



HISTORIC PRESERVATION OFFICE  
PLANNING DEPT.

NEIGHBORHOOD EMPOWERMENT ZONE IMPACT FEE  
WAIVER PROGRAM APPLICATION

OWNER INFORMATION

NAME (print): RONALD LUSTIG

ADDRESS: 733 CREEK VALLEY CT

CITY, STATE, & ZIP: ALLEN, TX 75002

PHONE: 214-914-4251

FAX: \_\_\_\_\_

E-mail: rlustig@msm.com

Within the Neighborhood Empowerment Zone (NEZ), new single family, multi-family, non-residential, or vertically integrated mixed-use construction commencing on a lot of record may be eligible to receive impact fee waivers provided that the design and completion of the new construction meets the eligibility criteria as described in Ordinance No. 2013-11-110. Prior to construction, an application shall be made to the Historic Preservation Officer (HPO), who shall determine whether the proposed construction is eligible for the waiver of impact fees per Ordinance No. 2013-11-110 The HPO shall make an eligibility recommendation to City Council for consideration/approval/denial for all multi-family projects and any commercial projects that have anticipated impact fees in excess of \$50,000 within the NEZ. The HPO shall make a determination/recommendation of eligibility for impact fee waivers based, in part, on the eligibility criteria and the "Guidelines for New Construction in the NEZ."

Impact fees shall be collected at the time of building permit issuance and remitted to the owner upon completion and final inspection of compliant construction.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specific or not. The granting of a Certificate of Eligibility does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. All work is subject to verification through approved final inspections.

SIGNATURE: R. Lustig  
(Owner or Legal Representative)

DATE: 4/11/14

Return all forms and documentation to the Historic Preservation Office, Development Services Building,  
221 N. Tennessee St. McKinney, TX 75069



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**Single-family – Duplex: (attach 11" X 17" copies of elevations and site plan)**

- Massing \_\_\_\_\_
- Scale \_\_\_\_\_
- Compatible architectural features \_\_\_\_\_

**Multi-family: (attach 11" X 17" copies of elevations and site plan)**

- Massing \_\_\_\_\_
- Scale \_\_\_\_\_
- Compatible architectural features \_\_\_\_\_

**Non-residential: (must comply with at least three of the following; documentation required)**

- Compatibility:** Construction is generally compatible with the massing, size, scale, and architectural features of the surrounding buildings and environment. **(attach 11" X 17" copies of elevations and site plan)**
- Amenities:** Construction includes enhanced pedestrian and /or streetscape amenities;
- Town Center Master Plan:** Development project is consistent with and promotes the Town Center Master Plan;
- Investment:** New construction on a vacant site includes a minimum capital investment of \$75,000. Rehabilitation of an existing building in accordance with Secretary of the Interior Standards. Includes a minimum capital investment of \$75,000 or 30% of the present building value as appraised by CCAD, whichever is greater;
- Mixed-use:** Construction includes vertical integration of residential and non-residential used in the same structure with non-residential;
- Job Creation:** Development project creates 1 new, full –time job (or correlative FTV (full-time employment) per 200 square feet of gross floor area: or **(supporting documentation required)**
- Vacant/Underutilized - Site/Building:** Construction occurs within the Vacant/Underutilized Sites/Buildings Improvement Area as designated in the Tax Increment Reinvestment Zone (TIRZ) #1.

FOR OFFICE USE ONLY

310 N. Chestnut St.

Case # 2014-003 NEZ Date Rec. April 15, 2014