

**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:** 2405091085

**DATE FILED:** July 2, 2024

**LOCATION:** 2550 PACIFIC AVE  
(northwest elevation)

**SIZE OF REQUEST:** 450 sq. ft.

**COUNCIL DISTRICT:** 2

**ZONING:** CA-2(A)

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**APPLICANT:** Jamieson Davis of ELEVATED SYSTEMS, INC.

**OWNER:** Epic Dallas Office, Lp

**TENANT:** Komodo Dallas, LLC

**REQUEST:** An application for a Certificate of Appropriateness by Jamieson Davis of ELEVATED SYSTEMS, INC., for a 450-square-foot non-illuminated attached mesh banner sign at 2550 PACIFIC AVE (northwest elevation).

**SUMMARY:** The applicant proposes to install a 450-square-foot flat attached sign, composed of mesh banner, mounted using an engineered stainless steel cable tie system, on the northwest elevation, and bearing the name KOMODO RESTAURANT & LOUNGE

**STAFF RECOMMENDATION:** Approval.

**SSDAC RECOMMENDATION:** Approval.

**BACKGROUND:**

- The subject site is located in Downtown SPSP within the Perimeter Subdistrict. This subdistrict follows base zoning. CA-2(A) is a business zoning sign district.  
These regulations are established in: [Sec. 51A-7.900](#) (Specific details included below).
- The applicant proposes to install a 450-square-foot flat attached sign, composed of mesh banner, mounted using an engineered stainless steel cable tie system, on the northwest elevation, and bearing the name KOMODO RESTAURANT & LOUNGE
  - The sign is composed of mesh banner reinforced on all four sides with hems and galvanized grommets.
  - Banner fastening system will consist of engineered stainless steel ties that attach to the parking garage screen.
- This is the only application for this site. This sign is to be located on southwest elevation.
- Construction of the proposed sign is in accordance with SPSP 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. (Ord. Nos. 19455; 20167; 21404; 24606)

**51A-7.305**      **ATTACHED SIGNS.**

(b) All signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than 18 inches from that surface except as provided in Subsection (e) below.

(c) On the primary facade, the combined effective area of all attached signs may not exceed 25 percent of the total area of the primary facade. On each secondary facade, the combined effective area of all attached signs may not exceed 15 percent of the total area of that secondary facade. As applied to a building with multiple occupants, the facade area of each use with a separate certificate of occupancy shall be treated as a separate facade. On any building facade, there may be a maximum of eight words which contain any character of a height equal to or exceeding four inches and pertain to any premise or any non-residential occupancy. Words consisting of characters less than four inches high may be used without limit.

*The combined effective area of all signs on this façade is less than 2% of the total façade area. This sign contains five words, Komodo Restaurant & Lounge KOMODODALLAS.COM. The overall projection of this sign will not exceed 12-inches.*

**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:**

**August 13, 2024**

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

An application for a Certificate of Appropriateness by Jamieson Davis of ELEVATED SYSTEMS, INC., for a 450-square-foot non-illuminated attached mesh banner sign at 2550 PACIFIC AVE (northwest elevation).

Maker: Hardin  
Second: Peadon  
Result: Carried: 3 to 0

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

Speakers: Jamieson Davis

**Property Ownership**

Epic Dallas Office, Lp  
Address: 2550 Pacific Ave., Suite 1600  
Dallas TX 75226

Officer names: MaryAnn Howell Title: CPM

**Tenant Ownership**

Komodo Dallas, LLC  
2550 Pacific Ave., Suite 120  
Dallas TX 75226

Officer names: Sergio Barreto Title: General Manager

**Job 189496387-002 (2407020022)****Job Edit****Miscellaneous Transaction****Job 189496387-002 (2407020022)****Sign (SI) ATTACHED - NW ELV (A) New Construction**

Status: Paid Created By: SROPER083121 Date Created: Jul 02, 2024  
Date Completed: Jul 02, 2024

Parent Job: 189496387-001 (2405091085)

Specific Location: 2550 PACIFIC AVE - 450SF ATTACHED MESH BANNER - NW ELV  
CA# 2407020022

**Details**

Customer Davis, Jamieson  
8701 John W. Carpenter Freeway Suite 150  
Dallas, TX 75247  
(214) 214-3538  
jd@elevatedmbs.com

Fee Amount

FeeType

Staff Email SCOTT.ROPER@DALLAS.GOV

**Details**

Fees (EXT): 2407020022 Technology Fee \$15.00  
Adjusted:\$0.00 Paid:\$15.00 Owed:\$0.00



Customer: Davis, Jamieson  
8701 John W. Carpenter Freeway Suite 150

Fees (EXT): 2407020022 5BN - Special Provision Sign District fee \$397.00  
Adjusted:\$0.00 Paid:\$397.00 Owed:\$0.00

**Fees**

Description	Posted Date	Amount	Tax	Total	Balance
5BN - Special Provision Sign District fee		\$397.00	\$0.00	\$397.00	\$0.00
Receipt Number: 900894 \$412.00		(\$397.00)	\$0.00	(\$397.00)	
Technology Fee		\$15.00	\$0.00	\$15.00	\$0.00
Receipt Number: 900894 \$412.00		(\$15.00)	\$0.00	(\$15.00)	
					<b>\$0.00</b>





Job 189496387-002 (2407020022)

Processes

Assigned To	Status	Outcome	Scheduled		Actual	
			Start	Completed	Start	Completed
System Fee Collection						
SICASHIERINTERFACE	Complete	Collected				Jul 02, 2024 17:15:53
Auto generated System Fee Collection						



CA: 2405091085

SWISS AVE

PD  
298

FLOYD ST

PD 298  
(Subarea 5)

SUP  
1599

MIRANDA ST

GOOD LATIMER EXPY

MU-3

D.R.  
Z912-108

**DOWNTOWN**  
***Downtown Perimeter***  
**SPSD**

CA-2(A)

PACIFIC AVE

HAWKINS ST

PD 269  
(Tract A)

H/46

**DEEP ELLUM/NEAR EAST**

PD 269  
(Tract B)

PD **SPSD**  
269

ELM ST

H/93

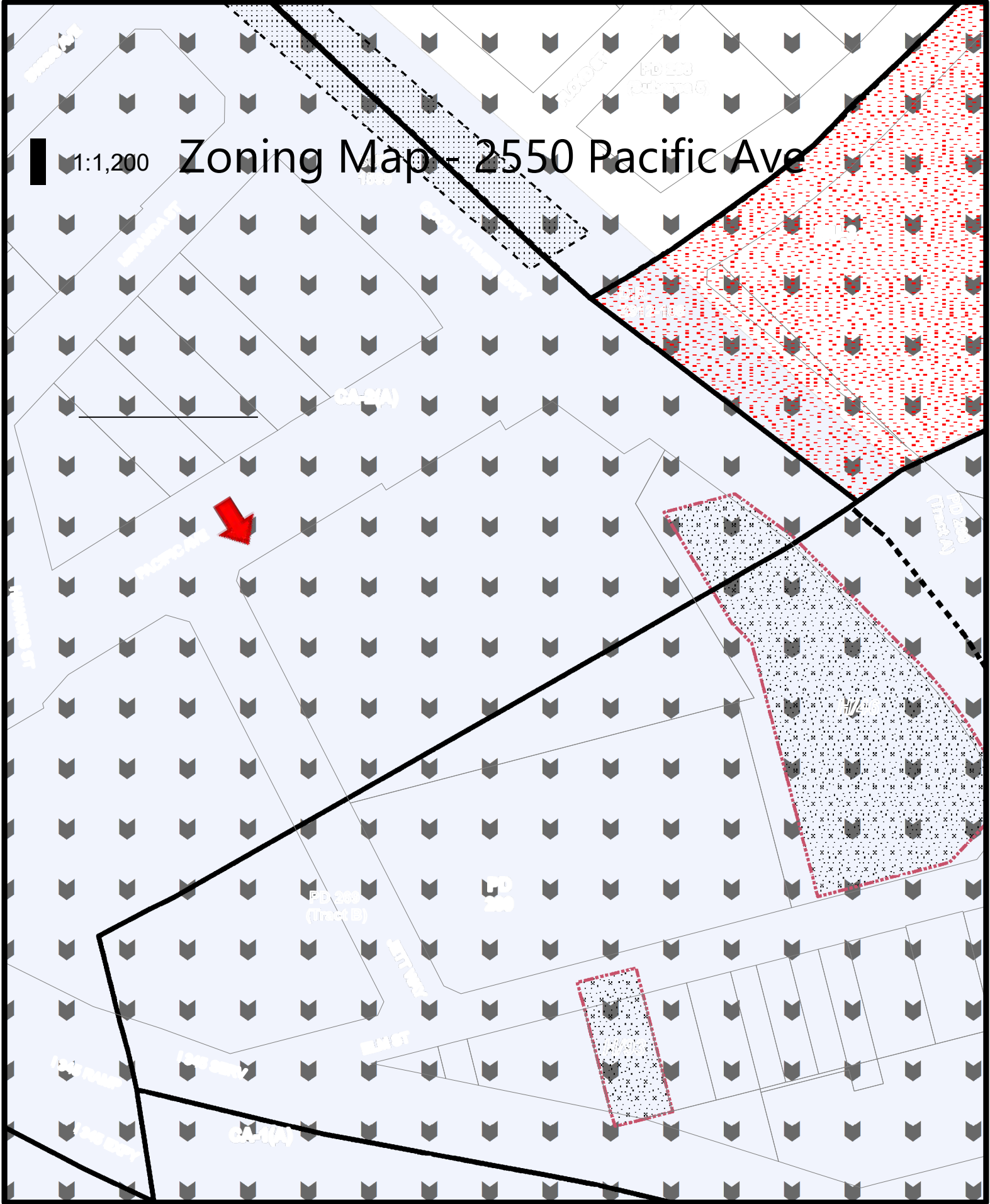
I 345 RAMP

I 345 SERV

ELM ST

I 345 EXPY

CA-1(A)



SWISS AVE

CA: 2405091085

GOOD LATIMER EXPY

FLOYD ST

GASTON AVE





# Aerial Map - 2550 Pacific Ave

1:1,200



Designer: TP

Sales Rep: Tim McBride



360.00 in

180.00 in



\* (Gray backdrop for visibility purposes only)

OPTIONS



LAMINATE

- Gloss
- Matte
- Dry Erase
- Graffiti
- Reflective
- Clear

CONTACT & APPROVAL

**PROOFS**  
DON'T PAY TWICE

Customer Approval: Please acknowledge you have checked your proof for: Quantity, Color, Size, Text.  
First 3 Proofs included with purchase - Thereafter \$25 each. If you have any questions, please call (214) 526-7446

**NOTE:** Due to the inconsistencies in printers and monitors, colors may appear differently on your system. Some images may be compressed for emailing purposes; proofs should not be used to judge image quality, but only to verify all elements are present and the text is correct. We cannot fix low-resolution artwork without a replacement high-resolution image or file and we do not check for spelling or grammatical errors. The first three proofs are free with purchase. Any additional proofs are \$25.00 each.

Contact: \_\_\_\_\_

Sign or Initial  
and Send Back: \_\_\_\_\_

Approval of this proof indicates you have checked & approval  
of spelling, colors, size, quantity, layout and materials



LEV ENGINEERING LLC

2805 LINDALE DRIVE  
CARROLLTON, TX 75010

TBPE ENGINEERING FIRM  
F-24377

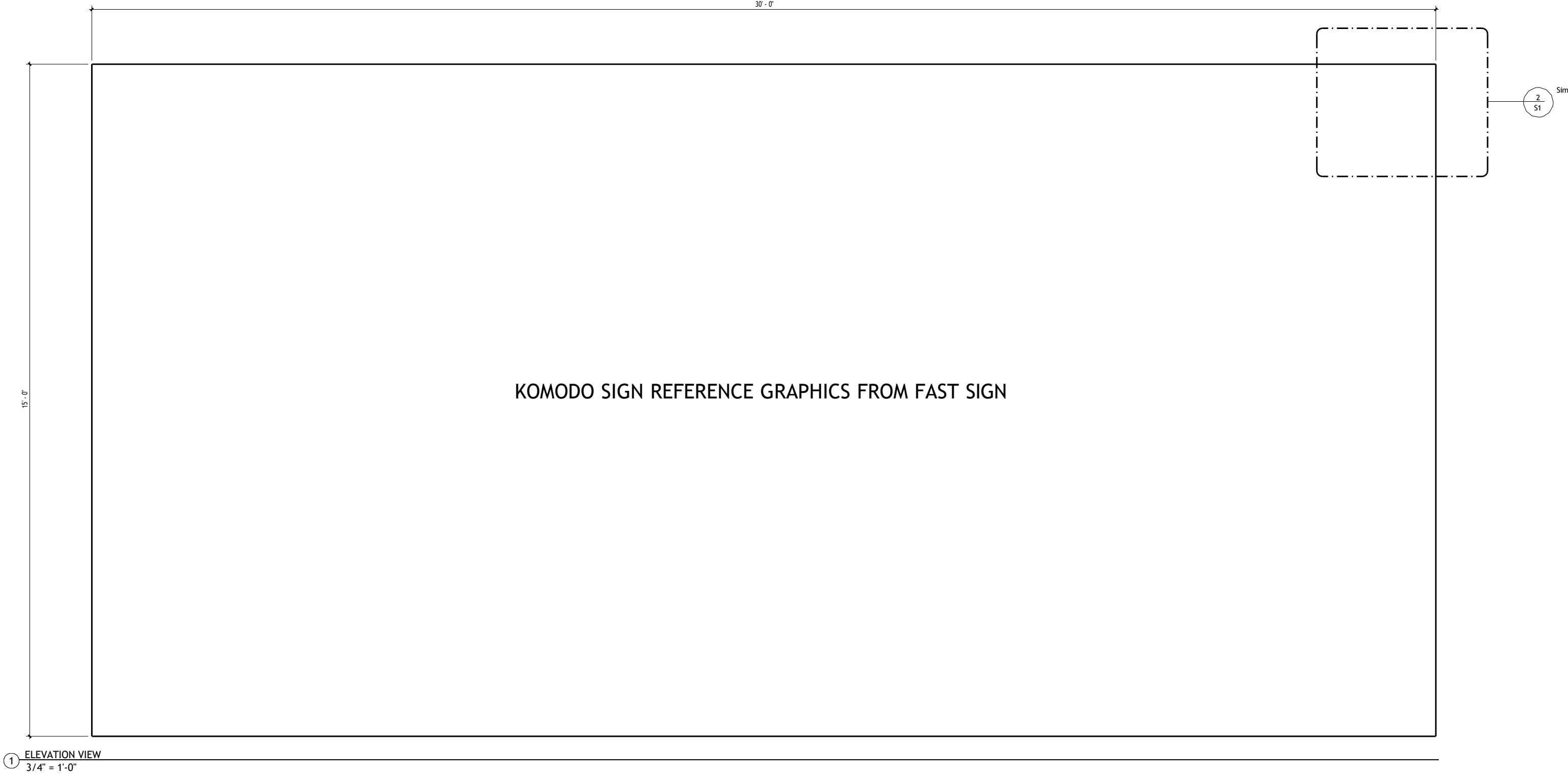
PROJECT

KOMODO  
SIGN

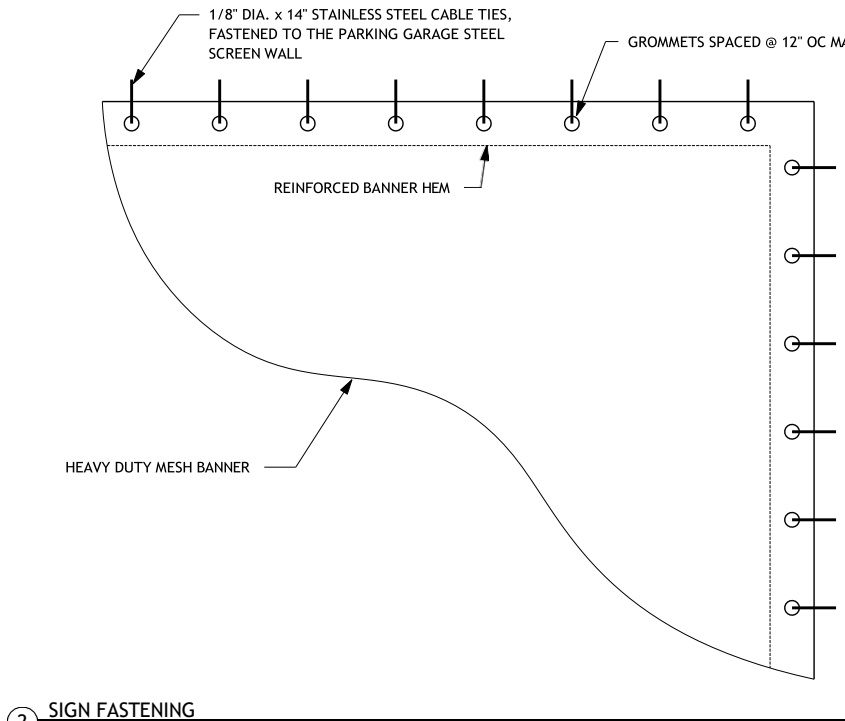
2550 Pacific Ave  
Dallas TX 75226

DATE:	DAT
PROJECT	E
NO.	NO.
REVISION	DATE
1	
2	
3	
4	
5	
6	

Project Number



1 ELEVATION VIEW  
3/4" = 1'-0"



2 SIGN FASTENING  
3/4" = 1'-0"

GENERAL NOTES:

- BANNER SIZE OF 360" WIDE x 180" TALL. CONTRACTOR SHALL FIELD VERIFY SIZE AND LOCATION.
- CONTRACTOR VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO FABRICATION.
- ENGINEER OF RECORD SHALL BE NOTIFIED IF THERE ARE FIELD DEVIATIONS.

DESIGN AND BUILDING CODE

- BANNER FABRIC WEIGHT: 7.5 LBS/SF
- WIND SPEED: ULTIMATE WIND SPEED 115 MPH
- WIND EXPOSURE: C
- DESIGNED IN ACCORDANCE WITH ASCE 7-16 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.

BANNER FASTENERS:

- BANNER HEMS SHALL BE REINFORCED ON ALL FOUR SIDES, SUCH THAT THE MINIMUM GROMMET PULLOUT STRENGTH SHALL BE 460 LBS.
- GROMMETS SHALL BE GALVANIZED, HEAVY DUTY GROMMETS WITH A MINIMUM SAFE WORKING LOAD OF 230LBS EACH.

BANNER FASTENING SYSTEM:

- BANNER FASTENER TYPE, SIZE, AND SPACING SHOWN ARE BASED ON THE SPECIFIC BANNER SIZE SHOWN. ENGINEER OF RECORD SHALL BE NOTIFIED IF THERE ARE ANY DEVIATIONS FROM THE BANNER SIZE OR FABRIC WEIGHT GIVEN.
- STAINLESS STEEL TIES SHALL BE 1/8" MINIMUM DIAMETER, AND TIED TO THE PARKING GARAGE SCREEN WALL SUCH THAT THEY ACHIEVE A MINIMUM WORKING LOAD OF 230 LBS EACH.



3 SIGN LOCATION  
1/4" = 1'-0"



THE SEAL APPEARING ON THIS  
DOCUMENT WAS AUTHORIZED BY  
JORDAN M REY, PE 117211 ON 6/2/2024

BANNER  
CONNECTION





ec 2023

[See more dates](#)

T

Sq Ft of sign  
600 SqFt

Total SqFt. of wall

6179.25 SqFt

115'6"

Google