

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

DOWNTOWN SPECIAL PROVISION SIGN DISTRICT

CASE NUMBER: SIGN-26-001414
LOCATION: 1445 ROSS AVE
(SOUTHWEST ELEVATION)

DATE FILED: June 29, 2026
SIZE OF REQUEST: 366.3 sq. ft.

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

APPLICANT: Victoria Morris of Jackson Walker LLP

OWNER: 1445 Ross Ave, LLC

TENANT: Morgan Stanley

REQUEST: An application for a Certificate of Appropriateness by Victoria Morris of Jackson Walker LLP, for a 366.3-square-foot back-lit channel letter sign mounted on the Southwestern facing façade at 1445 ROSS AVE (SOUTHWEST ELEVATION).

SUMMARY: The applicant proposes to install an illuminated flat attached sign, totalling 366.3-square-foot. Three-inch back-lit channel letters mounted on a three-inch square tube frame that stands one and one eighth inch from the surface, reading 'Morgan Stanley'.

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in Downtown Special Provision Sign District, Central Business District (CBD) Subdistrict, Area 1. This district is zoned CA-1(A).
These regulations are established in: [Sec. 51A-7.900](#) (Specific details included below).
- The applicant proposes to install an illuminated flat attached sign, totalling 366.3-square-foot. Three-inch back-lit channel letters mounted on a three-inch square tube frame that stands one and one eighth inch from the surface, reading 'Morgan Stanley'.
 - The sign is composed of three-inch aluminum channel letters, painted Akzo Satin White. The faces of the letters are to be white Lexan. Sign is illuminated by 6500K White LED modules. The frame will also be painted Satin White to match.
- This is the second of four applications under review by this body for this site and is submitted as "Morgan Stanley SW ELV". This sign is to be mounted on the Southwest elevation, facing North Field 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-7.911 ATTACHED PREMISE SIGNS.

(a) Attached signs in general.

(1) Attached signs must be securely attached.

(2) Attached signs overhanging the public way are permitted, except that no sign may project closer than two feet to the vertical plane extending through the back of a street curb.

(3) The total effective area for all signs on a facade, excluding media wall signs in the Discovery Subdistrict, may not exceed:

(A) 30 percent of the area in the lower level sign area;

(B) 20 percent of the area in the middle level sign area; and

(C) 30 percent of the area in the upper level sign area.

(e) Flat attached signs.

(2) Middle level flat attached signs.

(A) Each middle 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) Middle level flat attached signs must be wholly or partially located within the middle level sign area.

(C) Except as provided in this subparagraph, the maximum effective area for a middle level flat attached sign is 500 square feet. In the Whitacre Tower Subdistrict the maximum effective area for a middle level flat attached sign is 784 square feet.

(D) Middle level flat attached signs may only display the names or symbols or a combination thereof representing tenants occupying one or more full floors or 20,000 square feet or more of leasable building area, whichever is greater.

(E) Middle level flat attached signs are only permitted on buildings with 10 or more stories.

(F) One middle level flat attached sign is permitted for every 100 feet of building height or portion thereof, up to a maximum of three signs, per facade.

(G) Middle level flat attached signs must have a vertical separation of 75 feet from any other flat attached sign on the same facade in the lower, middle, or upper level sign area.

This is the only sign proposed on this façade for this occupant. The sign occupies approximately 0.003% of the 138,240 square-foot façade, which is less than the 20% allowance. This sign will have one word and a logo.

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

1445 Ross Ave, LLC
1445 Ross Ave
Dallas, TX 75202

Officer names: Robert C Goddard, III - CEO and Chairman

Tenant Ownership

Morgan Stanley
1445 Ross Ave.
Dallas, TX 75202

Officer names: Joseph Chiovitti, Managing Director

SSDAC Action:

July 14, 2026

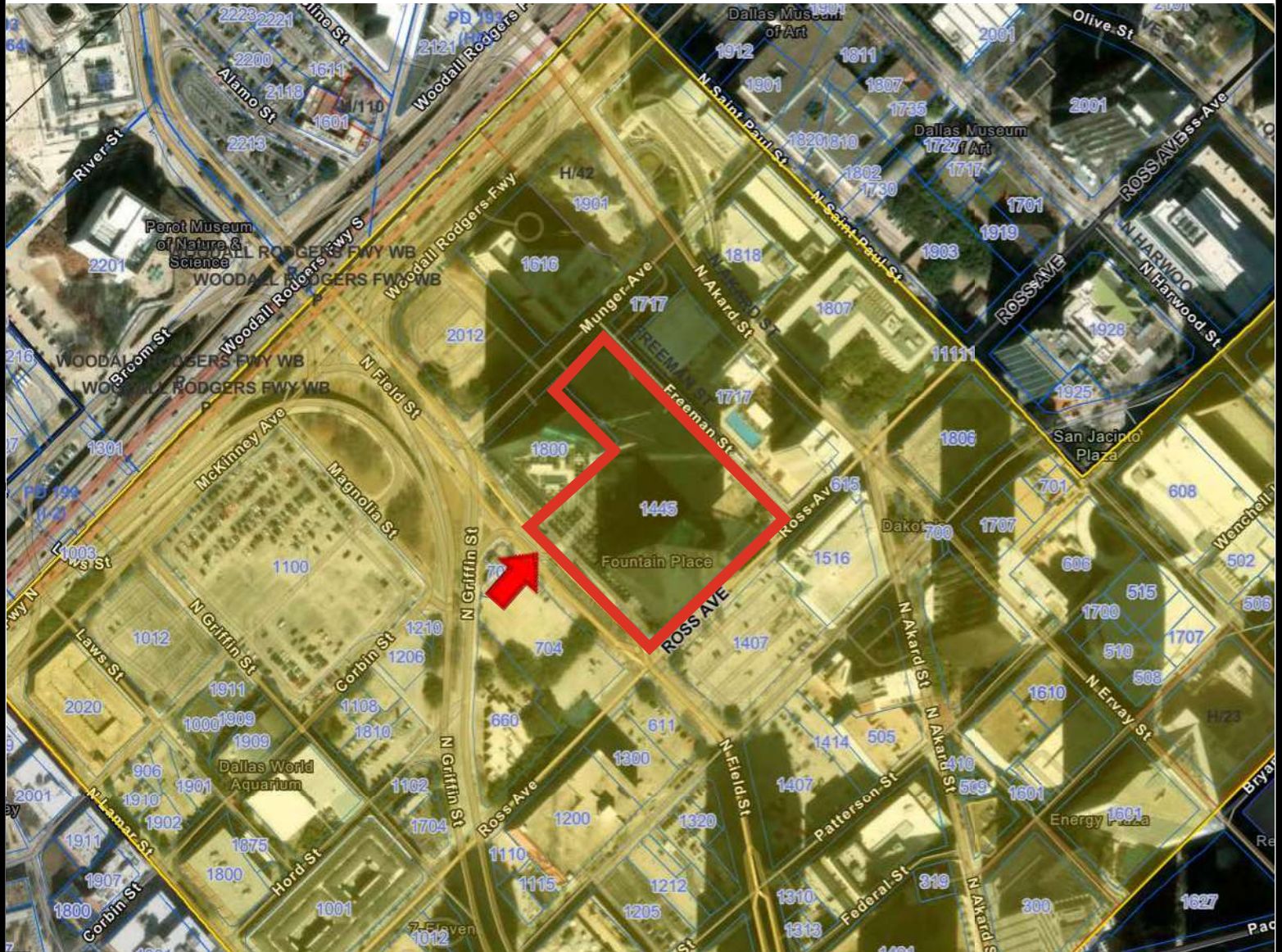
MOTION: It was moved to **approve**:

An application for a Certificate of Appropriateness by Victoria Morris of Jackson Walker LLP, for a 366.3-square-foot back-lit channel letter sign mounted on the Southwestern facing façade at 1445 ROSS AVE (SOUTHWEST ELEVATION).

Maker: Dumas
Second: Hardin
Result: Carried: 5 to 0

For: 5 - Peadon, Hardin, Dumas, Webster,
and Kingston
Against: 0 - none
Absent: 1 - Coffman
Conflict: 0 - none

Speakers: Victoria Morris - Jackson Walker
Suzan Kedron - Jackson Walker



Aerial Map - 1445 Ross Ave

Printed Date: 7/6/2026

Jul 6, 2026 at 13:09:35
1445 Ross Ave
Dallas TX 75202
United States



Jul 6, 2026 at 13:10:05
1445 Ross Ave
Dallas TX 75202
United States

WELLS FARGO

WELLS FARGO

SPECIAL PROVISION
SIGN DISTRICT
CASE NO:
SIGN-26-001416

SPECIAL PROVISION
SIGN DISTRICT
CASE NO:
SIGN-26-001415

SPECIAL PROVISION
SIGN DISTRICT
CASE NO:
SIGN-26-001414

SPECIAL PROVISION
SIGN DISTRICT
CASE NO:
SIGN-26-001413

FOUNTAIN PLACE SIGNAGE SUPPORT - MORGAN STANLEY

1445 ROSS AVENUE, DALLAS TEXAS



SHEET LIST - MORGAN STANLEY	
SHEET NUMBER	SHEET NAME
S400	COVER SHEET
S401	GENERAL NOTES
S402	GENERAL NOTES
S403	GENERAL NOTES
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S406	GENERAL NOTES
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Walter P. Moore and Associates, Inc.
505 W. Aard Street, Suite 2000
Dallas, TX 75201

214.740.0000
Project Name

FOUNTAIN PLACE
SIGNAGE SUPPORT -
MORGAN STANLEY

Client

FOUNTAIN
PLACE

Project

Issue for
CONSTRUCTION

No.	Date	Description
1	05/24/20	ISSUE FOR CONSTRUCTION

Approved By: [Signature]
Checked By: [Signature]

TO THE BEST OF THE ENGINEER'S KNOWLEDGE
THIS DOCUMENT IS IN ACCORDANCE WITH
THE APPLICABLE MINIMUM BUILDING CODES.



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NO. 147003 6-24-2006

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COVER SHEET

CVR

FOUNTAIN PLACE

Management Company
N/A

Property Name & Address
Fountain Place
1445 Ross Ave
Suite 5100
Dallas, TX 75205

Opportunity Number
68864

Denysa Representative
TKopel

Designer
Schlumberger | DP

Date
06.25.2025

Revision Date
06.25.2025

Revision Description
X2025XX XXXX

Revision Description
X2025XX XXXX

Revision Description
X2025XX XXXX

Revision Description
X2025XX XXXX

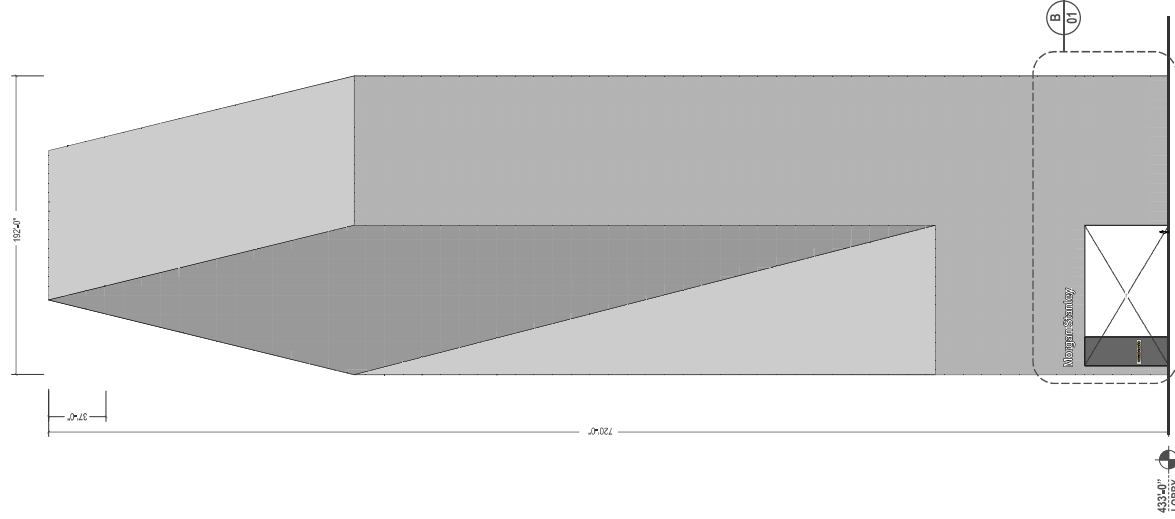
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Revision Description
X2025XX XXXX

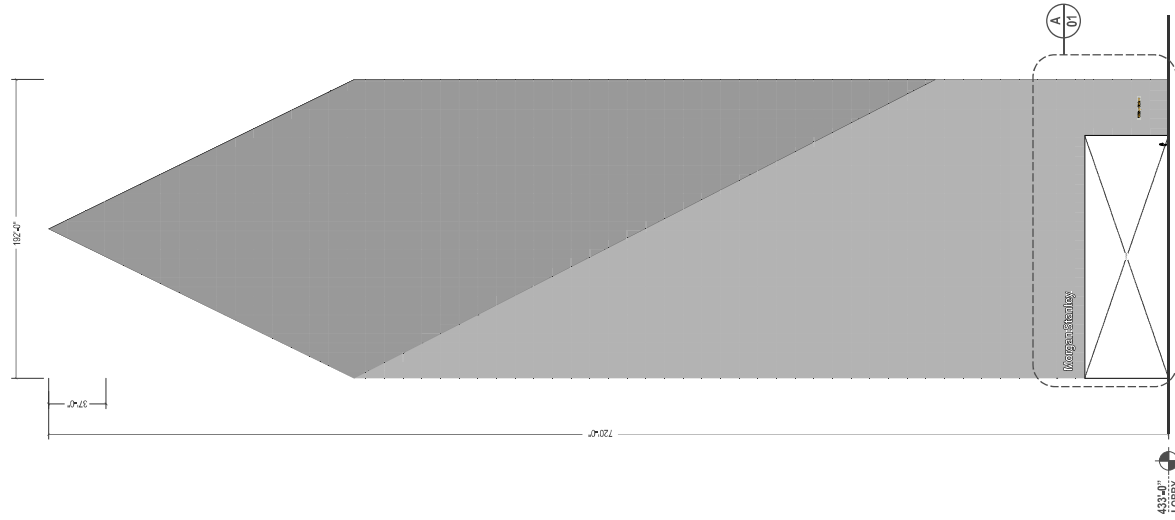
Revision Description
X2025XX XXXX

Revision Description
X2025XX XXXX

Revision Description
X2025XX XXXX



2 SOUTH BUILDING ELEVATION @ ROSS STREET
SCALE: 1/32"=1'-0"



1 WEST BUILDING ELEVATION @ FIELD STREET
SCALE: 1/32"=1'-0"

SIGN TYPE
BUILDING 4 - LETTER SET ROSS STREET ELEVATION
SCALE: AS NOTED

SIGN TYPE
BUILDING 4 - LETTER SET FIELD STREET ELEVATION
SCALE: AS NOTED

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FOUNTAIN PLACE

Management Company
NA

Property Name & Address
Fountain Place
1445 Ross Ave
Suite 5100
Dallas, TX 75205

Opportunity Number
68884

Denise Representative
T.K. Boyd

Designer
S. Chinnice [DP]

Date
05.25.2015

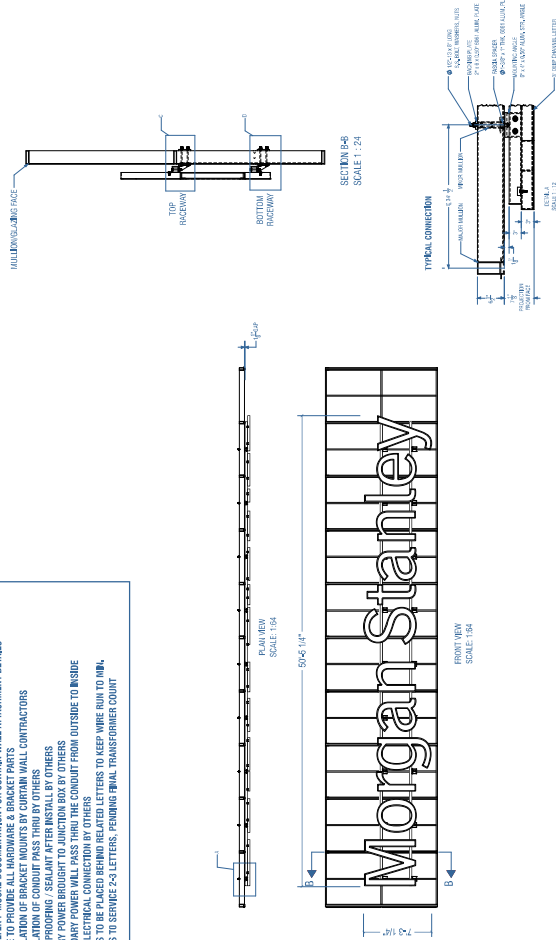
Revision Date
05.25.2015

Revision Description
X200XXX.XXXX

Flapath
2015-05-25
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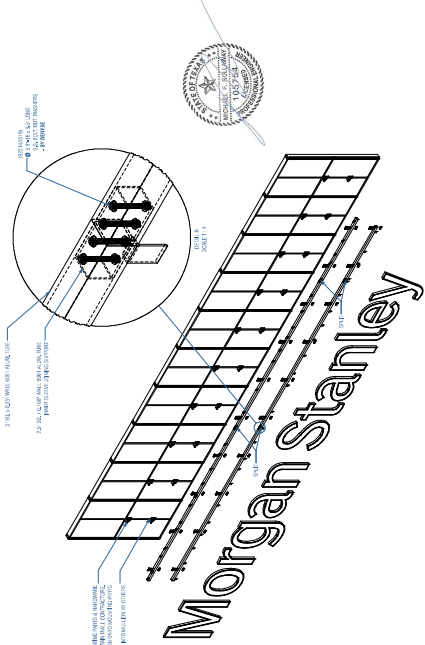
4

- NOTES:
- RACEWAY CENTERS ARE LIMITED BY A CHASE BEHIND CURTAIN WALL.
 - SEE WALTER P MOORE DOCUMENTATION FOR CURTAIN WALL ATTACHMENT DETAILS.
 - DEVISE TO PREPARE ALL HARDWARE & BRACKET PARTS.
 - INSTALLATION OF RACEWAY SHALL BE IN ACCORDANCE WITH ALL LOCAL CONTRACTORS.
 - WATER PROOFING / SEALANT AFTER INSTALL BY OTHERS.
 - PRIMARY POWER BROUGHT TO JUNCTION BOX BY OTHERS.
 - SECONDARY POWER WILL PASS THRU THE CONDUIT FROM OUTSIDE TO INSIDE.
 - JUNCTION BOXES TO BE PLACED BEHIND RELATED LETTERS TO KEEP WIRE RUN TO MIN.
 - J-BOXES TO SERVICE 2-3 LETTERS, PENNING FINAL TRANSFORMER COUNT.



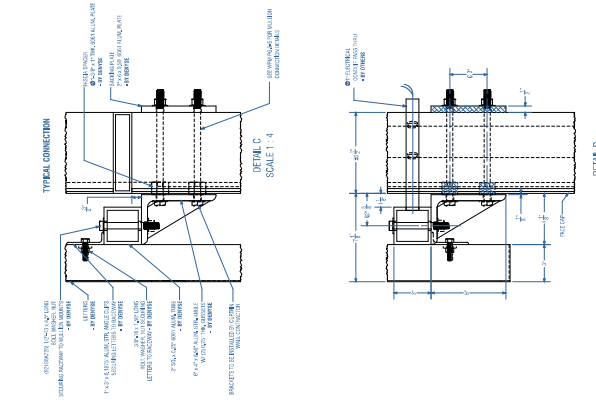
LETTERSET RACEWAY CONNECTION
SCALE: AS NOTED

TYPICAL CONSTRUCTION METHOD FOR BOTH LETTERS

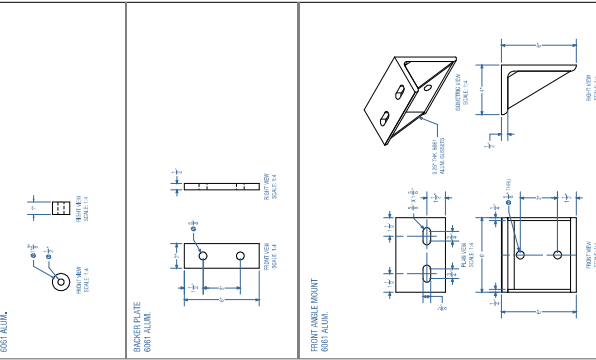


TYPICAL RACEWAY CONNECTION
SCALE: AS NOTED

- ENGINEERING
- REFERENCE: WALTER P MOORE SHEETS S-200 + S-300 FOR SIGN MOUNTING
BRACKET DETAIL AT MULLIN.
- 15
- Installation Method: 2"x4"x1/2" aluminum raceway to mount inside structural wall brackets w/ 1/2"x3/4"x1/2" S.S.B.S. variable, and securing raceway to mullion mounts. (A) hardware to leave loose, box warpers, damaged brackets or mullion rails to not run from one end.
- Letter Attachment: At least (4) 3/8" dia. stainless steel through bolts attach each letter to mullion on angle-clip.
- Minimization: Minimize long-welding for mullion.
- Electrical: Power supply cables run inside structural wall - Per letter Set.



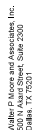
TYPICAL CONNECTION @ RACEWAY
SCALE: AS NOTED



MOUNTING BRACKET
SCALE: AS NOTED

TYPICAL CURTAIN WALL - SIGN BRACKETS
SCALE: AS NOTED

- GENERAL NOTES
- 1. All dimensions are in inches unless otherwise specified.
 - 2. All dimensions are in inches unless otherwise specified.
 - 3. All dimensions are in inches unless otherwise specified.
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 - 10. All dimensions are in inches unless otherwise specified.

Fountain
Place

ISSUE FOR CONSTRUCTIO

[illegible]

Project Number :
04.26002.00

Drawn By :
AN

Checked By :
Approved By :

Publication Information

Certification Statement :

Verification Statement :

THE PLANS AND SPECIFICATIONS

Signature

519



TYPE FIRM
REGISTRATION
2018
6-24-2026

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Drawing Title:

GENERAL NOTES

book No. .

S-001

GENERAL NOTES

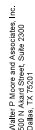
B. STRUCTURAL ABBREVIATIONS AND NOTATIONS

1. THE FOLLOWING ABBREVIATIONS AND NOTATIONS MAY APPEAR ON THE

1. THE FOLLOWING ABBREVIATIONS AND NOTATIONS MAY APPEAR ON THE

4. (REFER TO DRAWINGS OF EXISTING FACILITY (OTHER THAN STRUCTURAL) FOR COMPLETE INFORMATION INCLUDING LOCATION OF MULLIONS AND TRANSOMS

- COMPLETE INFORMATION INCLUDING LOCATION OF MULLIONS AND TRAYS

FOUNTAIN
PLACE**Konular**

Issues/Revisions : **ISSUE FOR CONSTRUCTION**

[illegible]

Project Number :
004.26002.00

Drawn By :
AN

Approved By :
Checked By :

HB
Certification Statement:
TO THE BEST OF THE ENGINEER'S KNOWLEDGE,
THE PLANS AND SPECIFICATIONS COMPLY WITH
THE APPLICABLE MINIMUM BUILDING CODES.



TYPE FIRM
 REGISTRATION
 40.1856
 6-24-2026
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Drawing Tool

PARTIAL ELEVATIONS

S-200



[illegible]

Certification Statement:
I, THE BEST OF THE ENGINEER'S KNOWLEDGE,
THE PLANS AND SPECIFICATIONS COMPLY WITH
THE APPLICABLE MINIMUM BUILDING CODES.




 PE FIRM
 REGISTRATION
 0.1856
 6-24-2026

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SECTIONS AND DETAILS

S-300

