

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, AUGUST 21, 2024 - 4:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

At any time during the course of this meeting, the Zoning Board of Adjustment and Appeals may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the Zoning Board of Adjustment and Appeals under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the Zoning Board of Adjustment and Appeals may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code.

CALL TO ORDER -

1. MINUTES:

- a) Minutes for the meeting held on August 7, 2024

2. PUBLIC HEARINGS:

- a) Request of Gary Eddington, for a Variance to the City Of McAllen Landscaping Ordinance to not provide one tree in the front yard at Lot 13, Frontera Estates Subdivision, Hidalgo County, Texas; 2004 Jefferson Avenue. **(ZBA2024-0028)**
- b) Request of Josue Barroso on behalf of the McAllen North Spanish Congregation of Jehovah's Witnesses for a variance to the City of McAllen Zoning Ordinance to allow issuance of a building permit in excess of 10% replacement value for a non-conforming use at 0.815 of an acre, out of Lot 243, Pride O' Texas Subdivision, Hidalgo County, Texas; 4300 Kingdom Avenue. **(ZBA2024-0025) (TABLED: 08/07/2024)**

3. FUTURE AGENDA ITEMS

- a) 8700 North 29th Street
- b) 5916 North 36th Street
- c) 821 South 27th 1/2 Street

ADJOURNMENT:

IF ANY ACCOMMODATIONS FOR A DISABILITY ARE REQUIRED, PLEASE NOTIFY THE PLANNING DEPARTMENT (681-1250) 72 HOURS BEFORE THE MEETING DATE. WITH REGARD TO ANY ITEM, THE ZONING BOARD OF ADJUSTMENTS AND APPEALS MAY TAKE VARIOUS ACTIONS, INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR PARTICULAR ACTION AT A FUTURE DATE.

**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN**

The McAllen Zoning Board of Adjustment and Appeals convened in a Regular Meeting on Wednesday, August 7, 2024 at 4:30 p.m. in the McAllen Development Center, 311 North 15th Street, Executive Conference Room with the following present:

Present:	Jose Gutierrez	Chairperson
	Ann Tafel	Vice-Chairperson
	Hugo Avila	Member
	Hiram A. Gutierrez	Member
	Juan Mujica	Alternate
	Alex Lamela	Alternate
	Daniel Santos	Alternate
Absent:	Rogelio Rodriguez	Member
	Pablo Garcia	Alternate
Staff Present:	Benito Alonzo	Assistant City Attorney I
	Michelle Rivera	Assistant City Manager
	Edgar Garcia	Planning Director
	Rodrigo Sanchez	Senior Planner
	Samuel Nunez	Senior Planner
	Alexis Martinez	Planner I
	Jessica Puga	Planning Technician II
	Carmen White	Administrative Assistant

CALL TO ORDER –Chairperson Jose Gutierrez

1. MINUTES:

- a) Minutes for the meeting held on July 25, 2024

The minutes for the meeting held on July 25, 2024 were approved. The motion to approve the minutes were made by Mr. Hiram Gutierrez. Mr. Hugo Avila seconded the motion, which carried unanimously with five members present and voting.

2. PUBLIC HEARINGS:

- a) Request of Adrian Hinojosa for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 20 feet into the 20-foot front yard setback for an existing carport measuring 26 feet by 17.25 feet at Lot 133, Colonia McAllen Unit No. 6 Subdivision, Hidalgo County, Texas; 2108 South 30th ½ Street. **(ZBA2024-0027)**

Ms. Martinez stated the applicant was requesting a Special Exception to encroach 20 feet into the 20-foot front yard setback for an existing carport measuring 26 feet by 17.25 feet. The carport was proposed to provide weather protection for the applicant's 81 - year old mother.

The subject property is located along the West side of S. 30th ½ Street, approximately 100 feet South of Uvalde Avenue. The lot has 50.0 feet of frontage and 111.0 feet of depth for a total of 5,550 square feet. The property is zoned R-1 (single family residential) District. The surrounding zones include R-1(single family residential) in all directions.

Colonia McAllen Unit No. 6 Subdivision was recorded on August 2, 1976. The plat requires a 20-foot front yard setback. According to HCAD, the house was built in 1986 with a garage. On July 11, 2024, the applicant applied for a Special Exception to encroach 20 feet into the 20-foot yard setback for an existing carport.

The applicant is requesting Special Exception to allow an encroachment of 20 feet into the 20-foot front yard setback for an existing mesh and metal carport measuring 26 feet by 17.25 feet. The carport was installed in order to provide protection from the weather elements for the applicant's 81-year-old mother.

The front yard setbacks are important in establishing the character of a single-family neighborhood by providing landscaping to enhance the residence and curb appeal of the street view.

The applicant currently has access to an ally in the rear yard that contains a 3 ft. rear yard setback on their property, which allows enough space to have the existing carport relocated to the backyard.

There were two other Special Exceptions on file for carports encroaching into the front yard setback for this subdivision. The applicant at Lot 152 was approved for a Special Exception of an encroachment of 20 ft. into the 20-foot front yard setback for a purposed metal carport measuring 25 ft. by 20 ft. The applicant at Lot 62 was approved for a Special Exception of item #1) a 15 foot yard setback instead of 0 foot yard setback limited to the dimensions of the existing metal carport which is 18 ft. by 15 ft. after modifications. However, the board denied request #2) a 1.5-foot side yard setback instead of 6 feet.

A site visit by staff revealed twelve other carports in the subdivision that were illegally built without a permit.

Staff has not received any phone calls or concerns in regards to the special exception request.

Special exceptions are issued to and recorded for the present applicant/owner only. New property owners would need to apply for a new special exception request.

Measurements provided are without benefit of a survey.

Staff recommended disapproval of the Special Exception request since it does not align with the existing character of the majority of the subdivision and the applicant has access to a rear yard alley where the carport can be relocated and made to comply with the minimum building setbacks for the property. Further, the carport is over the 400 sq. ft. maximum size found in the zoning ordinance.

Chairperson Gutierrez asked staff if the applicant knew they were exceeding the maximum allowed (400 sq. ft.) carport dimensions. Staff stated yes. He also asked

regarding the 15 illegal carports that were in the neighborhood, was the City addressing the situation. Staff stated those carports did not have any building permits or special exceptions.

Vice-Chairperson Tafel asked if they had a garage. Staff stated they had a one-car garage.

Board member Avila commented that the carport did not align with the existing character in the neighborhood whether their illegal or not.

Board member Santos asked how this case came before the Board. Staff stated they received a Stop Work Order by the Building Inspector.

Board member Avila asked staff if the remainder of the carports in the neighborhood have the style of this canvas fabric carport. Staff stated the other carports were metal.

Board member Avila asked the Planning Director if the Board could approve a carport that went beyond the 400 square feet. Mr. Garcia stated no, if the Board was fine with the encroachment of 20 feet into the 20-foot front yard setback. Once it gets to the Building Department, staff would make sure that it had been cut back in some manner to be at a maximum of 400 square feet.

Mr. Adrian Hinojosa, the applicant, 2108 South 30 ½ Street, McAllen. He stated he wanted to build the carport out of wood but was informed by the Building Department not to because of the setbacks and safety hazards. They informed he could build one out of canvas material. Mr. Hinojosa told the contractor for him to take care of getting the permit. The contractor told him that he did not need a permit. After he built the carport, the City came out and issued a Stop Work Order. Mr. Hinojosa asked the inspector why he received the citation. He was told it came by a complaint. He then asked why when they were other carports built in the neighborhood.

Chairperson Gutierrez asked the applicant if he still had the contractor's contact number. Mr. Hinojosa stated yes and he spoke with him regarding the situation.

Board member Mujica asked the applicant what was the contractor's response. Mr. Hinojosa explained to him what the issue was and that he would need his help in correcting it. The contractor stated to let him know.

Chairperson Jose Gutierrez asked if there was anyone present in favor of the Special Exception. There was no one in favor of the Special Exception.

Chairperson Jose Gutierrez asked if there was anyone present in opposition of the Special Exception. There was no one in opposition of the Special Exception.

Board member Avila asked the applicant what was the purpose of the carport. Mr. Hinojosa stated it was for his 81-year-old mother who lives with him. To protect her from the inclement weather and to protect the vehicle of the bird droppings from the tree.

Board member Mujica stated to the applicant that it looked like he had space in the backyard for the carport. The applicant stated he wanted to expand for a room in the back in the future. Mr. Mujica stated he still had room to expand and build a carport for his

mother. Mr. Hinojosa mentioned there was no door in the back of the house for his mother to enter or exit.

Following discussion, Vice-Chairperson Ann Tafel **moved** to disapprove the Special Exception. Mr. Hiram Gutierrez seconded the motion. The Board voted to disapprove the Special Exception with three members voting aye and two members Mr. Alex Lamela and Mr. Hugo Avila voting nay.

- b) Request of Maria De La Rosa for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 22 feet into the 30-foot front yard setback for a proposed carport measuring 18 feet by 22 feet at Lot 3, Block 3, Colonia McAllen Subdivision, Hidalgo County, Texas; 2709 South 27th Street. (ZBA2024-0024)**

Mr. Hernandez stated the applicant was requesting a Special Exception to encroach 22 feet into the 30-foot front yard setback for a proposed wooden carport measuring 18 feet by 22 feet for protection of vehicles from inclement weather.

The subject property was located along the east side of South 27th Street just south of Jordan Road. The property is zoned R-1 (single family residential) District. The surrounding zones include R-1 (single family residential) in all directions.

Colonia McAllen Subdivision was recorded on July 11, 1960. The plat shows a 30-foot front yard setback. The house was built in 2012 and, as with most houses in this subdivision, was built without a garage. A building permit application for the proposed carport was submitted on June 21, 2024. An application for a special exception request was submitted to the Planning department on July 8, 2024.

The applicant was requesting a Special Exception to allow an encroachment of 22 feet into the 30-foot front yard setback for a proposed carport that will be used for protection of their vehicle from the sun and severe weather such as hail.

A site visit was conducted by staff and found a total of seven front yard carports in the immediate vicinity. No approved special exceptions or building permits were found on file for the carports that were observed.

Special exceptions are issued to and recorded for the present applicant/owner only. New property owners would need to apply for a new special exception request.

Measurements provided are without the benefit of a survey.

There have been no calls or emails received in opposition of the Special Exception request.

Staff was recommending disapproval of the Special Exception request.

Chairperson Gutierrez asked staff what was the disapproval based on. Staff stated it was based on that the applicant was informed that she had room in the back to place the carport. She had access to the alley.

Board member Gutierrez asked about the no phone calls received as stated on the memo.

Staff stated the two phone calls were received today in opposition. Board member Mujica why they were in opposition. Staff stated one was that they had room in the back. The other opposition was on placement of the carport would stop the airflow coming into their property.

Ms. Maria De La Rosa, the applicant, 2709 South 27th Street. She stated she wanted the carport for protection of the sun. They lived there for 12 years and they had planted two trees 6 to 8 feet hoping for shade. Between the previous hail and freeze, the trees were ruined. They had one vehicle, which damaged it from the inclement weather. Chairperson Gutierrez asked if they could put the carport in the back. Ms. De La Rosa stated they had a small alley but the large truck they had was hard to maneuver onto the property.

Chairperson Jose Gutierrez asked if there was anyone present in favor of the Special Exception. There was no one in favor of the Special Exception.

Chairperson Jose Gutierrez asked if there was anyone present in opposition of the Special Exception. There was no one in opposition of the Special Exception.

Vice-Chairperson Tafel asked if there were any utility lines in the easement. Staff stated there were no utilities.

Following discussion, Mr. Hugo Avila **moved** to approve the Special Exception. Vice-Chairperson Ann Tafel seconded the motion. The Board voted to approve the Special Exception with five members present and voting.

- c) Request of Josue Barroso on behalf of the McAllen North Spanish Congregation of Jehovah's Witnesses for a variance to the City of McAllen Zoning Ordinance to allow issuance of a building permit in excess of 10% replacement value for a non-conforming use at 0.815 of an acre, out of Lot 243, Pride O' Texas Subdivision, Hidalgo County, Texas; 4300 Kingdom Avenue. **(ZBA2024-0025)**

Mr. Hernandez stated the applicant was requesting a variance to allow issuance of a building permit in excess of 10% replacement value for a non-conforming use in order to remodel a building on the subject property. The applicant claims the variance is necessary to bring the building in compliance with current safety and ADA accessibility standards. The subject property is located along the north side of Kingdom Avenue approximately 400 ft. east of North Bentsen Road. The property is zoned R-1 (single family residential) District. The surrounding zoning includes R-1 (single family residential) District to the south and west, A-O (agricultural & open space) District to the north and east, and C-3L (light commercial) District to the northwest of the subject property.

Pride O' Texas Subdivision was filed for record on November 4, 1929. According to Hidalgo County Appraisal District records, the primary building was built in 1995. The current owner acquired the property in 1983.

On November 23, 2015, a building permit for a remodel of a parsonage was submitted. A Commercial building permit for the current proposed remodel was submitted on June 7, 2024.

The variance request was to allow the remodeling of the church building and to bring it into compliance with current safety standards.

The tract was unsubdivided property and Planning department records do not show a Conditional Use Permit (CUP) for the operation of a church at this location.

According to Section 138-89 (a) "on any nonconforming structure or portion of a structure containing a nonconforming use, no work may be done in any period of 12 consecutive months on ordinary repairs, or on repair or replacement of non-load-bearing walls, fixtures, wiring or plumbing to an extent exceeding ten percent of the current replacement cost of the nonconforming structure or nonconforming portion of the structure, as the case may be."

The proposed remodeling will not increase the square footage of the current structure. The proposed remodeling however will exceed the replacement value of the non-conforming structure in excess of 10%.

According to Hidalgo County Appraisal District, the current value of the non-conforming structure is \$211,453. Ten percent of the value is \$21,145.

According to the submitted estimates, the total cost of repairs to the main building would be \$214,400. This estimate total would exceed the 10% replacement value by 101.4%.

Measurements provided are without the benefit of a survey.

There have been no calls or emails received in opposition of the variance request.

Staff recommended disapproval of the variance request.

Chairperson Gutierrez asked staff if they the applicant knew why staff recommended disapproval of the request. Staff stated yes. He asked what their response was once they heard the recommendation. Staff stated they reduced the amount of the material cost and was still above the 10%.

Vice-Chairperson Tafel asked regarding the address 4300 Kingdom Avenue. She did not see it on the map. Planning Director stated it was not a dedicated street.

Board member Mujica asked legal if this was non-conforming use should this be before the Planning and Zoning Board. Planning Director stated the structure existed then sections of the property were being sold. Once those sections of the property started, began selling that would make it non-conforming. The Zoning Ordinance was the Board's purview.

Mr. Josue Barroso, the applicant, 1327 Felix Street, Alamo, Texas. He was the authorized agent on behalf of the project. They initiated the project through permitting. He stated the reason it did not have a Conditional Use Permit was that in 1983 when it was first built it was part of the County. Eventually the City of McAllen amended the property. It was mentioned to them about a subdivision process and Conditional Use Permit but was recommended to apply for a variance. Mr. Barroso stated on Section 138-89(a) according to the Code the number that was being used calculation over 10% was the appraised value with the County \$211,000. However, the Code stated 10% of the current

replacement cost not the current appraised value. They referred to a local architect in McAllen and they were given an estimate to a similar type of building \$350.00 a square foot, which would them in the 1.5 million-replacement cost. Chairperson Gutierrez stated that the legal department would answer by which number would be considered or take into account. He was asked by staff to submit a more complete breakdown of the material cost. Staff eliminated some of the number that did not need a permit coming down with a number of \$150,000.00. Senior Planner, Mr. Nunez stated that they did meet with the applicant but was not presented with the report that had been mentioned in terms of the replacement value. Staff had a discussion of certain options that they could consider but were not given official numbers that were being presented here such as a report.

Vice-Chairperson Tafel recommended that the item be tabled until the two entities come together with identical information and measurements.

Chairperson Jose Gutierrez asked if there was anyone present in favor of the Variance request. There was someone in favor of the Variance request.

Mr. Jeffrey Howell, architectural Director, 5122 Ebony Drive, San Antonio, Texas. He stated the original building was built in 1983. It was the only building on that block at that time. One other structure close to there was a residence. The property was rezoned with said church on the property. It was zoned commercial all around except for the few residential on the street. They would like enhance the property. They would like to correct some safety issues and have accessibility for the elderly congregation. They would also like to repave the parking lot.

Chairperson Jose Gutierrez asked if there was anyone present in favor of the Variance request. There was someone in favor of the Variance request.

Mr. Abel Pena, 3200 Flamingo Avenue, McAllen, Texas. He stated he was in favor and was presently attending that particular building. He stated it would enhance the neighborhood.

Chairperson Jose Gutierrez asked if there was anyone present in favor of the Variance request. There was someone in favor of the Variance request.

Chairperson Jose Gutierrez asked if there was anyone present in opposition of the Special Exception. There was no one in opposition of the Special Exception.

Following discussion, Vice-Chairperson Ann Tafel **moved** to table the Variance request in order to provide estimates on proposed work. Mr. Juan Mujica seconded the motion. The Board voted to table the Variance request with five members present and voting.

ADJOURNMENT

There being no further business to come before the Zoning Board of Adjustment and Appeal, Chairperson Jose Gutierrez **moved** to adjourn the meeting.

Chairperson Jose Gutierrez

Carmen White, Administrative Assistant

Memo

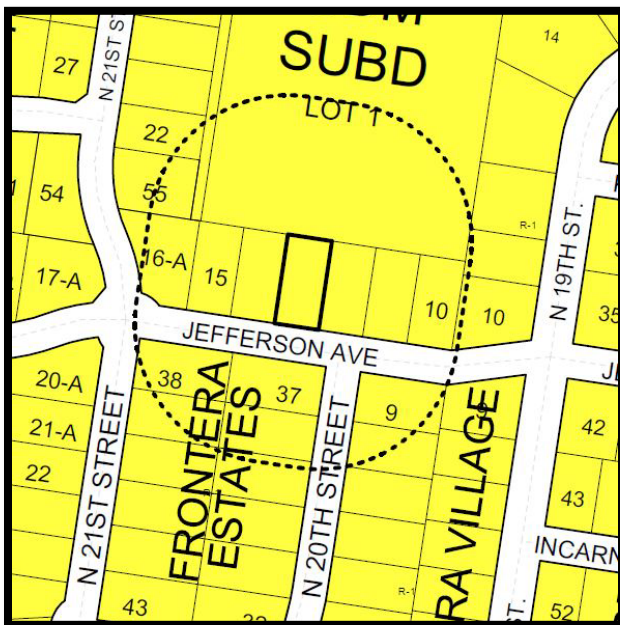
TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: August 8, 2023

SUBJECT: REQUEST OF GARY EDDINGTON, FOR A VARIANCE TO THE CITY OF MCALLEN LANDSCAPING ORDINANCE TO NOT PROVIDE ONE TREE IN THE FRONT YARD AT LOT 13, FRONTERA ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS; 2004 JEFFERSON AVENUE. (ZBA2024-0028)

REASON FOR APPEAL: The applicant is requesting to not provide one tree in the front yard of an existing home.



PROPERTY LOCATION AND VICINITY: The subject property is located on the north side of Jefferson Avenue between North 19th street and North 21st Street. The property is zoned R-1 (single-family residential) District. The surrounding land use is R-1 (single-family residential) District in all directions.

BACKGROUND AND HISTORY: Frontera Estates Subdivision was recorded September 21, 2004. The lot has a frontage of 64 feet which requires one tree to be placed within the front yard. A tree is currently located in the front yard of the home. The variance application was submitted July 31st, 2024.

ANALYSIS: The applicant is requesting to remove the existing tree in the front yard and not replace it. As per the vegetation ordinance Sec. 110-51(8) "Single-family residential development shall provide a minimum of one non-palm tree for the first 50 feet of lot frontage and one additional non-

palm tree for each additional 25 feet of lot frontage. Trees required for single-family residential development shall be located within the front yard.” The applicant stated that he is a senior citizen and that it has become expensive to properly maintain the tree. The tree produces an abundance of acorns that stain his sidewalk and white landscaping stones, and if the acorns are not removed from the ground, they will germinate and grow. He stated that replacing the tree would create a financial hardship since he would have to buy a new tree, pay someone to pick it up, dig a hole and plant the tree, as well as relocate the sprinkler system. He stated removing the tree completely and not providing a replacement would be ideal since it would only require a one time expense.

A review of Planning Department records did not reveal other landscape variances granted within the subdivision.

Staff received one phone call in opposition to the special exception request.

RECOMMENDATION: Staff recommends disapproval of the variance request since one tree is required by ordinance, in the front yard.



City of McAllen

Planning Department

APPEAL TO ZONING BOARD OF

ADJUSTMENT TO MCALLEN ZONING ORDINANCE

311 North 15th Street
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Case Number: ZBA 2024-0028

ZBOA Meeting: 8/21/24

Routed

Receipt No: _____

Scanned

Accepted by: P: SJA S: SEN

Customer Acknowledgment (Int.): GE.

PROJECT

Legal Description FRONTERA ESTATES LOT 13

Subdivision Name F755000-FRONTERA ESTATES

Street Address 2004 JEFFERSON AVE

Number of lots 1 Gross acres -

Existing Zoning - Existing Land Use RESIDENCE

Reason for Appeal (please use other side if necessary) LANDSCAPE VARIANCE

\$300.00 non-refundable filing fee + \$50.00 Recording Fee for Special Exception (carport)

Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required

APPLICANT

Name GARY EDDINGTON Phone 765-432-8621

Address 2004 JEFFERSON E-mail THORNBERRY1@SBCGLOBAL-NET

City MCALLEN State TEX Zip 78504

OWNER

Name GARY EDDINGTON Phone 765-432-8621

Address 2004 JEFFESON AVE E-mail THORNBERRY1@SBCGLOBAL-NET

City MCALLEN State TEX Zip 78504

AUTHORIZATION

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

Yes

No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable)

OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

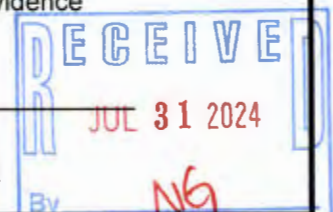
Signature Gary Eddington

Date 07-31-2024

Print Name GARY EDDINGTON

Owner

Authorized Agent





City of McAllen

Planning Department

REASON FOR APPEAL & BOARD ACTION

Reason for Appeal

*A variance will not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss. In order to make a finding of hardship and grant the variance, the Zoning Board of Adjustment will consider **any combination of** the following: *(Please use an additional page if necessary to complete responses)*

**Information provided here by the applicant does not guarantee that the Board will grant a variance.

***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

1. Describe the special circumstance or condition affecting the land involved such that the strict application of the provisions required would deprive the applicant of the reasonable use of the land:

2. Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of the owner:

3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area:

SEE ATTACHMENT

4. Describe special conditions that are unique to this applicant or property:

SEE ATTACHMENT

Board Action

Chairman, Board of Adjustment
Signature

Date

City of McAllen Planning Department Reason For Appeal & Board Action

3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

Granting this variance will not have any negative impact on the aesthetic appearance of my neighbors properties, the neighborhood or my property.

4. Describe special conditions that are unique to this applicant or property:

I am a senior citizen (**age 72**). My request is to cut down the Oak tree located in my front yard. It is becoming expensive for me to properly maintain the tree and surrounding landscape. Cost to trim the tree every two years is between \$300.00 and \$400.00. The past two Fall seasons there has been an abundance of acorns produced by the Oak tree. This requires me, or pay, to have these acorns removed from my property. If they are not removed quickly, they will stain my sidewalk and white landscaping stones. Additionally, if all acorns are not removed from the ground and stone landscaping, the acorns will germinate and grow. To properly remove them, I must be on my knee to pull them out by the roots or pay a landscaper to locate them and remove. Removing this tree allows me a one time expense.

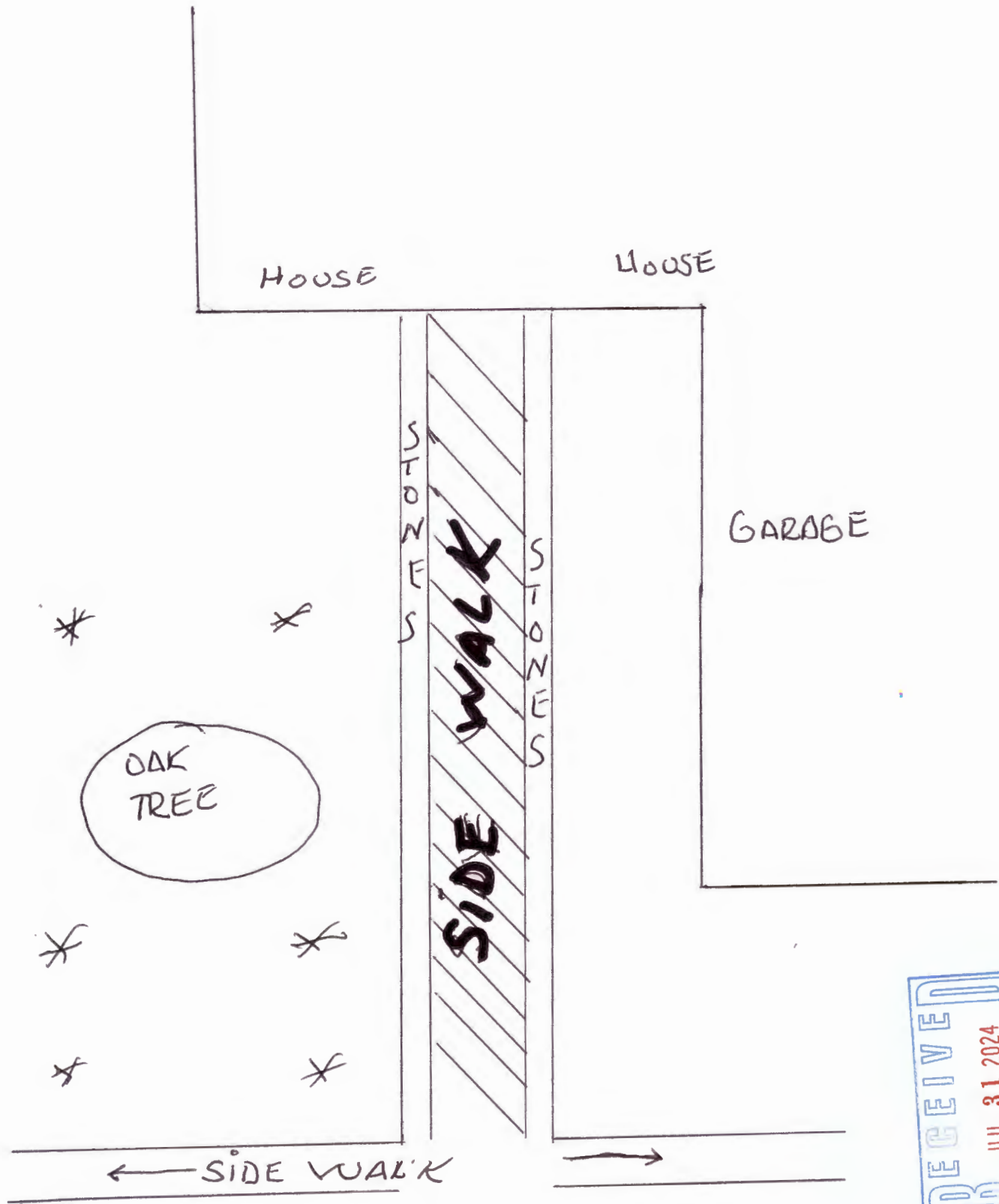
If I were to plant a replacement tree, the **TBD expenses** will be:

- * Current tree must have complete tree trunk and roots removed. Equipment and time to do this is very expensive by a professional.
- * Must purchase a new tree and pay someone with a truck to take to my home.
- * New location would be too close to my home or the sidewalks.
- * Must have current sprinkler water lines relocated.
- * Will need to pay a landscaper to dig the hole to plant the tree.
- * Due to the hard freezes locally the past several winters, the new tree may die. This will result in the purchase of another tree, removal and replanting.

These are all expenditures that I as a senior citizen I do not need nor want to incur.

Gary Eddington

2004 Jefferson Ave



RECEIVED
 JUL 31 2024
 By NG

* SPRINKLES

2004 JEFFERSON AVE
 GARY EDDINGTON



NOTICE
VARIANCE
FOR
THIS PROPERTY
ZBA2024-0028

2104

Memo

TO: Zoning Board of Adjustment & Appeals

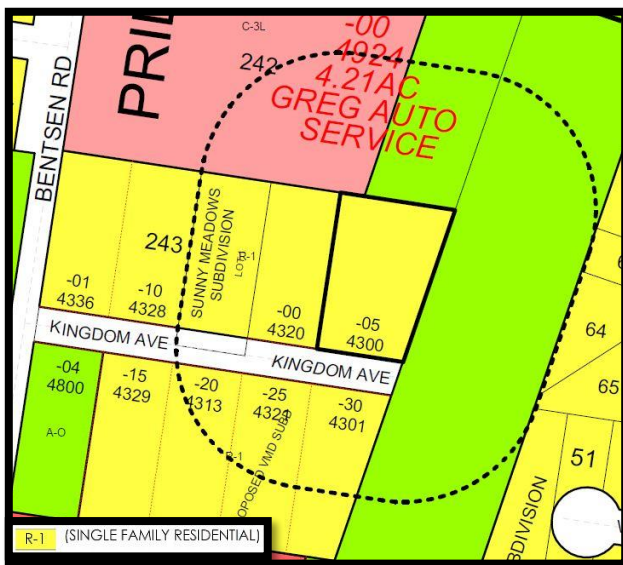
FROM: Planning Staff

DATE: August 13, 2024

SUBJECT: REQUEST OF JOSUE BARROSO ON BEHALF OF THE MCALLEN NORTH SPANISH CONGREGATION OF JEHOVAH’S WITNESSES FOR A VARIANCE TO THE CITY OF MCALLEN ZONING ORDINANCE TO ALLOW ISSUANCE OF A BUILDING PERMIT IN EXCESS OF 10% REPLACEMENT VALUE FOR A NON-CONFORMING USE AT 0.815 OF AN ACRE, OUT OF LOT 243, PRIDE O’ TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS; 4300 KINGDOM AVENUE. (ZBA2024-0025)

(TABLED - ZBOA 08/07/2024)

REASON FOR APPEAL: The applicant is requesting a variance to allow issuance of a building permit in excess of 10% replacement value for a non-conforming use in order to remodel a building on the subject property. The applicant claims the variance is necessary to bring the building in compliance with current safety and ADA accessibility standards.



PROPERTY LOCATION AND VICINITY: The subject property is located along the north side of Kingdom Avenue approximately 400 ft. east of North Bentsen Road. The property is zoned R-1 (single family residential) District. The surrounding zoning includes R-1 (single family residential) District to the south and west, A-O (agricultural & open space) District to the north and east, and C-3L (light commercial) District to the northwest of the subject property.

BACKGROUND AND HISTORY: Pride O’ Texas Subdivision was filed for record on November 4, 1929. According to Hidalgo County Appraisal District records, the primary building was built in 1995.

The current owner acquired the property in 1983.

On November 23, 2015 a building permit for a remodel of a parsonage was submitted. A Commercial building permit for the current proposed remodel was submitted on June 7, 2024.

ANALYSIS: The variance request is to allow the remodeling of the church building and to bring it into compliance with current safety standards.

The tract is unsubdivided property and Planning department records do not show a Conditional Use Permit (CUP) for the operation of a church at this location.

According to Section 138-89 (a) "on any nonconforming structure or portion of a structure containing a nonconforming use, no work may be done in any period of 12 consecutive months on ordinary repairs, or on repair or replacement of non-load-bearing walls, fixtures, wiring or plumbing to an extent exceeding ten percent of the current replacement cost of the nonconforming structure or nonconforming portion of the structure, as the case may be."

The proposed remodeling will not increase the square footage of the current structure. The proposed remodeling however, will exceed the replacement value of the non-conforming structure in excess of 10%.

According to Hidalgo County Appraisal District, the current value of the non-conforming structure is \$211,453. Ten percent of the value is \$21,145.

According to the submitted estimates, the total cost of repairs to the main building would be \$214,400. This estimate total would exceed the 10% replacement value by 101.4%.

Measurements provided are without the benefit of a survey.

There have been no calls or emails received in opposition of the variance request.

RECOMMENDATION: Staff recommends disapproval of the variance request.

ZONING BOARD OF ADJUSTMENTS AND APPEALS MEETING OF AUGUST 7, 2024: At the Zoning Board of Adjustments and Appeals meeting of August 7, 2024 no one appeared in opposition of the request. After staff presented their analysis and recommendation of disapproval, the Board made a request to speak to anyone present at the meeting who was against the request. There was no one present in opposition of the request. After this, the Board requested to speak to anyone who was present in favor of the request. Mr. Jose Barroso, Jeffrey Howell, and Abel Peña all spoke in turn to present the scope of the proposed work and their reasons for why this request should be approved. After the Board had some discussion amongst themselves and with staff, the Board then made a motion to table this request in order to allow staff more time to further discuss options with the applicant.

Since the last meeting, the applicant has submitted estimate reports that reflect the replacement cost of the proposed scope of work for the existing church building. Staff has also found an alteration permit that was issued on December 8, 2015 that states that the subdivision process will be required if any additional constructions are added to the property.



City of McAllen

Planning Department

APPEAL TO ZONING BOARD OF

ADJUSTMENT TO MCALLEN ZONING ORDINANCE

311 North 15th Street
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Case Number: ZBA 2024-0025 ZBOA Meeting: 8/7/2024 Routed
Receipt No: 338120 Scanned
Accepted by: P: NM S: SEN Customer Acknowledgment (Int.): JB

PROJECT

Legal Description PRIDE O' TEXAS AN IRR TR BEING NE 0.76AC- E165'-N225 LOT 243 A/K/A TR 5 0.76AC NET
Subdivision Name n/a
Street Address 4300 KINGDOM AVE
Number of lots 1 Gross acres .76
Existing Zoning CO (R-1) Existing Land Use Place of Worship
Reason for Appeal (please use other side if necessary) Advised by Planning Dept. that as per city ordinance, remodeling of building can only be 10% max of the structure replacement value, thus needing an approved variance to proceed.
 \$300.00 non-refundable filing fee + \$50.00 Recording Fee for Special Exception (carport)
 Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required

APPLICANT

Name Josue Barroso Phone 956-867-7757
Address 1327 Felix St. E-mail sway124@gmail.com
City Alamo State TX Zip 78516

OWNER

Name JEHOVAH'S WITNESSES TRUSTEE Phone 956-407-8441
Address 2612 UPAS AVE E-mail n/a
City McAllen State TX Zip 78501

AUTHORIZATION

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

Yes No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable)

OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature 

Date 7.10.2024

Print Name Josue Barroso

Owner Authorized Agent

RECEIVED
JUL 11 2024

BY: 



City of McAllen

Planning Department

REASON FOR APPEAL & BOARD ACTION

*A variance will not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss. In order to make a finding of hardship and grant the variance, the Zoning Board of Adjustment will consider **any combination** of the following: *(Please use an additional page if necessary to complete responses)*

**Information provided here by the applicant does not guarantee that the Board will grant a variance.

***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

Reason for Appeal

1. Describe the special circumstance or condition affecting the land involved such that the strict application of the provisions required would deprive the applicant of the reasonable use of the land:

Interior remodeling of building could not proceed as planned. This is not an addition to the building, it's intended to bring the building in compliance with current safety and accessibility (ADA) standards.

2. Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of the owner:

n/a

3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area:

By bring the building up to compliance with safety and accessibility (ADA) standards, the community that attends this place of worship will have a more suitable place to assemble. Also, all the exterior and interior lighting, HVAC will be replaced with energy efficient fixtures and/or systems.

4. Describe special conditions that are unique to this applicant or property:

This was one of the first, if not the first, building in this neighborhood. Possibly part of Hidalgo County when it was first built. An interior renovation of the building is truly needed, and now as part of the City of McAllen, we are trying to comply with any and all applicable requirements.

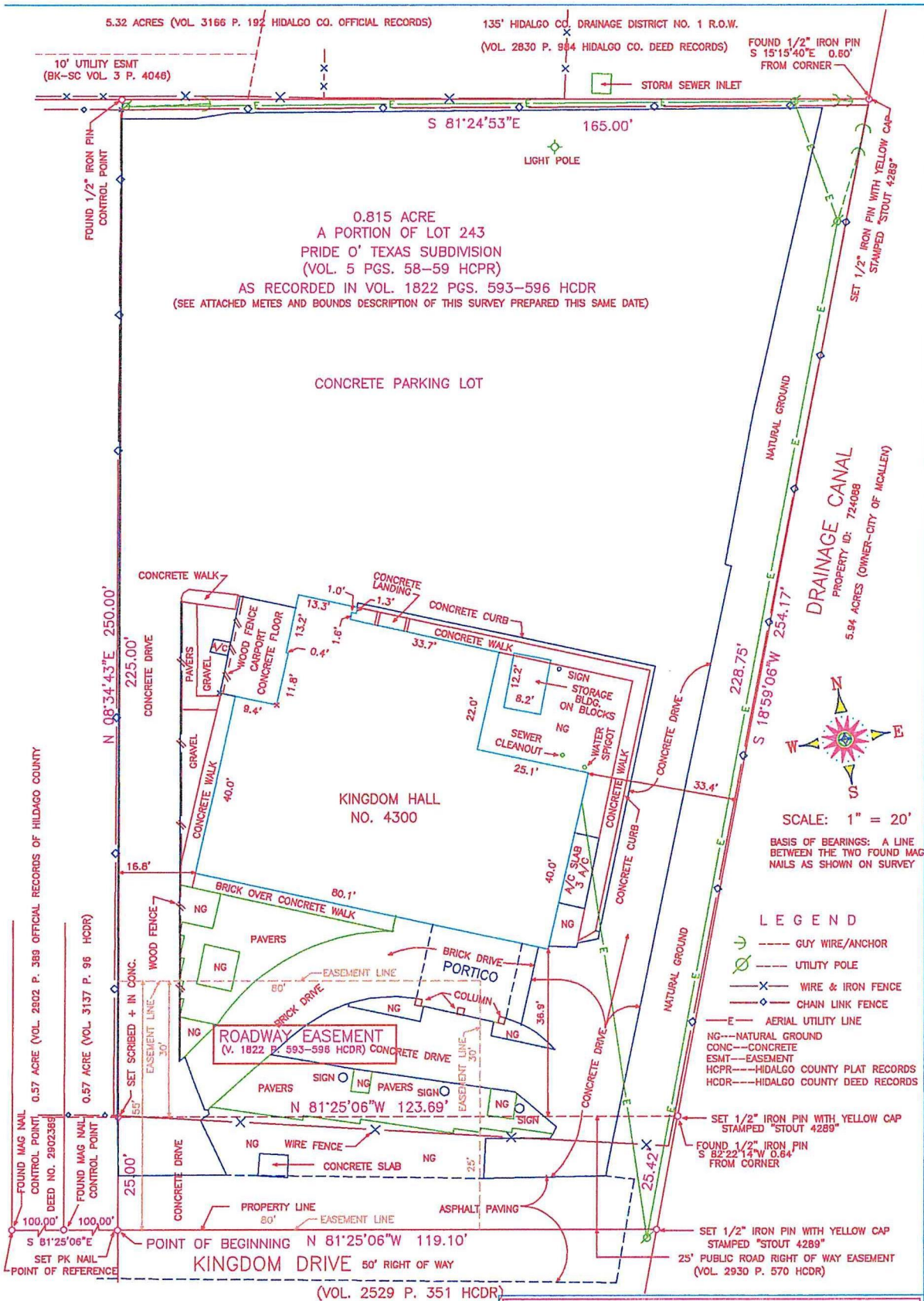
Board Action

Chairman, Board of Adjustment
Signature

Date

RECEIVED
JUL 11 2024

BY: 



I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE IS NO VISIBLE EVIDENCE OF EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN HEREON.

THIS 11TH DAY OF JULY, 2015

RANDALL L. STOUT, RPLS NO 4289
 © 2015 - ALL RIGHTS RESERVED



PROPERTY & IMPROVEMENT SURVEY OF 0.815 ACRE, BEING A PORTION OF LOT 243, PRIDE O' TEXAS SUBDIVISION AS RECORDED IN VOL. 5, PGS. 58-59, HCPR HIDALGO COUNTY, TEXAS, AND BEING KNOWN AS 4300 KINGDOM AVENUE, CITY OF MCALLEN, HIDALGO COUNTY, TEXAS	
date: 7-11-15	revisions:
drawn by: RANDY	job no. 7612
checked: MARY	
RANDALL L. STOUT, RPLS 7018 Jefferson Ridge Dr. Office: 210-655-0300 Converse, Tx. 78109 rstout43@gmail.com	

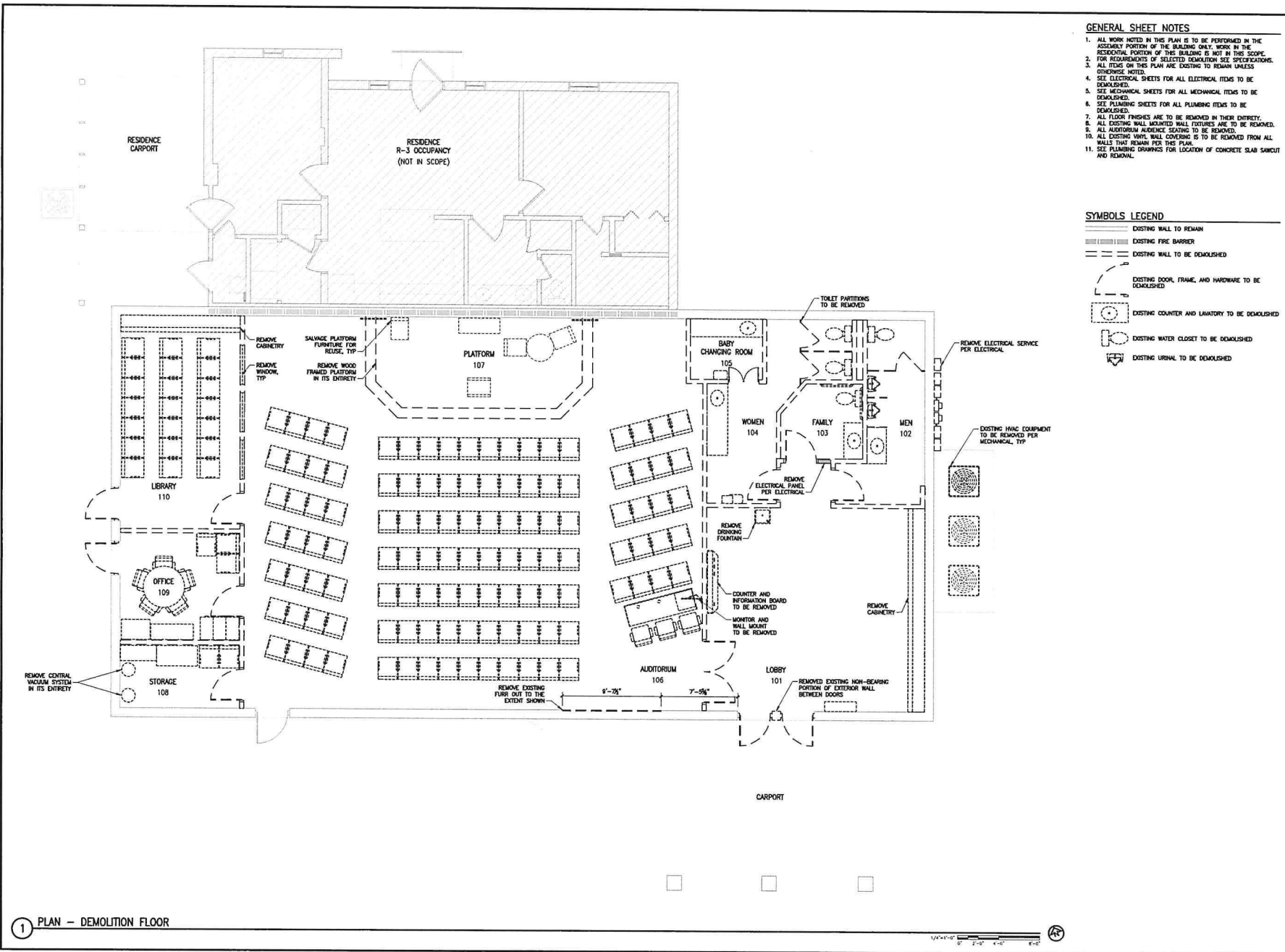
old

IMAGE
IMAGE
IMAGE
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REF: 1
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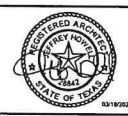
PLUT DATE: 14 MAR 24 PLOTTED BY: JHH
FILE PATH: C:\Users\JHH\Desktop\Projects\KINGDOM\KINGDOM_ARCH\202355_AD101_DEMO_FLOOR.PLT



- GENERAL SHEET NOTES**
1. ALL WORK NOTED IN THIS PLAN IS TO BE PERFORMED IN THE ASSEMBLY PORTION OF THE BUILDING ONLY. WORK IN THE RESIDENTIAL PORTION OF THIS BUILDING IS NOT IN THIS SCOPE.
 2. FOR REQUIREMENTS OF SELECTED DEMOLITION SEE SPECIFICATIONS.
 3. ALL ITEMS ON THIS PLAN ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
 4. SEE ELECTRICAL SHEETS FOR ALL ELECTRICAL ITEMS TO BE DEMOLISHED.
 5. SEE MECHANICAL SHEETS FOR ALL MECHANICAL ITEMS TO BE DEMOLISHED.
 6. SEE PLUMBING SHEETS FOR ALL PLUMBING ITEMS TO BE DEMOLISHED.
 7. ALL FLOOR FINISHES ARE TO BE REMOVED IN THEIR ENTIRETY.
 8. ALL EXISTING WALL MOUNTED WALL FIXTURES ARE TO BE REMOVED.
 9. ALL AUDITORIUM AUDIENCE SEATING TO BE REMOVED.
 10. ALL EXISTING WALL COVERING IS TO BE REMOVED FROM ALL WALLS THAT REMAIN PER THIS PLAN.
 11. SEE PLUMBING DRAWINGS FOR LOCATION OF CONCRETE SLAB SAWCUT AND REMOVAL.

- SYMBOLS LEGEND**
- EXISTING WALL TO REMAIN
 - EXISTING FIRE BARRIER
 - EXISTING WALL TO BE DEMOLISHED
 - - - - - EXISTING DOOR, FRAME, AND HARDWARE TO BE DEMOLISHED
 - EXISTING COUNTER AND LAVATORY TO BE DEMOLISHED
 - EXISTING WATER CLOSET TO BE DEMOLISHED
 - EXISTING URINAL TO BE DEMOLISHED
 - EXISTING HVAC EQUIPMENT TO BE REMOVED PER MECHANICAL TYP

JEFFREY D HOWELL
5122 EBONY DRIVE
SAN ANTONIO TX 78228
(505) 321-7632
jhowell_architect@man.com



CONTRACT NO. _____
DATE: _____ DESCRIPTION: _____

NO. 24 PLAN
DATE: _____ DESCRIPTION: _____

OWNER: **JEHOVAH'S WITNESSES TRUSTEE**
2612 UPAS AVE
MCALLEN TX 78501

PROJECT TITLE: **KINGDOM HALL REMODEL**
4300 KINGDOM AVE
MCALLEN TX 78504

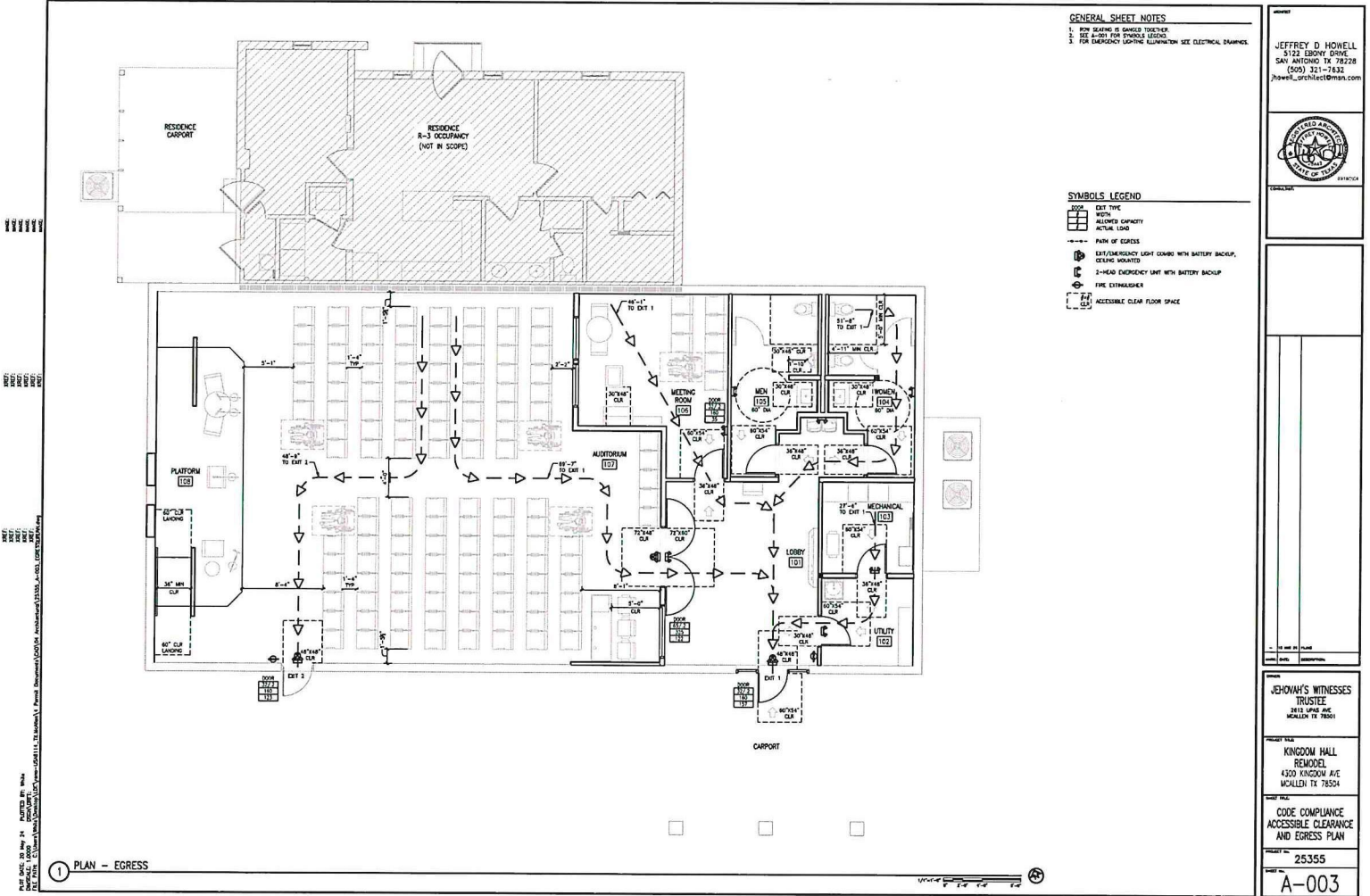
SHEET TITLE: **DEMOLITION FLOOR PLAN**

PROJECT NO.: **25355**

SHEET NO.: **AD101**

1 PLAN - DEMOLITION FLOOR





GENERAL SHEET NOTES

1. R/W BEARING IS SHOWN TO CENTERLINE
2. SEE A-001 FOR SYMBOL LEGEND
3. FOR EMERGENCY LIGHTING ILLUMINATION SEE ELECTRICAL DRAWINGS

SYMBOLS LEGEND

- EXIT TYPE
- WITH ALLOWED CAPACITY
- ACTUAL LOAD
- PATH OF EGRESS
- EXIT/EMERGENCY LIGHT CORING WITH BATTERY BACKUP, CEILING MOUNTED
- 2-HEAD EMERGENCY LIGHT WITH BATTERY BACKUP
- FIRE EXTINGUISHER
- ACCESSIBLE CLEAR FLOOR SPACE

JEFFREY D. HOWELL
 5122 EBBOW DRIVE
 SAN ANTONIO, TX 78228
 (512) 321-7822
 jhowell_architect@gmail.com



JEHOVAH'S WITNESSES TRUSTEE
 3815 SPAN AND MCELLEN TX 78051

KINGDOM HALL REMODEL
 4300 KINGDOM AVE
 MCELLEN TX 78554

CODE COMPLIANCE ACCESSIBLE CLEARANCE AND EGRESS PLAN

25355

A-003

RECEIVED
 JUL 1 2024
 BY: *[Signature]*

FINAL PROJECT APPROVAL

TX McAllen 4300 Kingdom Ave

Zone #8

Major Renovation.

ESTIMATOR: Morgan Henry | FR: Jose Torres



PROJECT TYPE
US Major Reno

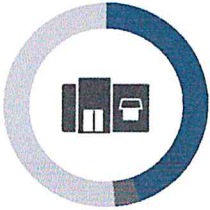


ESTIMATE 05-15-2024
CONSTRUCTION FINISH 02-28-2026



TAX \$0
INFLATION \$22,164
RISK \$0

Building: \$196,006



T & I: \$17,894

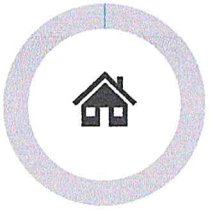
Tax (0.0%) \$0
Infl (9.1%) \$17,894

Risks: \$0

Building Total: \$213,900

Cost per bldg sq ft \$67
Reno Building sq ft 3,200
Seat Count 146
Auditoriums 1
Levels 1

SFTSH: \$453



T & I: \$41

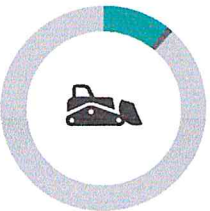
Tax (0.0%) \$0
Infl (9.1%) \$41

Risks: \$0

SFTSH Total: \$494

Cost per bldg sq ft \$0
Reno Residence sq ft 1,046

Site: \$46,323



T & I: \$4,229

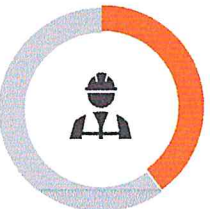
Tax (0.0%) \$0
Infl (9.1%) \$4,229

Risks: \$0

Site Total: \$50,552

Cost per bldg sq ft \$16
Reno Siteworks sq ft 34,000

Support:



T & I: \$0

Tax (0.0%) \$0
Infl (9.1%) \$0

Risks: \$0

Support Total:



SAL REINO JW

NOTICE
VARIANCE
FOR
THIS PROPERTY
ZBA2024-0025

VARIANCE
Be apply to
the house in the

4300

City of McAllen

P.O. BOX 220 - McALLEN, TEXAS 78505-0220

ALTERATION PERMIT

PERMIT NO. CMM2015-07437 DATE ISSUED 12/08/2015

GENERAL CONTRACTOR Mcallen Norte Spanish Cong. Jehovah's Witnss Jose P. Cantu 4300 Kingdom Ave Mcallen, Tx 78501 PHONE 956-490-4284

TYPE OF CONSTRUCTION Alteration BLDG HGT NO OF FLOORS 1

BLDG SQ FT 967 NO. PARKING SPACES SQ FT LOT 0 LOT FRONT 0 TOC ELEV 0

EXISTING USE OF LOT A-3 Assembly - Worship, Recreation, Amusement, Other NEW USE OF LOT A-3 Assembly - Worship, Recreation, Amusement, Other

FOUNDATION EXT WALL ROOF

FOR RESIDENTIAL USE ONLY NO OF UNITS 1 NO BDRMS 0 NO BATHRMS SQ FT CARPORT 0 SQ FT LIVING 0

OWNER JEHOVAH'S WITNESSES TRUST 2612 UPAS AVE MCALLEN TX 78501-6471 IMPROVEMENT VALUE 8900 PHONE

LOT 0243 BLOCK 000 SUBDIVISION PRIDE O' TEXAS - SML

SITE ADDRESS 4300 KINGDOM Ave

ZONING F1 L.U. CODE Building/Commercial

CERTIFICATE OF OCCUPANCY/COMPLETION

This document becomes the Certificate of Occupancy/Completion when signed by the Building Official

Signature _____ Date _____

The foregoing is a true and correct description of the improvements proposed by the undersigned applicant, and the applicant certifies that he will have full authority over construction of same. The permit shall not be held to permit, or be an approval of the violation, or modification of any provisions of City ordinances, codes, subdivision restrictions or State law, or be a waiver by the City of such violation. Alterations, changes, or deviations from the plans authorized by this permit is unlawful without written authorization from the Building Inspection Department. The applicant hereby agrees to comply with all City ordinances, codes, subdivision restrictions and State laws and assumes all responsibility for such compliance. It is understood that the improvements shall not be occupied until a Certificate of Occupancy has been issued, or otherwise approved by the Building Inspection Department. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for six months after the time work is commenced. Otherwise, permit is good for one year only.

Authorized Agent/Owner Jose P Cantu Date 12/8/15

City of McAllen

P.O. BOX 220 - McALLEN, TEXAS 78505-0220

PERMIT CONDITIONS

#	CONDITION DESCRIPTION
28	<p>Right-of-Way, excluding sidewalk and driveway areas must be landscaped; however, it will not be credited toward the required landscaping.</p> <p>The number of palm trees shall not exceed 80% of the total number trees required.</p> <p>Palm trees shall have a minimum of six (6) feet of clear trunk.</p> <p>Caliper is the average diameter of the tree measured 12 in. from ground level.</p> <p>Single trunk, hard wood shade trees shall be a minimum of ten ft. in height from ground level to top of crown.</p> <p>No multi-trunk trees will be credited towards the landscape requirement.</p> <p>**If you have not already discussed the cost of the landscaping with the owner, or have not provided for it in your contract, please clarify the matter as soon as possible since a final occupancy shall not be issued until the landscaping is completed and other permit requirements have been fulfilled.</p> <p>**If you have any questions concerning landscaping requirements, please contact the Planning Department at (956)681-1250.</p>
29	<p>Parking spaces required **Parking spaces to be clearly striped**</p> <p>a. Accessible parking spaces required __, of which __ should be van accessible with an 8 ft. aisle.</p>
30	<p>_4_ ft. sidewalk required along (MAINTAIN EXISTING)</p>
31	<p>R.O.W. permit required from Engineering Dept. (paving, curb cut & sidewalk)</p>
32	<p>_6_ ft. buffer required (MAINTAIN EXISTING)</p> <p>Where a landscape buffer is proposed, it shall be in combination with a chain link fence and installed in such a manner that the adjacent property is visually screened and shall be a minimum of six (6) feet in height, continuous and uninterrupted, and 100 percent opaque.</p> <p>A masonry screen eight (8) feet in height shall be required where a commercial, industrial or multifamily use has a side or rear property line in common with a single family residential use or zone.</p> <p>Where such use has 200 ft. or less in common with any residential use or zone, the buffer shall be eight (8) feet in height but may be cedar planks with masonry columns at every ten feet.</p>
33	<p>_6_ ft. buffer required around dumpster area. (if visible from the street)</p> <p>A buffer with a minimum of six (6) feet in height shall be provided to screen refuse areas (including refuse dumpsters, compactors, and contained compactors), outdoor storage areas and loading docks when visible from public streets.</p>
34	<p>If any additional construction is added, Subdivision process will be required.</p>
35	<p>Permit is for interior remodel of the parsonage only. No other construction or additions are proposed. If use of building changes or any additions are added, additional requirements including but not limited to subdivision process, site plan approval will be required.</p>

City of McAllen

P.O. BOX 220 - McALLEN, TEXAS 78505-0220

PERMIT CONDITIONS

Jose P. Cantu
NAME (PRINT)

Jose P. Cantu
SIGNATURE

12/8/15
DATE

- APPLICANT
- CONTRACTOR

City of McAllen

P.O. BOX 220 - McALLEN, TEXAS 78505-0220

PERMIT CONDITIONS

#	CONDITION DESCRIPTION
14	Lining required at on-site built-up shower receptors as per Sec. 417.5.2, of the 2012 International Plumbing Code.
15	Bathroom ventilation air shall be exhausted directly to the outside.
16	NO OCCUPANCY IS ALLOWED UNTIL A FINAL INSPECTION IS MADE AND APPROVED. THIS MEANS NO FURNITURE, FIXTURES, MERCHANDISE, ETC. INITIAL <u>JPC</u> .
17	Interceptors shall be vented as per Section 1003.9 and Ch. 9, 2012 International Plumbing Code.
18	Firestopping/Draftstopping required.
19	All building debris must be contained and disposed of properly prior to final.
20	Plumbing to City Code and Ordinance. (2012 IPC) ELECTRICAL TO CITY CODE AND ORDINANCE. (2011 NEC) INITIAL <u>JPC</u> ARC-FAULTS THROUGHOUT RESIDENCE AND TAMPER RESISTANT RECEPTACLES. Mechanical to City Code and Ordinance. (2012 IMC)
21	* ALL CONSTRUCTION AS PER THE 2012 INTERNATIONAL BUILDING CODES (IBC) **OTHER CODE AND CITY ORDINANCES MAY APPLY.
22	Sec. 315.1 Carbon monoxide alarms – Carbon monoxide alarms shall be installed outside of each separate sleeping area in the immediate vicinity of bedrooms, in dwelling units within which fuel-fired appliances are installed and dwelling units that have attached garages.
23	Each pane of glazing installed in hazardous locations shall be safety glazing and shall be provided with a manufacture's designation visible in the final installation.
24	<p>Need to identify job site (address).</p> <p>Toilet facilities shall be provided for workers during construction and be maintained in a sanitary condition as per Sec. 311, IPC 2012.</p> <p>All building and construction debris must be contained and detained with a temporary enclosure and disposed of properly during construction and prior to final.</p> <p>**ALL CONSTRUCTION AS PER THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC).</p> <p>**OTHER CODE AND CITY ORDINANCES MAY APPLY.</p> <p>**MEXICO BLOCK SHALL NOT BE USED UNLESS APPROVED BY THE BUILDING OFFICIAL.</p> <p>No occupancy is allowed until a final inspection is made and certificate of occupancy issued. (This means no furniture, fixtures, merchandise, etc.).</p>



BUILDING CO.

4301 Laura Koppe Rd., Houston, TX 77016 • Tel 713-690-1116 • Fax 866-364-0624

August 13, 2024

Jose Torres
JWCS Field Rep
5426 Richter St
Corpus Christi TX 78415

Ref: Kingdom Hall of Jehovah’s Witnesses 4300 Kingdom Ave McAllen TX – Replacement Cost Budgetary Estimate

Mr. Torres,

As per your request, please find below our replacement cost estimate for the existing civil, structural, and architectural elements on the property listed in the subject line above. This estimate is based on the approximate quantities of existing conditions as shown below, updated code requirements, and current market pricing for similar finishes. It should be noted that there is a wide range of costs associated with this type of budgetary estimates, depending on the design and finishes agreed upon by the owner/end user during the project development phases. There are always opportunities to lower, or increase, actual costs through value engineering and the selections process. However, our goal is to provide you with figures that will assist you in preparing for budgetary requirements.

SCOPE OF WORK

#	Description	Est. Qty.	Cost Per UOM	Est. Total
1	Building Demolition	4,300 SF	\$7.50	\$32,250.00
2	Civil Demolition (Paving, Fencing, U/G Electrical Removal)	30,000 SF	\$3.00	\$90,000.00
3	Electrical Site Lighting (Light Poles)	6 (EST'D)	\$7,000.00	\$43,000.00
4	New U/G Electrical Service	1	N/A	\$15,000.00
5	New Septic System	1	N/A	\$35,000.00
6	New Paving	30,000 SF	\$20.00	\$600,000.00
7	New Mixed-Use Building	4,300 SF	\$350.00	\$1,505,000.00
8	New Maintenance Shed	1	N/A	\$15,000.00
TOTAL ESTIMATED COST:				\$2,335,250.00

If there is anything else that we may be of assistance on, or if you have any questions, please do not hesitate to call.

Most kind regards,

R. Seth Rimek
R. Seth Rimek
Project Manager
A.R.E. Building Company
(832) 528-9099
arebuildingco.com



C.C. CONTRACTORS, LLC

418 W. LEE AVE.
KINGSVILLE, TX 78363
CCCONTRACTORS@GMAIL.COM
361-463-9496 (CHUCK)
361-463-3666 (OFFICE)

ESTIMATE #080824

CLIENT: JEHOVAH'S WITNESSES

DATE: AUG 8, 2024

PHONE: JOSE TORRES - FIELD REPRESENTATIVE

EMAIL: 4JOSEATORRES@JWPUB.ORG

JOB ADDRESS: 4300 KINGDOM AVE, McALLEN, TX 78504

WE HEREBY SUBMIT THIS DOCUMENT AS AN **ESTIMATE ONLY AND WOULD NEED TO CONFIRM ACTUAL CONDITIONS, OWNER PROVIDED COMPLETE SETS OF ENGINEERED AND APPROVED TO BUILD PLANS/DRAWINGS IN ORDER TO CONVERT THIS TO A WORKING AND AGREED UPON PROPOSAL FOR THE FOLLOWING WORK:**

- **DEMO OF EXISTING BUILDING AND FOUNDATION AND REBUILD THE 4300SF BUILDING THAT INCLUDES AN AUDITORIUM, MEN'S AND WOMEN'S BATHROOMS, UTILITY ROOM, 2 AUXILIARY ROOMS AND A 1000SF APARTMENT. OWNERS WOULD BE RESPONSIBLE FOR SUPPLYING AN APPROVED AND ENGINEERED SET OF WORKING DRAWINGS FOR TRUE COST ESTIMATE/PROPOSAL. THIS WOULD NOT INCLUDE ADDITIONAL COST CONSIDERATIONS SUCH AS GEOGRAPHICAL LOCATION, ACCESSIBILITY OF PROPERTY, BUILDING CONDITION AND/OR HAZARDOUS MATERIALS FOUND, AND ADDITIONAL DISPOSAL FEES.**

PRELIMINARY ESTIMATE:\$1,182,500.00



C.C. CONTRACTORS, LLC

418 W. LEE AVE.
KINGSVILLE, TX 78363
CCCONTRACTORS@GMAIL.COM
361-463-9496 (CHUCK)
361-463-3666 (OFFICE)

- **DEMO EXISTING 30,000SF CONCRETE PARKING LOT, GRADING, CURB AND GUTTER, CONCRETE SIDEWALKS, INSTALLATION OF SUB-BASE, BASE COURSE, WEAR COURSE, COMPACTION, STRIPING/ADA COMPLIANCE. FINAL ESTIMATED COSTS WOULD BE DETERMINED BY ENGINEERING AND COMPLETED DRAWINGS BY OWNER.**

PRELIMINARY ESTIMATE: \$600,000.00

- **REMOVE AND REPLACE THE EXISTING SEPTIC SYSTEM DESIGNED BY CERTIFIED AND LICENSED ENGINEER/INSTALLER. A COMMERCIAL SYSTEM IS BASED ON 2 THINGS: HYDRAULIC LOADS AND THE STRENGTH OF SEWAGE. PERMIT COSTS CAN VARY BY MUNICIPALITY AND TYPE OF SYSTEM DETERMINED TO HANDLE NEEDS BY CERTIFIED ENGINEER. INSTALLATION COSTS CAN VARY DEPENDING ON SIZE OF SYSTEM, SLOPE OF LOT, THE AMOUNT OF AVAILABLE SOIL FOR DISPOSAL FIELD, AND DEPTH OF SOIL TILL ROCK IS ENCOUNTERED. COMPLETED ESTIMATED COSTS WOULD BE DETERMINED AND SUBMITTED UPON A FULL SET OF ENGINEERED AND APPROVED DRAWINGS.**

PRELIMINARY ESTIMATE: \$45,000.00 - \$100,000.00

TOTAL ESTIMATED COST IF ALL ACCEPTED:

\$1,827,500.00 - \$1,882,500



C.C. CONTRACTORS, LLC

418 W. LEE AVE.
KINGSVILLE, TX 78363
CCCONTRACTORS@GMAIL.COM
361-463-9496 (CHUCK)
361-463-3666 (OFFICE)

This is only an estimate and is subject to change after verifying details with an onsite visit by contractor after acceptance to advance project by written consent. This is estimate is also subject to change in conjunction to material availability and cost prior to this estimate being converted to a proposal. As noted with all above estimates, a complete engineered and approved to build set of drawings will be necessary to provide fair and accurate proposals. Above estimates include insurance, overhead and profit.

“When It’s Worth Doing Right the First Time”

C.C. CONTRACTORS, LLC

Chuck Cramer

Recipient: Jehovah's Witnesses Trustee, 4300 Kingdom Ave, McAllen, TX 78504
From: Sam Garcia, AIA, 1200 Auburn Ave, Building 200, Suite 280, McAllen, TX 78504
Property ID: 262752 (Hidalgo County)
Date: 08/13/2024

To Whom It May Concern,

Regarding the property mentioned above, I have been asked to provide my professional opinion as to the probable cost to replace the building. A "replacement cost" considers the hypothetical case of the existing structure, which is approximately 4,531 square feet, needing to be replaced due to fire, decay, or any unforeseen event.

The estimated replacement cost would be between \$320 - \$360 per square foot of building. Therefore, the replacement cost would be between \$1,449,920.00 and \$1,631,160.00.

This estimate is based on several factors, including:

- Comparable light commercial construction assemblies
- Current construction costs and market conditions
- Full compliance with the city's requirements for new construction, which includes but is not limited to:
 - New utilities
 - Platting fees
 - Fire truck access
- Waste management
- Traffic management on site
- Professional fees and other soft costs

I hope that this information is useful. Please feel free to contact me should you have any questions or require further clarification. Please note, that this opinion is based on general information and does not in any way reflect a detailed study of a particular project, nor is it a guarantee of any kind – it is simply a general opinion.

Respectfully submitted,



SAM GARCIA ARCHITECT, RA, AIA
PRINCIPAL