

Applicant is appealing an Administrative Official's Decision under Section 2.16.040 in a C-3 (Commercial/Regional Commercial District) zone.

The Applicant has filed an Appeal of an Administrative Official's Decision (**Sign Ordinance**) with the Zoning Board of Adjustment under Section 2.16.040, Appeals, concerning property located at 634 S. Mesa Hills Drive in a C-3 (Commercial) zone. The applicant is requesting an additional freestanding sign on property that has reached its maximum freestanding signage allowance.

**BACKGROUND**

The applicant submitted a request to the Development Services Department-Planning Division for a monument sign for an existing medical office building.

*Applicant's Statement*

The applicant has been requested to submit a letter explaining reasons for appeal.

*City's Statement*

The proposed sign is not compliant with Section 20.18.450 which only allows one monument sign per street frontage. The entire lot has already reached the maximum allocation of signage per the City Code. In order to permit a new monument sign, the applicant needs to resubdivide the lot in order to create a new premise for the sign.

*20.18.450 - C-2, C-3, C-4, Q, M-1, M-2 and M-3 districts.*

*Maximum Number: One per street frontage for premises less than six acres, not to exceed three signs per premise; two per street frontage for premises of six acres or more, not to exceed four signs per premise*

**STAFF RECOMMENDATION**

No recommendation.

The Zoning Board of Adjustment is empowered under Section 2.16.040, Appeals, to:

*Hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official in the enforcement of Title 20. In exercising these powers the board may, in conformity with the state act and this chapter, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination as ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken.*

Also, note the following in Section 2.16.020, Powers:

- B. The concurring vote of seven members of the board shall be necessary to reverse any order, requirement, decision or determination of any such administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under Title 20 of this code, or to effect any variation in requirements of Title 20.

**RAY MANCERA  
MANCERA GROUP**

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El Paso, TX 79905

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February 18, 2010

Zoning Board of Adjustments  
City of El Paso  
2 Civic Center Plaza  
El Paso, TX 79901

**RE: Appeal Decision of Zoning Administrator to ZBA**

Dear Distinguished Members of the ZBA,

I represent Arango Perez Family LP, the owners of 643 S. Mesa Hills. One of the principles in the limited partnership, Dr. Carmen P. Arango, operates a medical practice on the property as Arango Imaging Center. The building was built in 2005 and is valued by the Central Appraisal District for \$1,014,567. Dr. Arango would like to put a monument sign on the property along South Mesa Hills Drive.

The Zoning Administrator, however, has denied the request to erect a monument sign on the property in a letter dated February 9, 2010 (item 3). Therefore, on behalf of the owners, we would like to appeal this decision and hope that after you hear our position you will overturn the Zoning Administrator's decision and allow Dr. Arango to have a monument sign just like every other commercial establishment in El Paso.

I look forward to the hearing.

Sincerely,

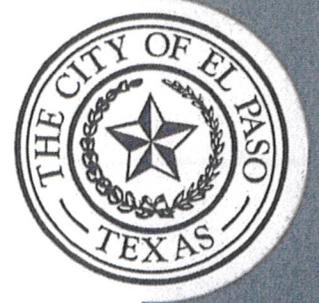


Ray Mancera for Jorge Arango, MD

*Dedicated to Outstanding Customer Service for a Better Community*

**SERVICE SOLUTIONS SUCCESS**

February 9, 2010



Ray Mancera  
6044 Gateway East Suite 614  
El Paso, TX 79905

Re: A portion of Lot 3, Block 2, Park West #1 Replat B (643 S. Mesa Hills Drive)

Mr. Mancera:

In response to your zoning verification request concerning the referenced property, the following are our findings:

1. The referenced property is zoned C-3 (Commercial). The purpose of these districts is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.
2. There are no special contracts or conditions imposed on the property. No special exceptions or variances have been granted to the property.
3. No additional monument or pole signs are permitted since the property has reached its maximum allocation of permitted freestanding signage per the El Paso City Code.

The El Paso Municipal Code, Title 20, Zoning, is available online at [www.elpasotexas.gov](http://www.elpasotexas.gov). If you have any questions regarding this letter, please call me at (915) 541-4029.

Sincerely,

Linda Castle  
Senior Planner

Mayor  
John F. Cook

City Council

*District 1*  
Ann Morgan Lilly

*District 2*  
Susie Byrd

*District 3*  
Emma Acosta

*District 4*  
Carl L. Robinson

*District 5*  
Rachel Quintana

*District 6*  
Eddie Holguin Jr.

*District 7*  
Steve Ortega

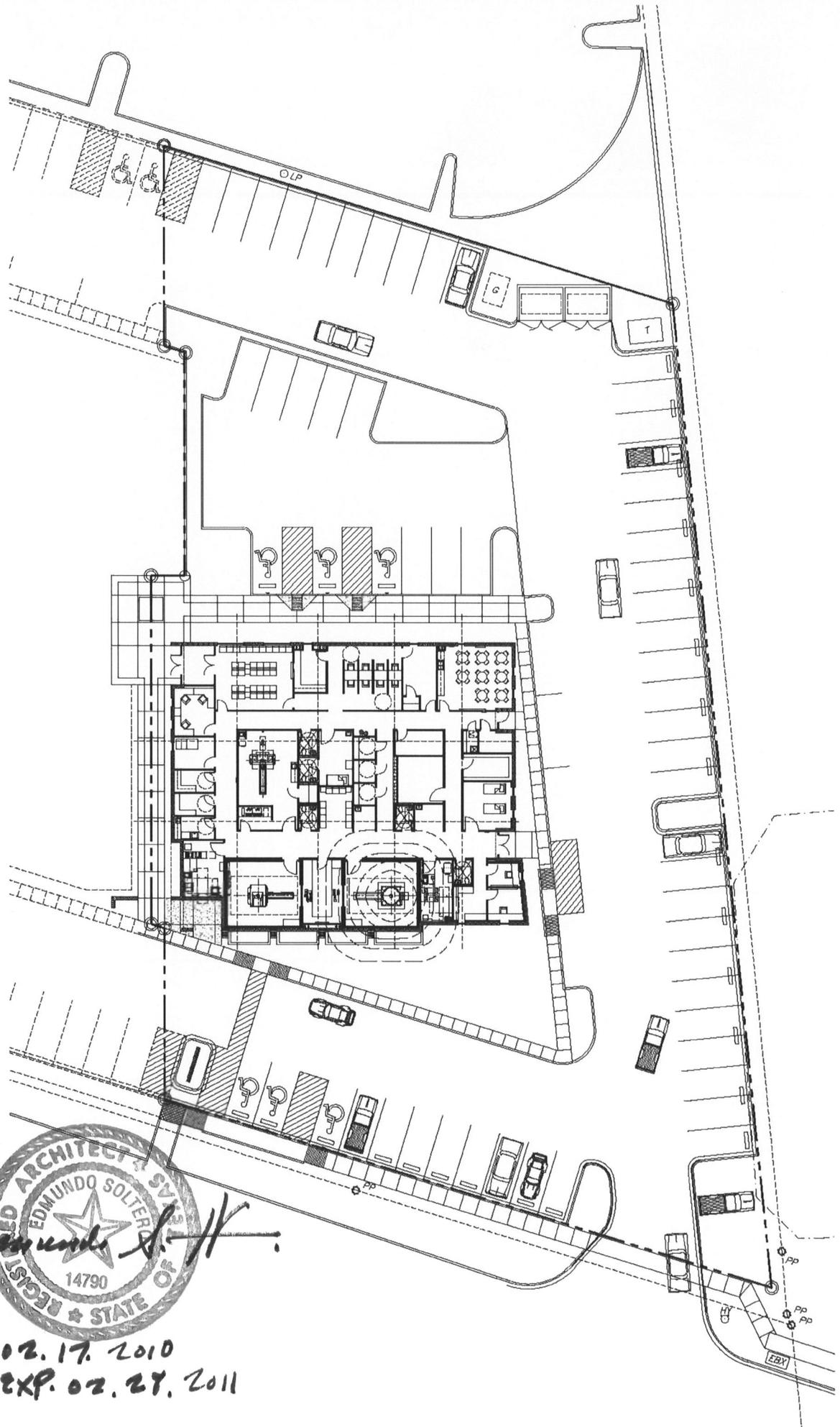
*District 8*  
Beto O'Rourke

City Manager  
Joyce A. Wilson

Development Services Department

Victor Q. Torres – Director

2 Civic Center Plaza – 5<sup>th</sup> Floor · El Paso, Texas 79901 · (915) 541-4622 · Fax (915) 541-4725



02.17.2010  
EXP. 02.27.2011

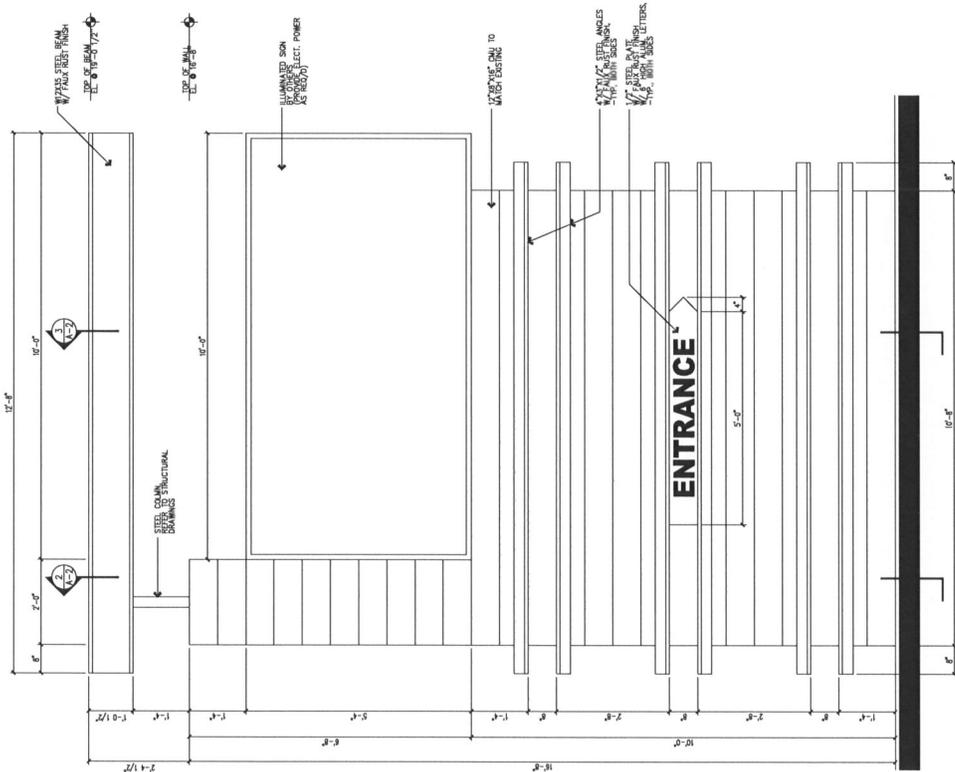


11/2/20  
02.17.20  
2/11/20

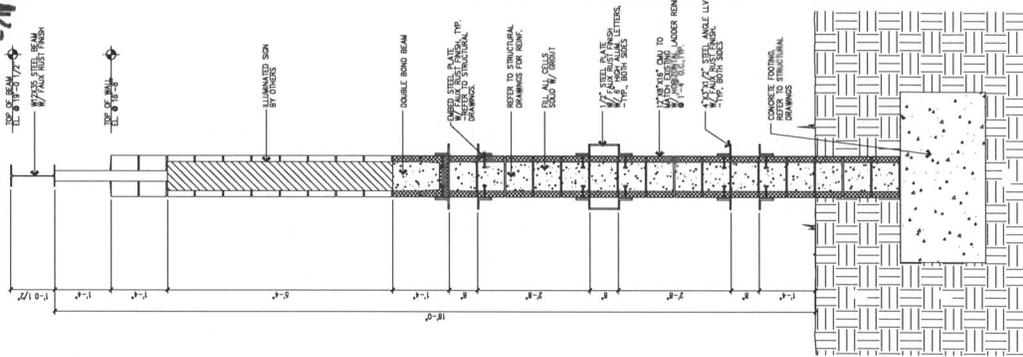
ARANGO IMAGING CENTER - WEST  
ENTRY MOUNT SIGN + PARKING LOT ADDITION  
60 A MESA HILLS DRIVE  
IRVING, TEXAS, TX 75039

Date: JAN. 9, 2009  
 Revised: FEB. 2009  
 Project No.:  
 File Name: A-2  
 Sheet Title: ELEV.-SECT. DTLS.  
 Sheet No.:

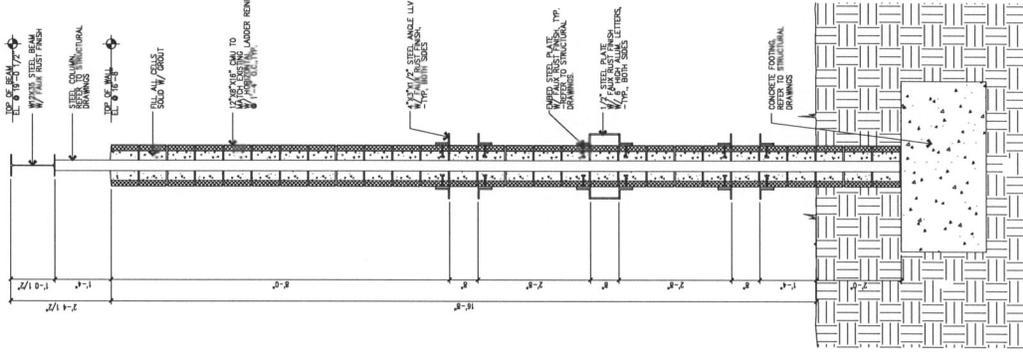
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 Section 2 of 2



1 ELEVATION  
SCALE: 3/4"=1'-0"

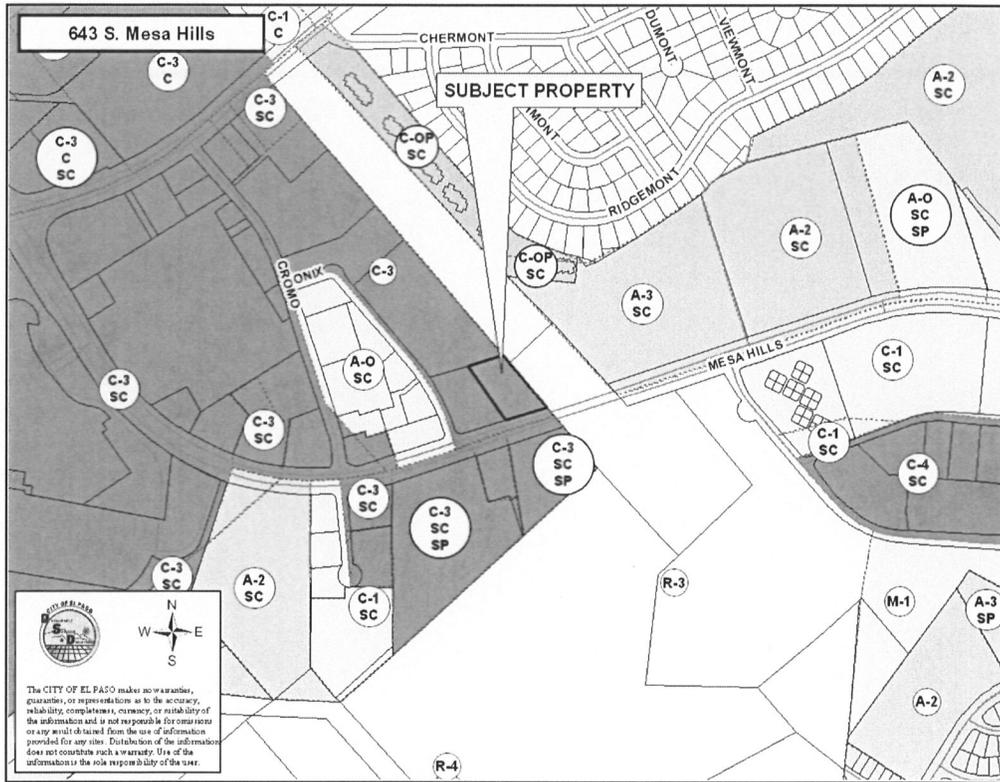


3 SECTION DETAIL  
SCALE: 3/4"=1'-0"



2 SECTION DETAIL  
SCALE: 3/4"=1'-0"

# ZONING MAP



# NOTIFICATION MAP

