

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

DOWNTOWN SPECIAL PROVISION SIGN DISTRICT - PERIMETER SUBDISTRICT

CASE NUMBER: 2302150016

DATE FILED: February 15, 2023

LOCATION: 2551 Elm Street
(N Good Latimer Expressway frontage)

SIZE OF REQUEST: 103.5 sq. ft.

COUNCIL DISTRICT: 2

ZONING: CA-2(A), PD No. 269, Tract B & H/46

APPLICANT: Josephine Gonzales of Chandler Signs, Inc.

OWNER: Epic Dallas Office, GP, Inc.

TENANT: Westdale Asset Management Group

REQUEST: An application for a Certificate of Appropriateness by Josephine Gonzales of Chandler Signs, Inc., for a 103.5-square-foot illuminated detached sign at 2551 Elm Street (N Good Latimer Expressway frontage).

SUMMARY: The applicant proposes to install a 103.5-square-foot LED-illuminated detached sign, along the frontage facing N Good Latimer Expressway, bearing the name Epic Deep Ellum with multi-tenant panels.

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

PRIOR CPC ACTION: This item was held under advisement on April 20, 2023.

BACKGROUND:

- The subject site is located in the Downtown Special Provision Sign District within the Perimeter Subdistrict and the Deep Ellum/Near East Side Sign District on property zoned Central Area 2(A) and Planned Development District No. 269, Tract B, the Deep Ellum/Near East Side Special Purpose District. The Knights of Pythias Building, designated as Historic Overlay No. 46, is also located on the subject site. The sign itself is located within the Downtown SPSD on the portion of the property zoned CA-2(A), a business zoning district, just outside of the historic overlay district.

These regulations are established in: [Sec. 51A-7.300](#) (Specific details included below).

- The applicant proposes to install a 103.5-square-foot LED-illuminated detached sign, along the frontage facing N Good Latimer Expressway, bearing the name Epic Deep Ellum with multi-tenant panels.
 - The sign is proposed to incorporate the use of an existing detached sign consisting of lollipop-mounted, back-lit, channel letters on a back-lit aluminum base, mounted to a new multi-tenant back-lit sign cabinet. All sign elements are constructed entirely of metal, plastic and LED lighting.
 - On the existing sign, the exterior of the four-inch deep, lollipop-mounted channel letters are painted silver. Each letter has a perforated aluminum face with the inside of each letter painted white and illuminated with white LED. The black aluminum base contains an 11-inch, back-lit, silver aluminum panel with routed-out graphics. The inside of the base is white and will illuminate with white LED. The white illumination will show through the routed-out lettering.
 - The new multi-tenant cabinet will be painted to match the existing sign base. The sign will be back-lit with white LED. Each tenant panel will have a silver metal face with routed-out graphics, so that only the words of the tenant name illuminate.
 - The finished sign will have a five-foot setback and will not exceed nine-foot, nine-inches in height or 10-foot, nine-inches in width.
- The single-sided monument sign is to be installed at the corner of the private drive and Good Latimer Expressway, to be visible to public transit, vehicular, and pedestrian traffic traveling southeast along N Good Latimer Expressway.
- Construction of the proposed sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per Sec. 51A-7.300.
- On April 20, 2023, City Plan Commission moved that this application be held under advisement to May 18, to be re-noticed as located with the Downtown Special Provision Sign District.

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-7.304 DETACHED SIGNS.

Detached signs are permitted in business zoning districts as follows:

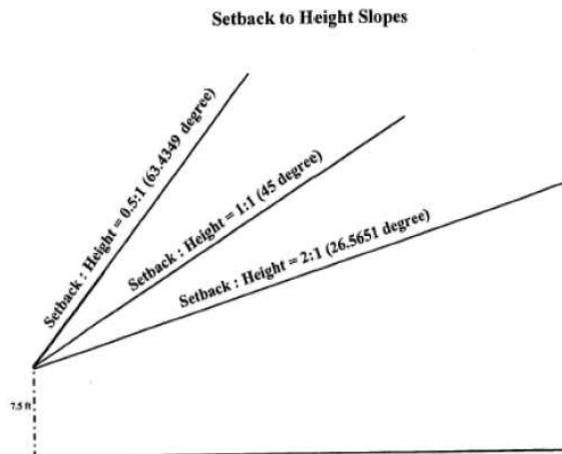
(a) Definitions. In this section:

(1) EFFECTIVE-AREA-TO-HEIGHT RATIO means the ratio of the effective area of a sign to its height. For example, a sign with an effective area of 50 square feet and a height of 25 feet has an effective-area-to-height ratio of 2:1.

(2) MONUMENT SIGN means a detached sign applied directly onto a ground-level support structure (instead of a pole support) with no separation between the sign and the ground, or mounted on a fence.

(3) MULTI-TENANT SIGN means a detached sign that advertises two or more businesses on a single premise.

(5) SETBACK-TO-HEIGHT SLOPE is a plane projected upward and inward from a point of beginning located at the property line 7.5 feet above a level plane going through the nearest point of the vehicular traffic surface of the adjacent improved public right-of-way other than an alley and extending infinitely, as illustrated below. A .5:1 setback-to-height slope moves one-half foot away from the point of beginning for every one foot the slope rises, resulting in a 63.4349 degree slope. A 1:1 setback-to-height slope moves one foot away from the point of beginning for every one foot the slope rises, resulting in a 45 degree slope. A 2:1 setback-to-height slope moves two feet away from the point of beginning for every one foot the slope rises, resulting in a 26.5651 degree slope.



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

Epic Dallas Office, GP, Inc.
2550 Pacific Ave
Dallas, TX 75226

Officer names: Joseph G. Beard

Tenant Ownership

Westdale Asset Management Group
2551 Elm St
Dallas, TX 75226

Officer names: Joseph G. Beard
Ron Kimel

SSDAC Action:

March 14, 2023

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

An application for a Certificate of Appropriateness by Josephine Gonzales of Chandler Signs, Inc., for a 103.5-square-foot illuminated detached sign at 2551 Elm Street (N Good Latimer Expressway frontage).

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

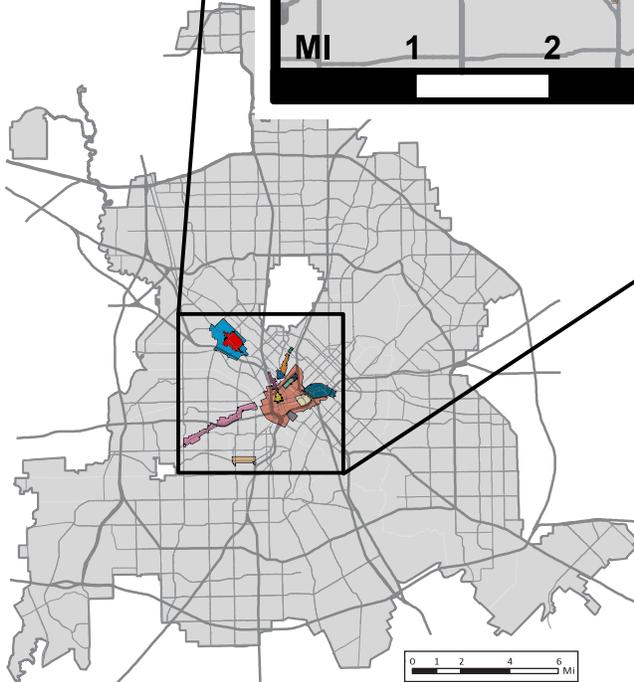
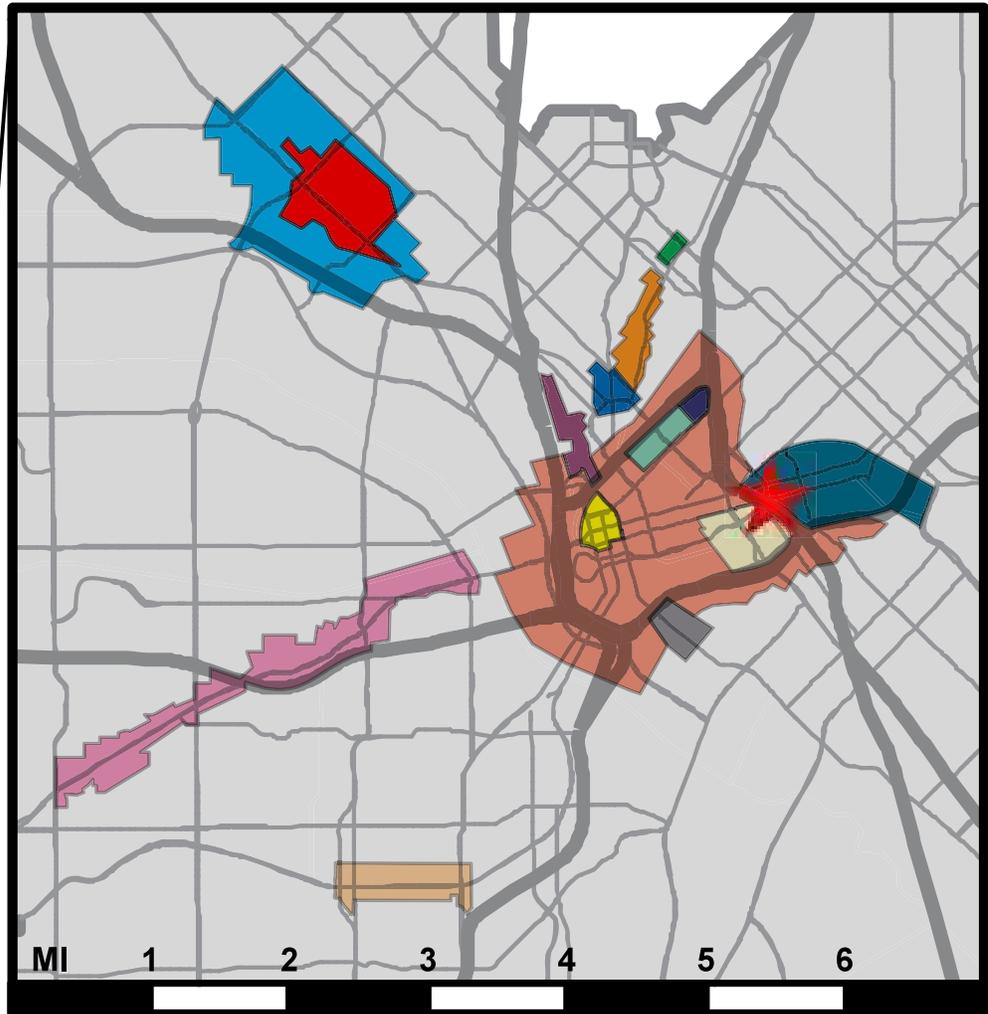
For: 3 - Peadon, Webster, Hardin, Haqq, and
Dumas

Against: 0 - none

Absent: 2 - Dumas and Haqq

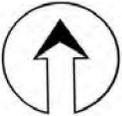
Conflict: 0 - none

Speakers: Richard Brown of Chandler Signs



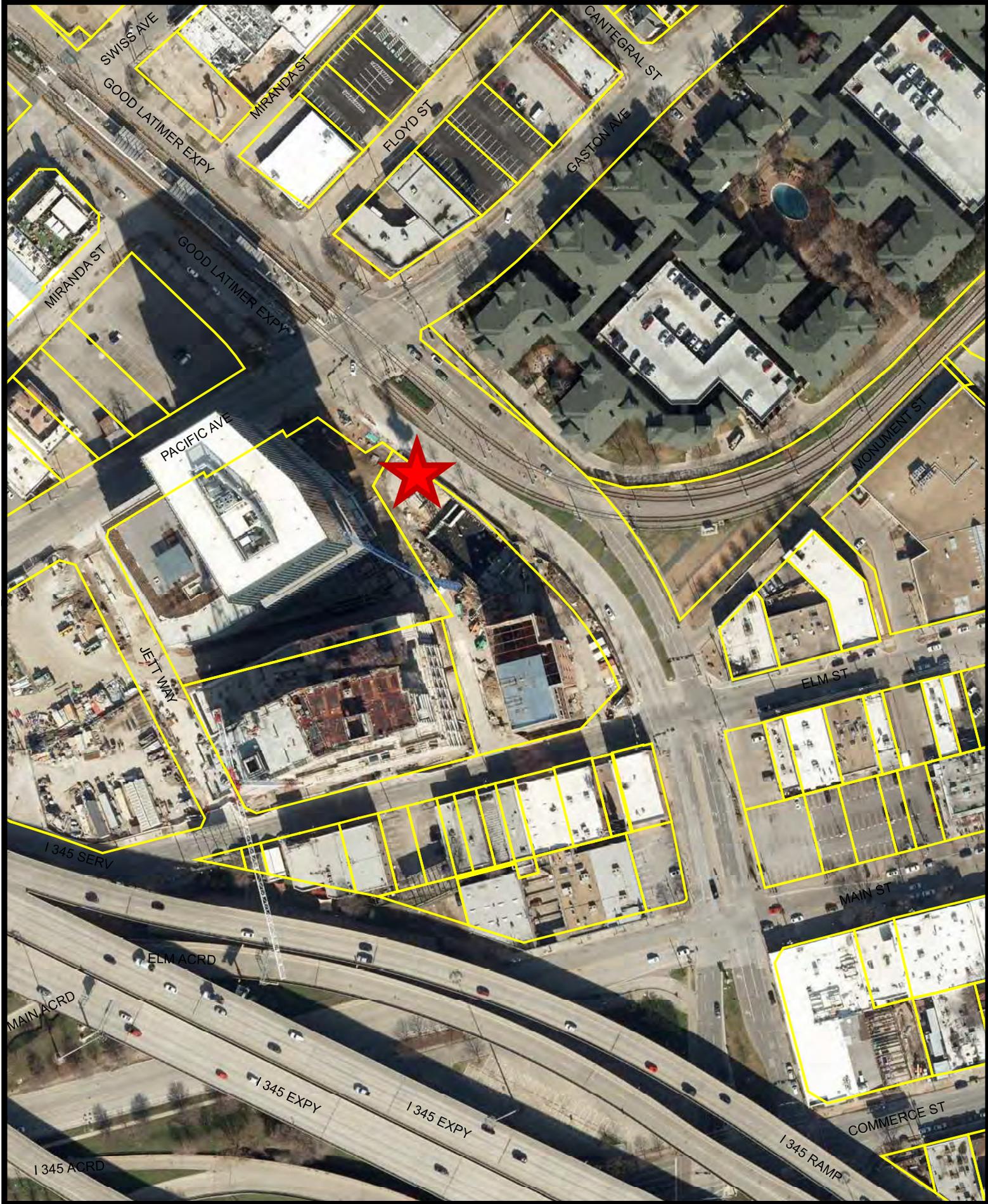
LEGEND

- 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
2551 Elm St

Case no: 2302150016
Date: 03/09/2023



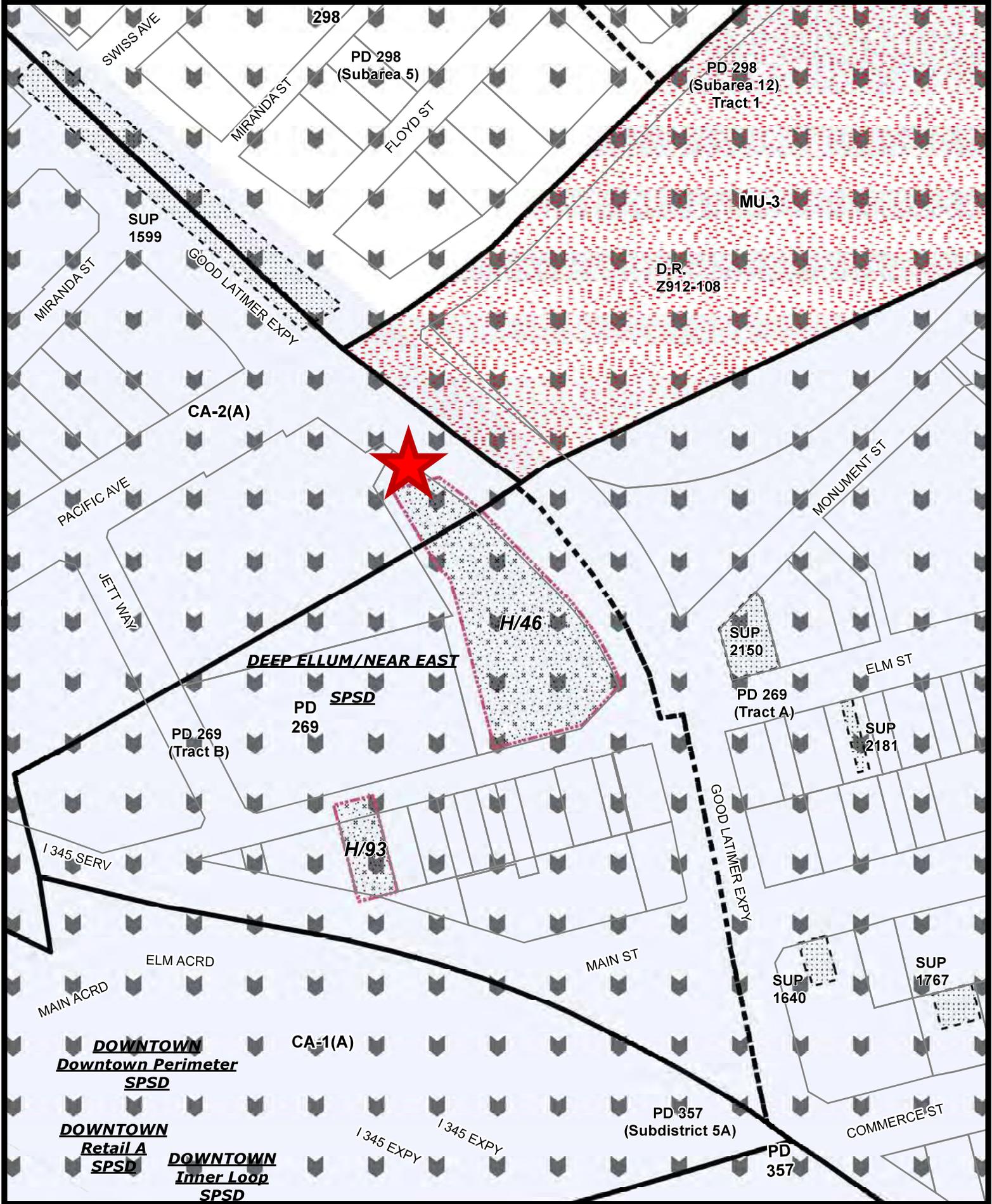
Printed Date: 3/9/2023



1:1,800

Aerial Map - 2551 Elm St

19-9



1:1,800

Zoning Map - 2551 Elm St

Job 175729723-002 (2302150016)

Job Edit

Miscellaneous Transaction Job 175729723-002 (2302150016)

Sign (SI) DETACHED - SIGN A; GLE FRONTAGE (B) Alteration

Status: Paid Created By: SROPER083121 Date Created: Feb 15, 2023
Date Completed: Feb 15, 2023

Parent Job: 175729723-001 (2301091081)

Specific Location: 2551 ELM ST - 103.47 SF ILLUMINATED DETACHED SIGN - GOOD LATIMER

Details

Customer: Gonzales, Josephine
14201 Sovereign Rd Ste 101
14201 Sovereign Rd
Ft Worth, TX 76155
(972) 739-6545

Fee Amount
FeeType: JASON.POOL@DALLAS.GOV
Staff Email

Details



Customer: Gonzales, Josephine
14201 Sovereign Rd Ste 101
14201 Sovereign Rd

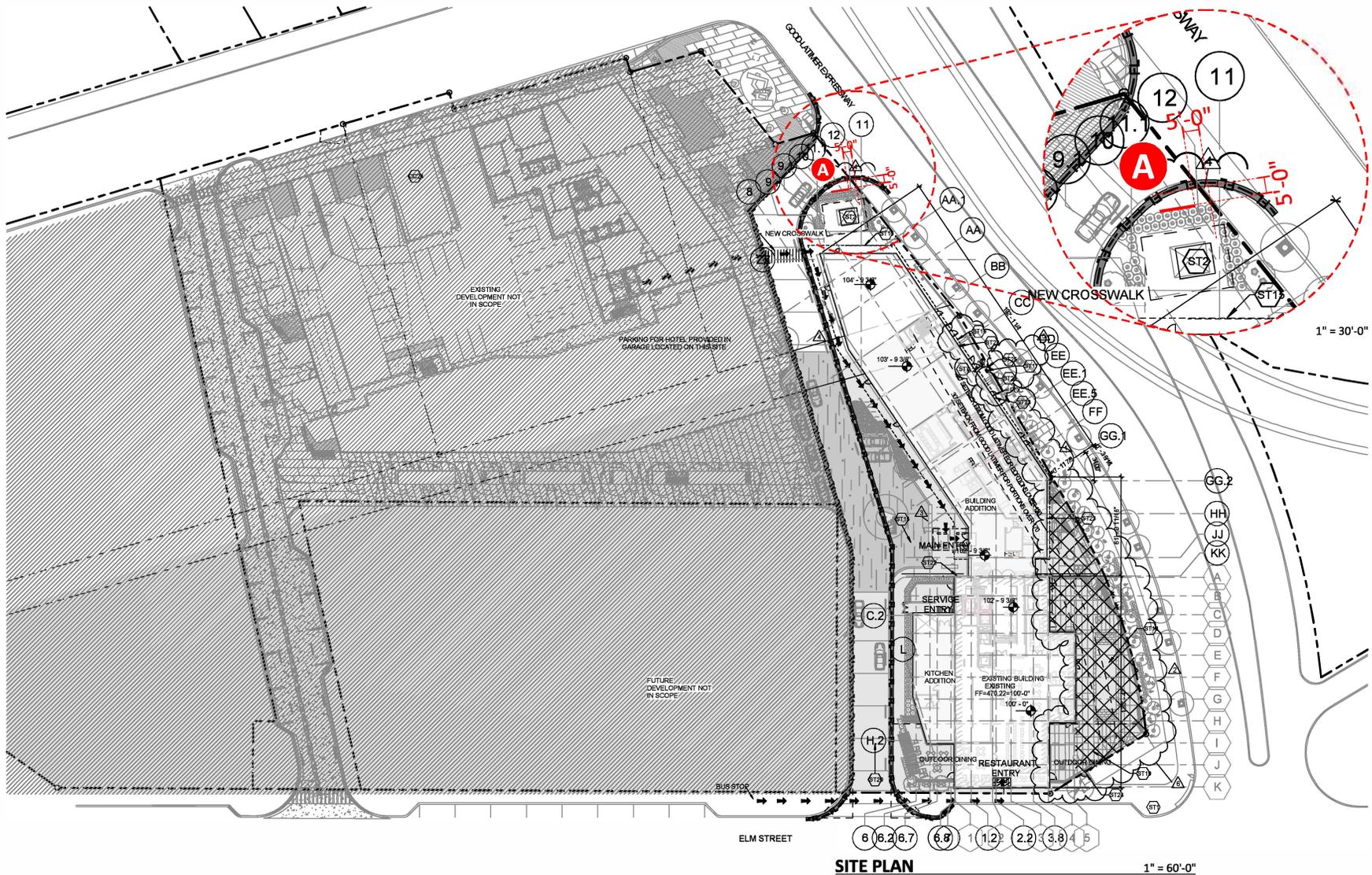
Fees (EXT): 2302150016 5BN - Special Provision Sign District fee \$345.00
Adjusted:\$0.00 Paid:\$345.00 Owed:\$0.00

Fees

Description	Posted Date	Amount	Tax	Total	Balance
5BN - Special Provision Sign District fee		\$345.00	\$0.00	\$345.00	\$0.00
Receipt Number: 795697 \$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			Feb 15, 2023 14:00:44	
Auto generated System Fee Collection						



SITE PLAN 1" = 60'-0"

Design #	0419055Ar1
Sheet	3 of 3
Client	THE EPIC
Address	2525 PACIFIC AVENUE DALLAS, TEXAS
Account Rep.	RSB/SSS
Designer	SDM
Date	11/21/22
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision / Date	

APV-MAB-12/14/22: Omit Sign "B"
r1-MAB- Add Site Plan

CHANDLER SIGNS
chandler signs.com

National Headquarters
14201 Sovereign Road #101
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San Antonio
17313 San Pedro Avenue
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San Antonio, TX 78232
(202) 765-3000 fax (202) 765-8726

Georgia
111 Woodstone Place
Dunwoody, GA 30328
(877) 725-8882 fax (770) 345-8726

South Texas
PO BOX 325 206 Doral Drive
Portland, TX 78274
(817) 465-3000 fax (817) 465-8553

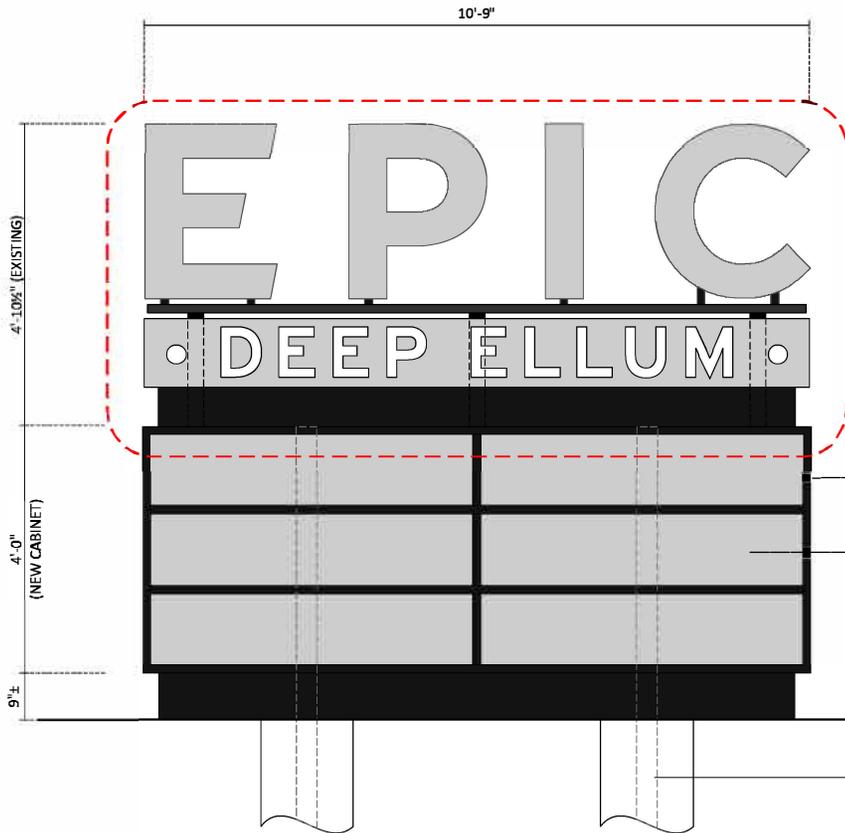
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FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER WIRING AND SECURING OF THE SIGN. SIGN WILL BEAR UL LABELS.

EPIC

Design #	0419055Ar2
Sheet	2 of 3
Client	THE EPIC
Address	2525 PACIFIC AVENUE DALLAS, TEXAS
Account Rep.	RSB/SSS
Designer	SDM
Date	11/21/22
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision / Date	
APV-MAB-12/14/22: Omit Sign "B"	
r1-MAB- Add Site Plan	
R2 KM2/15/23: revised tenant faces to aluminum	



EXISTING S/F MONUMENT SIGN IS TO BE REMOVED & RAISED UP TO ALLOW ROOM FOR AND ADDITIONAL S/F TENANT CABINET

ENGINEERING TO DETERMINE BEST WAY OF RAISING THE SIGN PER SURVEY OF EXISTING SIGN & FOUNDATION

NEW ALUMINUM FABRICATED S/F CABINET PAINTED SW 6991 "BLACK MAGIC" TO MATCH EXISTING SIGN BASE

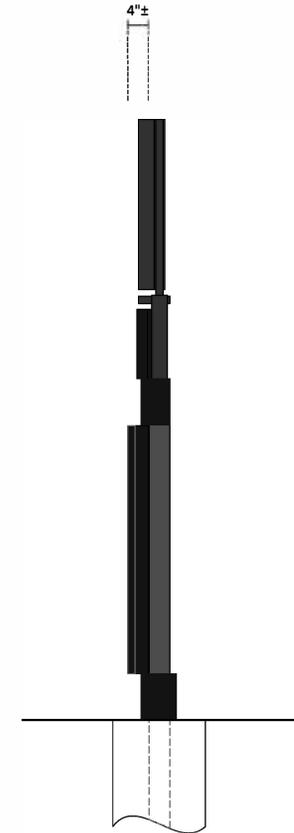
INDIVIDUAL ALUMINUM TENANT FACES (NO COPY) / PAINTED AKZO NOBEL 91163-33 SATIN ALUMINUM

FUTURE TENANTS WILL HAVE THE FACES ROUTED-OUT AND BACKED UP w/ 7328 WHITE ACRYLIC

INTERNALLY ILLUMINATED w/ 7100k WHITE LED MODULES AS REQUIRED

NEW ALUMINUM BASE PAINTED SAME AS TENANT CABINET

NEW STEEL SUPPORTS & FOUNDATIONS AS REQUIRED - WILL BE DETERMINED AFTER ENGINEERING SURVEY



END VIEW

A S/F MONUMENT
RAISE EXISTING SIGN - MANUFACTURE & INSTALL NEW TENANT CABINET

SCALE: 1/2" = 1'-0"

CHANDLER SIGNS
chandersigns.com

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14701 Sovereign Road #101
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San Antonio, TX 78222
(817) 462-2000 Fax: (817) 462-2004

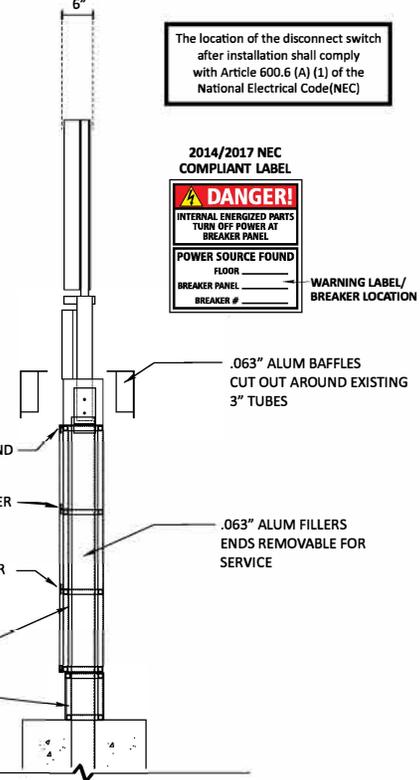
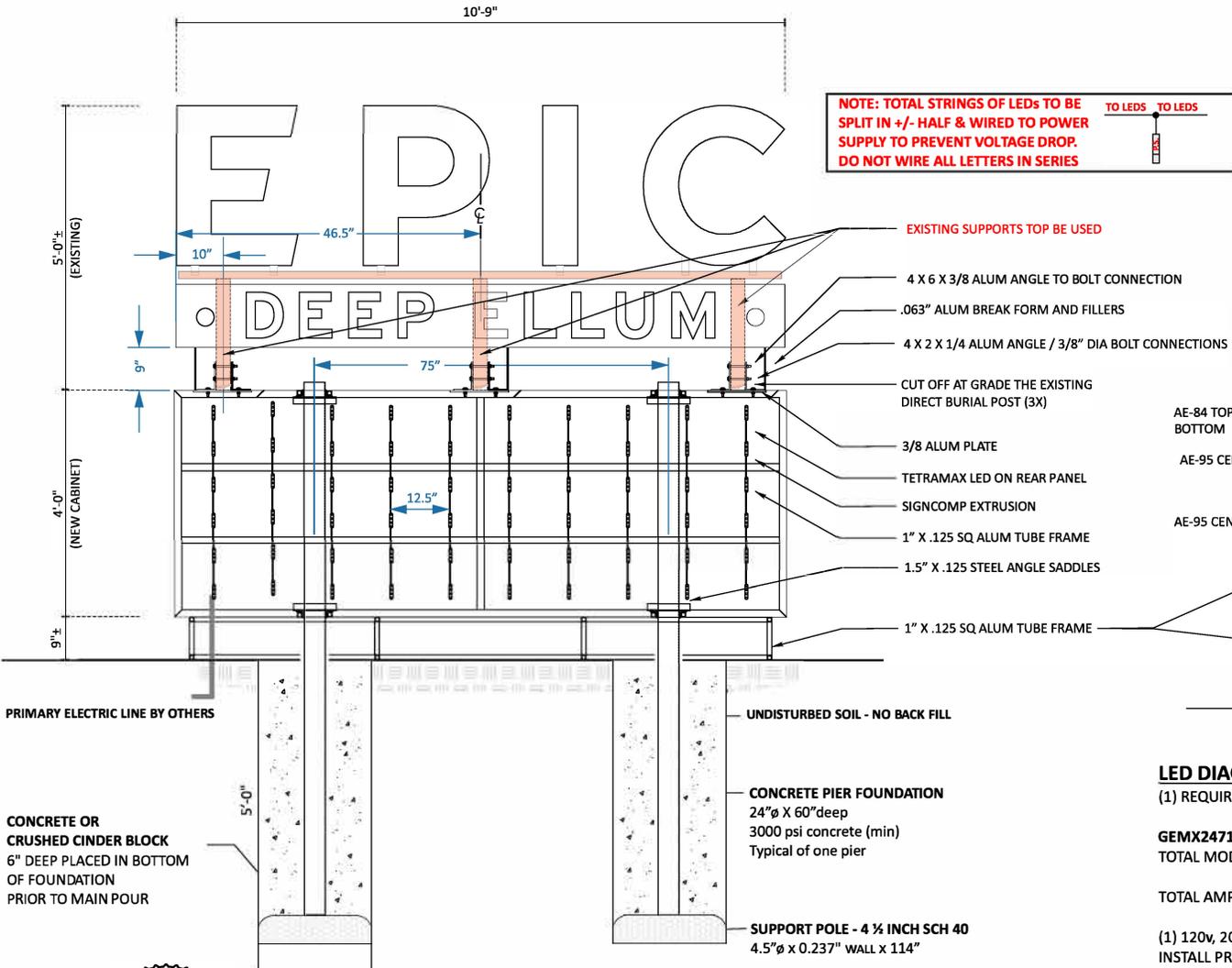
Georgia
111 Woodstone Park
Lawrenceville, GA 30046
(770) 725-8882 Fax: (770) 725-8728

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Port Aransas, TX 78373
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FINAL ELECTRICAL CONNECTION BY CUSTOMER

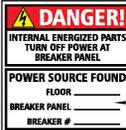
THIS SIGN IS TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 605 OF THE NATIONAL ELECTRICAL CODE AND OTHER APPLICABLE LOCAL CODES. THIS INCLUDES NECESSARY PERMITTING & INSPECTION OF THE SIGN. SIGN WILL BE A R.U. LABEL (E).



The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electrical Code (NEC)

NOTE: TOTAL STRINGS OF LEDs TO BE SPLIT IN +/- HALF & WIRED TO POWER SUPPLY TO PREVENT VOLTAGE DROP. DO NOT WIRE ALL LETTERS IN SERIES

2014/2017 NEC COMPLIANT LABEL



WARNING LABEL/BREAKER LOCATION

PRIMARY ELECTRIC LINE BY OTHERS

CONCRETE OR CRUSHED CINDER BLOCK 6" DEEP PLACED IN BOTTOM OF FOUNDATION PRIOR TO MAIN POUR

UNDISTURBED SOIL - NO BACK FILL

CONCRETE PIER FOUNDATION 24"Ø X 60" deep 3000 psi concrete (min) Typical of one pier

SUPPORT POLE - 4 1/2" INCH SCH 40 4.5"Ø x 0.237" WALL x 114"

LED DIAGRAM

(1) REQUIRED MANUFACTURE AND INSTALL

GEMX2471 W1 71K WHITE TetraMAX MODULES (1.5 MODS/ft)
TOTAL MODULES = 60 (40 ft)

TOTAL AMPS = 1.1 AMPS

(1) 120v, 20 AMP CIRCUIT REQUIRED
INSTALL PRIMARY PER N.E.C.
U.L. LABEL REQUIRED
INSTALL SIGNAGE PER N.E.C.

S/F MONUMENT
RAISE EXISTING SIGN - MANUFACTURE & INSTALL NEW TENANT CABINET

SCALE: 1/2" = 1'-0"



SEE STAMPED ENGINEERING

DETAIL ITEM 01

ENGINEERING REVISIONS	

DISTRIBUTION OF PRINTS			TOTAL
<input checked="" type="checkbox"/> B.O.M.	<input type="checkbox"/> PATTERNS	<input type="checkbox"/> LTR. PLEX	
<input checked="" type="checkbox"/> CUSTOM	<input type="checkbox"/> VINYL	<input type="checkbox"/> ASSEMBLY	
<input checked="" type="checkbox"/> PAINT	<input type="checkbox"/> CHNL. LTR.	<input type="checkbox"/> PLEX	
<input checked="" type="checkbox"/> CAD/CAM	<input type="checkbox"/> LTR. ASSY.	<input type="checkbox"/> NEON	

Work Order
419055
DESIGNER
JOEY 2-13-23

CHANDLER SIGNS
chandersigns.com

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(214) 548-3884 Fax (214) 548-2751

Northeast US
2301 River Road, Suite 201
Louisville, KY 40206
(502) 897-8900 Fax (502) 894-2575

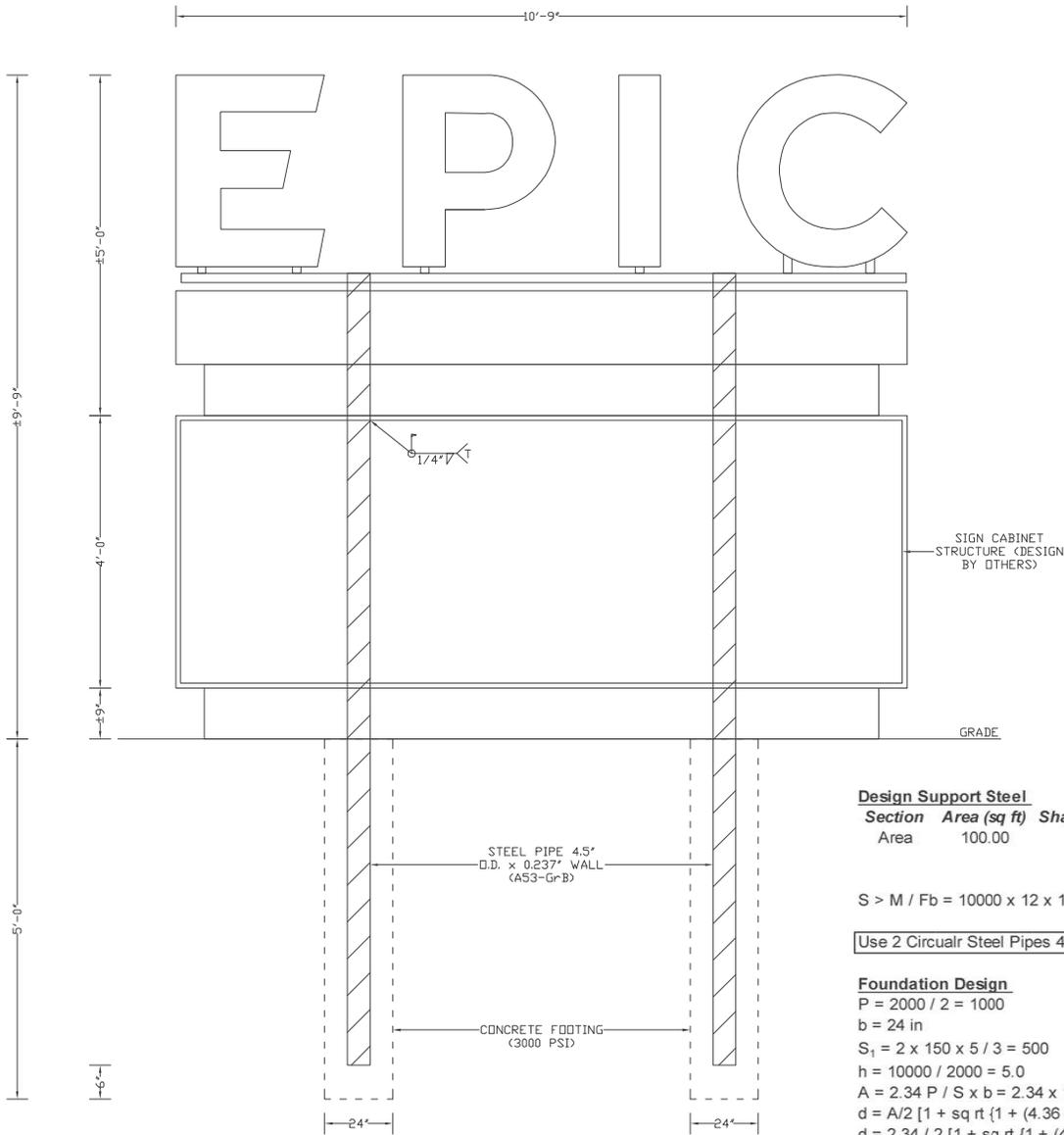
Georgia
111 Woodstone Place
Dawsonville, GA 30228
(770) 775-8882 Fax (770) 948-8726

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Portland, TX 78374
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FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN OR PARTS THEREOF SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE. NEITHER CHANDLER SIGNS, LLC NOR ANY OF ITS EMPLOYEES OR AGENTS SHALL BE RESPONSIBLE FOR THE DESIGN OR INSTALLATION OF THE SIGN. SIGN WILL BEAT UL LABELS.



Design Support Steel

Section	Area (sq ft)	Shape Factor	Wind (psf)	Force	Moment
Area	100.00	1	20	2000	10000
				2000	10000

$S > M / F_b = 10000 \times 12 \times 1.5 \text{ (SF)} / 2 \times 35000 = 2.57 \text{ in}^3 < 3.2 \text{ in}^3$

Use 2 Circular Steel Pipes 4.5 in O.D. x 0.237 in Wall (A53-GrB)

Foundation Design

$P = 2000 / 2 = 1000$

$b = 24 \text{ in}$

$S_1 = 2 \times 150 \times 5 / 3 = 500$

$h = 10000 / 2000 = 5.0$

$A = 2.34 P / S \times b = 2.34 \times 1000 / 500 \times 2 = 2.34$

$d = A/2 [1 + \text{sq rt } \{1 + (4.36 h / A)\}]$

$d = 2.34 / 2 [1 + \text{sq rt } \{1 + (4.36 \times 5.0 / 2.34)\}] = 4.93 \text{ ft} < 5 \text{ ft}$

Use 2 Concrete Footings 24 in Diameter x 5 ft Deep (3000 PSI)

NOTES:

- DESIGN IS BASED ON 2021 IBC - WIND SPEED OF 115 MPH (3-SEC GUST), EXPOSURE C.
- THIS DESIGN IS INTENDED TO BE INSTALLED AT THE ADDRESS SHOWN AND SHALL NOT BE USED AT ANY OTHER LOCATIONS UNLESS CERTIFIED BY A PROFESSIONAL ENGINEER.
- ENGINEER IS NOT THE ENGINEER OF RECORD FOR THE OVERALL PROJECT AND SHALL ONLY BE RESPONSIBLE FOR THE DESIGN OF SIGN STRUCTURE FOR WHICH CALCULATIONS ARE SHOWN ON THIS PAGE. (SIGN CABINET STRUCTURE DESIGN SHALL BE PROVIDED BY OTHERS).
- ALL HSS TUBE SECTIONS SHALL MEET ASTM A500 GRADE-B WITH MINIMUM YIELD STRESS $F_y=46 \text{ KSI}$.
- ALL HSS ROUND SECTIONS SHALL MEET ASTM A500 GRADE-B WITH MINIMUM YIELD STRESS $F_y=42 \text{ KSI}$.
- ALL WIDE FLANGE SECTIONS SHALL MEET ASTM A992 WITH MINIMUM YIELD STRESS $F_y=50 \text{ KSI}$.
- ALL PIPE (OTHER THAN HSS ROUND) SHALL MEET ASTM A53 GRADE-B WITH MINIMUM YIELD STRESS $F_y=35 \text{ KSI}$.
- ALL OTHER STEEL INCLUDING CONNECTION PLATES, ANGLES, ETC. SHALL MEET ASTM A36 WITH MINIMUM YIELD STRESS $F_y=36 \text{ KSI}$.
- ALL ALUMINUM USED SHALL BE GRADE 6053 OR 6061 OR EQUIVALENT WITH MINIMUM YIELD STRESS $F_y=20 \text{ KSI}$.
- ALL STRUCTURAL BOLTS SHALL CONFORM TO ASTM A325 UNLESS OTHERWISE NOTED AND SHALL BE GALVANIZED.
- ALL STEEL WELDING SHALL BE MADE WITH E70xx ELECTRODES AND SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE WITH AWS STANDARDS.
- ALL ALUMINUM WELDING SHALL BE MADE WITH E40xx ELECTRODES AND SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE WITH AWS STANDARDS.
- SOIL REPORT WAS NOT FURNISHED. FOUNDATION IS BASED ON A ALLOWABLE BEARING OF 1500 PSF AND ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 150 PSF PER FOOT. BEARING PRESSURE VALUES SHALL BE VERIFIED PRIOR TO CONCRETE PLACEMENT.
- NORMAL WEIGHT CONCRETE WITH MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI (ATTAINED IN 28 DAYS) SHALL BE USED. CARE SHALL BE TAKEN FOR NOT PLACING CONCRETE OVER SOIL FILL.



SMB
ENGINEERING, LLC
 WWW.SMB-ENGINEERING.COM
 TBPE REGISTRATION NUMBER - F10116

CHANDLER SIGNS
 17319 SAN PEDRO AVE.,
 SAN ANTONIO, TX 78232

THE EPIC
 2525 PACIFIC AVENUE,
 DALLAS, TX

PRJ #: 23-A024	DWG BY: QJB	SCALE: NTS
DATE: JAN 2023	REV: 0	DWG #: S-01



CITY OF DALLAS

SIGN PREMISE WARRANTY

In compliance with the provisions of the Dallas Building Code, Subchapter 61, and as defined in section 6101(b) of said Code, the following information is submitted as an integral part of an application for sign permit.

- A. Upon the premise* on which the proposed sign is to be erected, there presently exists One detached premise signs and Zero detached non-premise signs, as defined in Chapter 51A, Dallas City Code.

This premise can be described as follows, Lot(s), Block(s), Tract(s) _____
And/ or Address(es) _____

***Premise means a lot or unplatted tract that is reflected in the plat books of Building Inspection Division of the City of Dallas.**

NOTE: Section 51A-7.208 requires that a lot or tract is part of a plat which is approved by the City Plan Commission and filed in the plat records of Dallas County, Texas and the lot or tract has contact, through fee simple ownership, with a dedicated street.

- B. This application is for the erection of single face monument Sign(s) I am the owner of the property named above, or am duly authorized to sign for the owner. **(The sign contractor is not authorized to sign for the owner).** I understand that if any permit is issued as a result of the information supplied herein being in error, it shall be revoked in accordance with Section 6101(f). No refund of fee shall be made and any sign erected shall be removed at my expense.

I hereby affirm that the above statements are true and correct and, hereby agree that if an authorization is issued, all provisions of City Ordinances and State laws will be complied with.

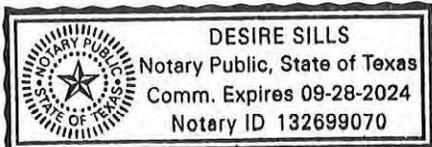
Name (Type or Print) The Epic Deep Ellum

Street address 2550 Pacific Ave - 2551 Elm City Dallas State Texas Zip 75226-1433

SIGNED: [Signature] Date: 12.13.22
(Property Owner)

Subscribed and sworn to before me, this 13th day of December 2022

SEAL



[Signature]
NOTARY PUBLIC