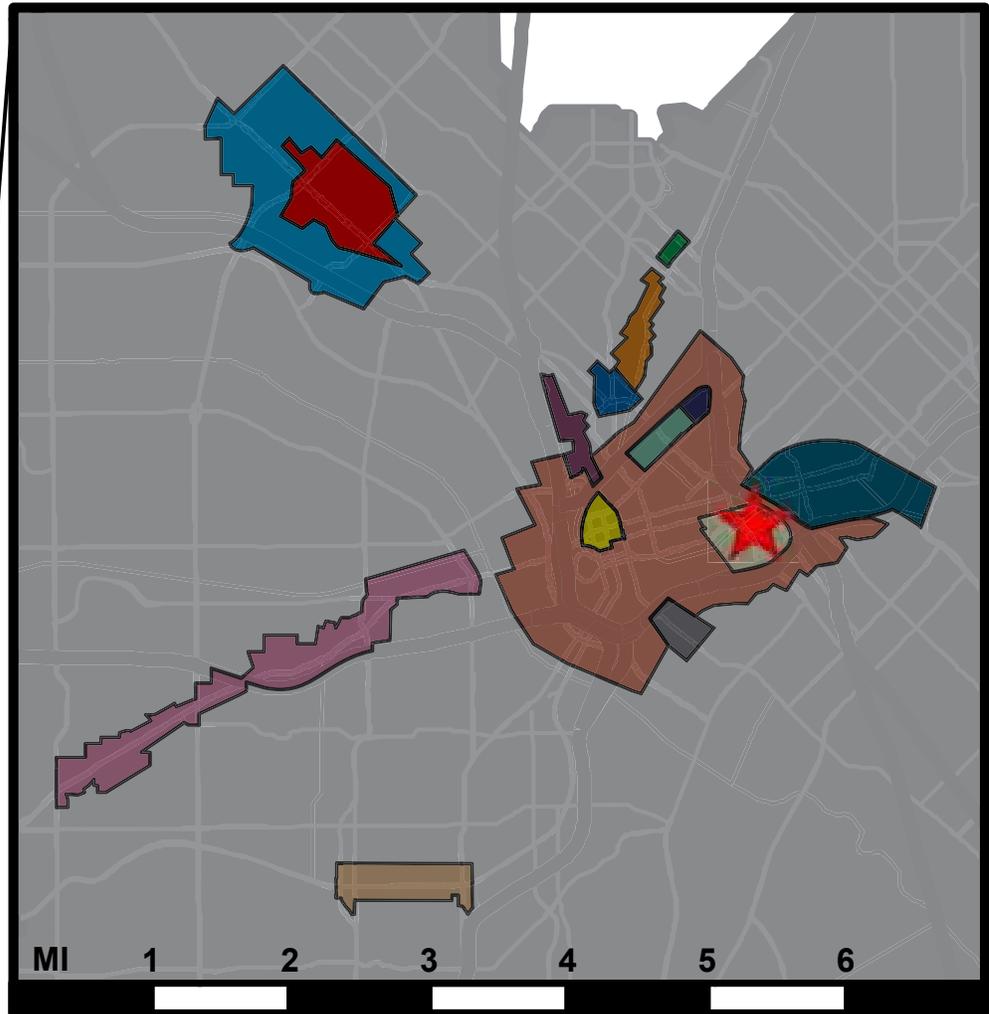
Tenant Ownership

Public Storage #22095
2425 Canton St
Dallas, TX 75226

Officer names: See Following Schedule

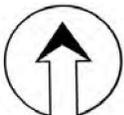
List of Officers: Public Storage

Name	Title
Nicholas Kangas	President
Terrance Spidell	Vice President and Treasurer
Nathan Vitan	Vice President and Secretary
Drew Adams	Vice President and Assistant Treasurer
Steven Babinski	Vice President and Assistant Secretary
Sharon Linder	Vice President
Dan Fabricant	Vice President
Andres Friedman	Vice President
Michael McGowan	Vice President
Robbie Williams	Vice President



LEGEND

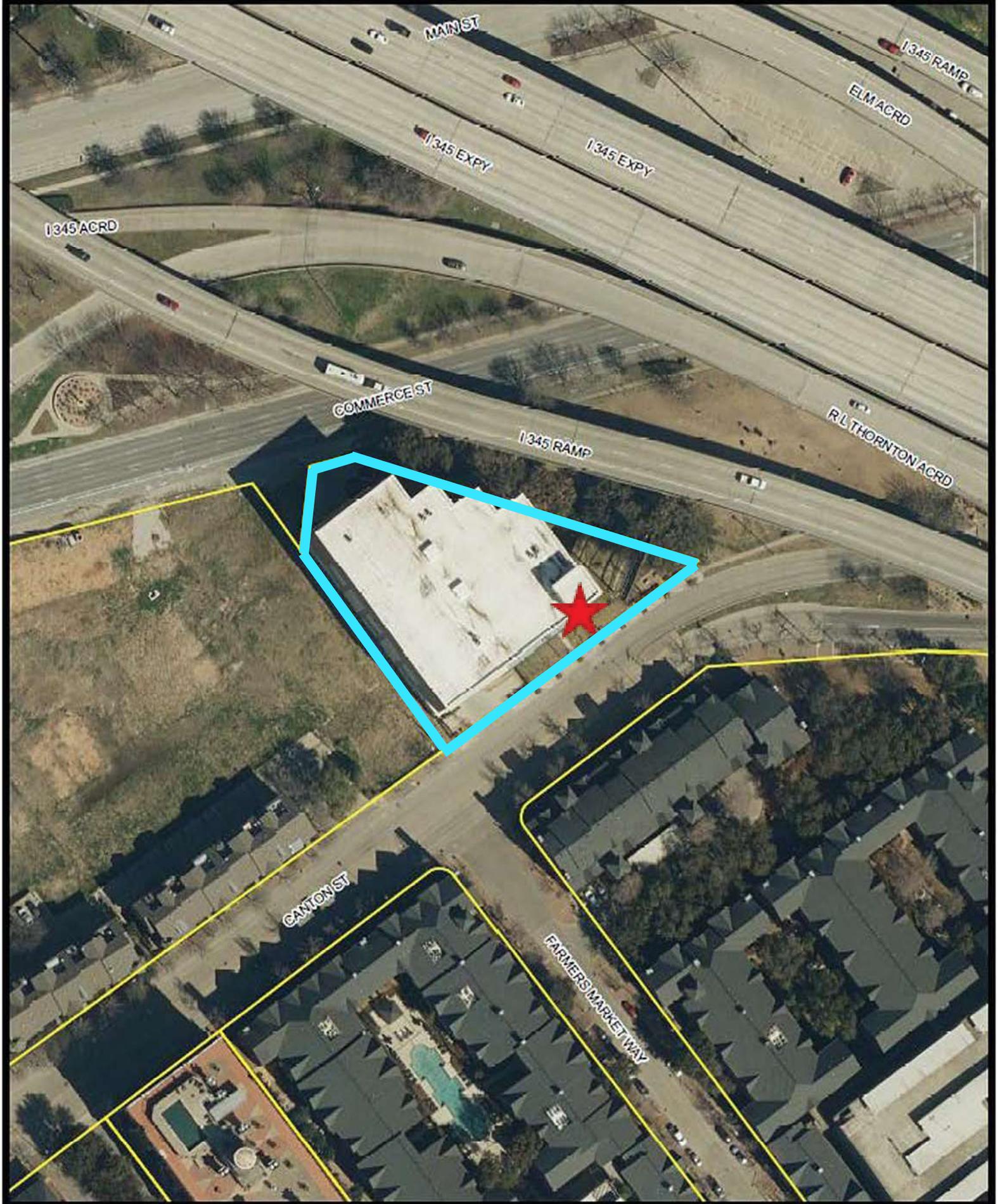
- Downtown
- West End
- Southside Entertainment
- Farmers Market
- Deep Ellum
- Arts District
- Arts District Extension
- Uptown
- McKinney Avenue
- West Village
- Jefferson Special Purpose District
- Parkland Hospital
- Southwestern Medical District
- West Commerce Street / Fort Worth Avenue
- Victory Sign District

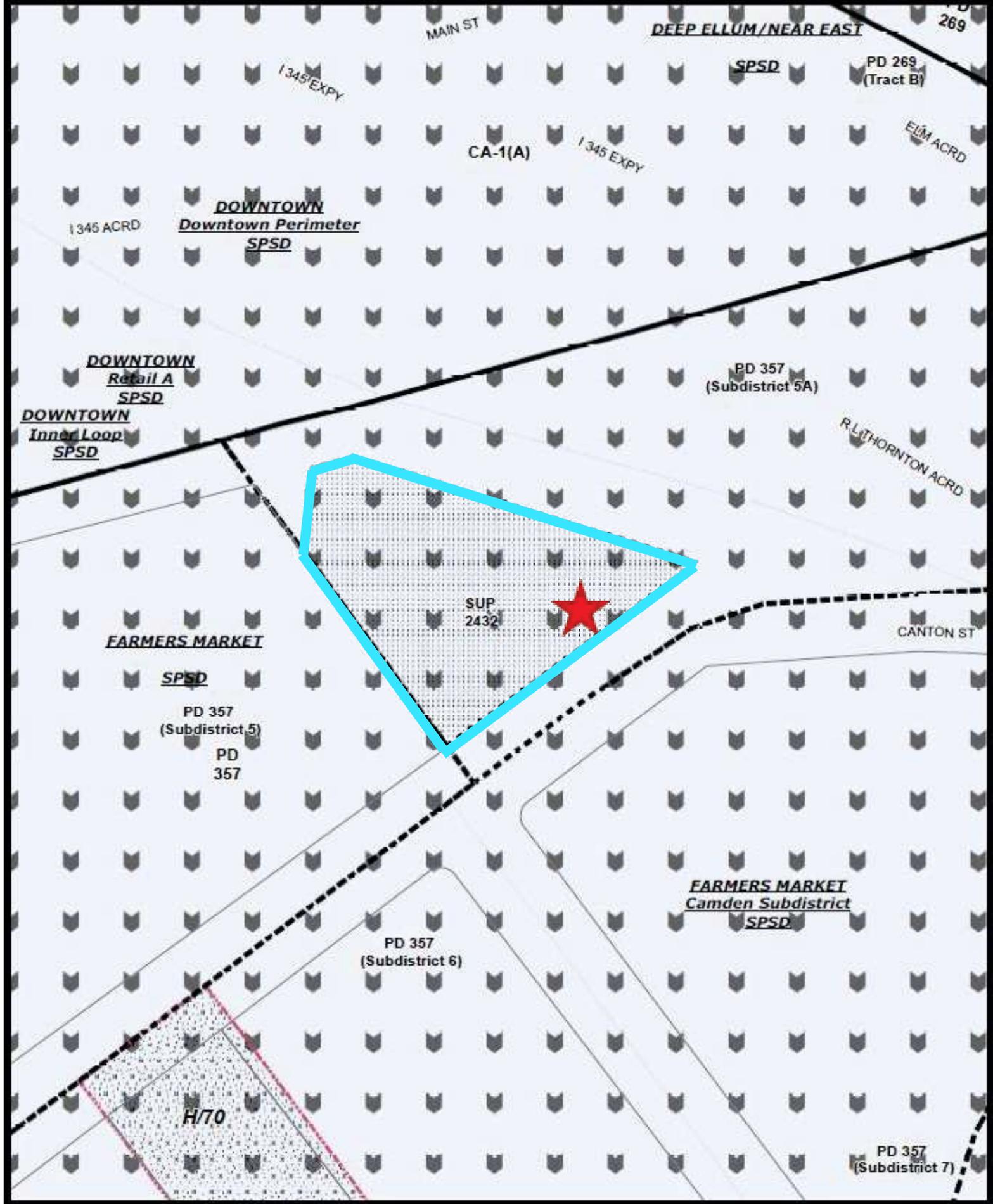


SPSD MAP
2425 Canton St
Farmers Market Sign District

Case no: 2401170008

Date: 3/1/2024





Job 186040734-002 (2401170008)

Job Edit

Miscellaneous Transaction

Job 186040734-002 (2401170008)

Electrical Sign (ES) ATTACHED - S ELV. (A) New Construction

Status: Paid Created By: MMARTIN

Date Created: Jan 17, 2024

Date Completed: Jan 18, 2024

Parent Job: 186040734-001 (2311141053)

Specific Location: ***SPSD*** PERMIT # 2311141053

Details

Customer: HAMPTON, BENJAMIN
4250 Action Drive
4250 Action Drive
Mesquite, TX 75150
(469) 942-7507
ben@barnettsigns.com

Fee Amount

FeeType

Staff Email

Details



Customer: HAMPTON, BENJAMIN
4250 Action Drive
4250 Action Drive

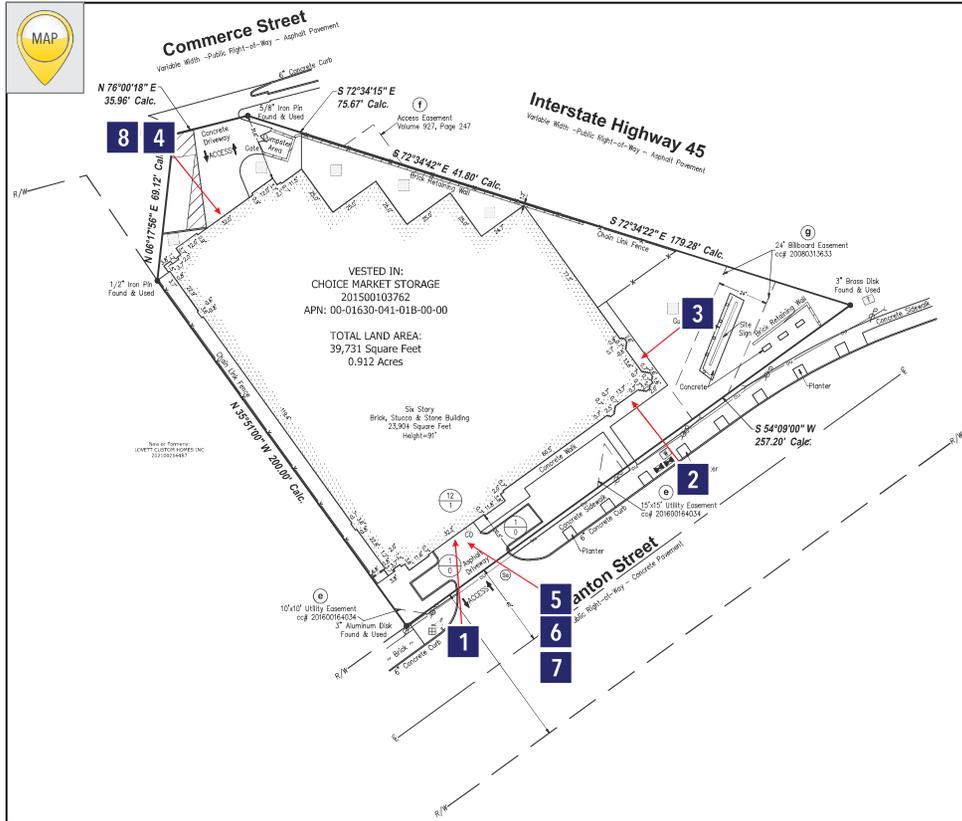
Fees (EXT): 2401170008 5BN - Special Provision Sign District fee \$345.00
Adjusted:\$0.00 Paid:\$345.00 Owed:\$0.00

Fees

Description	Posted Date	Amount	Tax	Total	Balance
5BN - Special Provision Sign District fee		\$345.00	\$0.00	\$345.00	\$0.00
Receipt Number: 863929 \$345.00		(\$345.00)	\$0.00	(\$345.00)	
					\$0.00

Processes

Assigned To	Status	Outcome	Scheduled		Actual	
			Start	Completed	Start	Completed
System Fee Collection						
SICASHIERINTERFACE	Complete	Collected			Jan 18, 2024	09:35:36
Auto generated System Fee Collection						



AERIAL VIEW
SCALE: N.T.S.

DESIGN SIGN STATUS - MAIN ID WALL SIGNS			
SIGN #	LOCATION	SIGN TYPE	TECHNICALLY VERIFIED
1	SOUTH ELEVATION	FCO LETTERS - PUBLIC STORAGE ON BACKER PANEL	X
2	SOUTH ELEVATION	CHANNEL LETTERS - ILLUMINATED ON BACKER PANEL	X
3	EAST ELEVATION	CHANNEL LETTERS - ILLUMINATED ON BACKER PANEL	X
4	NORTH ELEVATION	CHANNEL LETTERS - ILLUMINATED ON BACKER PANEL	X

DESIGN SIGN STATUS - SECONDARY WALL SIGNS / DIRECTIONALS / PANELS			
5	OFFICE ELEVATION	FCO LETTERS - RENTAL OFFICE ON BACKER PANEL	X
6	SOUTH ELEVATION	FCO ADDRESS NUMBERS	X
7	SOUTH ELEVATION	FCO LETTERS - LOADING ON BACKER PANEL	X
8	NORTH ELEVATION	FCO LETTERS - NO ENTRY ON BACKER PANEL	X



PAINT CODE
NO PERMIT REQUIRED. PAINT MUST BE REVIEWED BY CITY OF DALLAS.

- REVISIONS**
- 1) UPDATE PER REDLINES - KR
 - 2) UPDATE PER TECH. SURVEY - KR
 - 3) REMOVE SIGN 5 - KR
 - 4) UPDATE PER REDLINES - KR
 - 5) UPDATE PER REDLINES - KR

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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NAMPA PLANT - UL #433195-001
U.S. & P.R. - All signs conform to UL-482/161 (labeled accordingly) & must comply with UL-411 install procedures. Canada - all signs must be CAS compliant. This sign 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: PUBLIC STORAGE	Home	Details	Elevation
Site: SITE #22095 2425 CANTON STREET DALLAS, TX 75226	Date: 12/08/23	Designer: KR	Engineer: XX
	Account Manager: JG		

File: PBS-22095-DallasTX-120823-R5	Page No.
Public Storage	2 of 9

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EXISTING CONDITIONS



PROPOSED CONDITIONS



SPECIAL NOTES

PAINT MUST BE REVIEWED BY CITY OF DALLAS. RECOMMEND KEEPING EXISTING PAINT SCHEME FOR FASTER APPROVAL.

CITY CODE & ALLOWANCES

SOUTH ELEVATION

SCALE: 1/32" = 1'-0"

EXISTING SQ. FT.: 75.75

ALLOWED SQ. FT.:

PROPOSED SQ. FT.: 130.5



SIMULATED NIGHT VIEW

SCALE: N.T.S.



2 ILLUMINATED CHANNEL LETTERS - BACKER PANEL

SCALE: 1/4" = 1'-0"

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		<p>Date: 12/08/23</p>	<p>Public Storage</p>		<p>4 of 9</p>
		<p>Designer: KR</p>	<p>Engineer: XX</p>		
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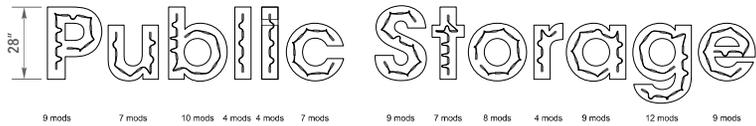
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PART # PBSLB28LPSWH

2 3 ILLUMINATED CHANNEL LETTERS - BACKER PANEL AREA: 130.5
SCALE: 1/4" = 1'-0"

• THIS SIGN WILL WITHSTAND MIN. 115 PSF WIND LOAD



LED LAYOUT

SCALE: 1/4" = 1'-0"

FABRICATION SPECIFICATIONS

1 PAN CHANNEL	FACE COLOR	.150 WHITE POLYCARBONATE
	TRIM CAP COLOR	BLACK
	TRIM CAP SIZE	1"
	RETURN	.040 OR .050 ALUMINUM
	RETURN COLOR	PRE-PAINTED BLACK
	RETURN DEPTH	5"
	BACKS	3MM ACM
	LED	(86) GE GEMX2471-W1S TETRA MAX 24V WHITE SMALL
	POWER SUPPLY	(1) GE PS24-100U-NA
	ELECTRICAL	1.1 AMPS @ 120V
WATTS	53.34	
LUMENS	8600	
2 BACKER PANEL	MATERIAL	ALUMINUM
	COLOR	PER COLOR KEY (P1)
3 TRADEMARK	MATERIAL	VINYL
	COLOR	PER COLOR KEY (V1)

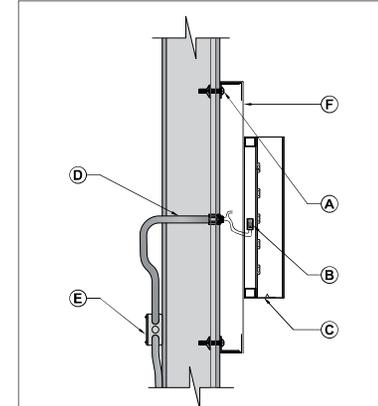
GENERAL NOTES

- N** • DISCONNECT SWITCH ON LEFT SIDE OF BACKER PANEL
PAIN ANY EXISTING J-BOX OR CONDUIT TO MATCH WALL SURFACE. ANY PENETRATIONS INSIDE STORAGE UNITS ARE REQUIRED TO BE INSTALLED USING SEALTIGHT AND INSTALLATION ABOVE THE ROOFLINE MUST INSTALL USING RACEWAYS. EITHER TO BE SUPPLIED BY INSTALLER.

COLOR KEY

P1	PAINT	PPG PS 101 ORANGE
V1	VINYL	3M WHITE

NOTE: THE COLORS DEPICTED ON THIS RENDERING REPRESENT COLOR INTENT ONLY AND MAY NOT MATCH ACTUAL COLORS ON FINISHED PRODUCT. PLEASE REFER TO COLOR CALL-OUTS AND SPECIFIED VENDOR SAMPLES FOR APPROVED COLOR SPECIFICATIONS.



TYPICAL SECTION DETAIL
SCALE: 3/8" = 1'-0"

INSTALL

- A. Non-Corrosive Securement Using Appropriate Mounting Hardware Painted to Match Background
- B. Disconnect Switch at Left End of Raceway
- C. 1/4"Ø Drain Holes Required in Letter Returns & Retainers w/ Baffles as required.
- D. 1/2" (MFG) Plastic Pass-Through
- E. 20 amp 120 V. Circuits Required (Brought to within 6' of sign BY OTHERS)
- F. Backer Panel

APPROVED FASTENER SCHEDULE

	3/8" TOGGLE BOLTS	FOR USE WITH WOOD, CONCRETE BLOCK OR EIFS WALL SYSTEMS
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