

NEZ WAIVER APPLICATION FORM, page 1



Complete and sign this application and return this page with the Required Submittals listed above to contact-planning@mckinneytexas.org as pdf files.

By signing this application for a letter of eligibility for the Neighborhood Empowerment Zone (NEZ) program, the applicant affirms:

- All submitted information for this application represents an accurate description of the proposed work.
- Filing an application does not guarantee approval of a Letter of Eligibility.
- It is understood that approval of this application by the Historic Preservation Officer in no way constitutes approval of a building permit or other required City permit approvals.
- The applicant certifies that the project described in this application will be constructed in exact accordance with aforesaid plans and specifications.
- Impact fees shall be collected at the time of the building permit issuance and remitted to the owner upon completion and final inspection of compliant construction.

NAME (Print): Presidium Cotton Mill, LLC, a Texas limited liability company (Cross Mocer, Manager)

ADDRESS (line 1): 3100 McKinnon Street, Suite 250

ADDRESS (line 2):

City, ST, ZIP: Dallas, TX, 75201

Geographic ID Number R- R-0908-000-0160-1 (1 of 57 parcels)

Phone: (214) 450-8508

E-mail: cglass@presidiumre.com

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:

Date: 5/15/2026

For Office Use Only

NEZ Case #:

Date Received:

Letter of Eligibility Issued:

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. SEE LIST OF "REQUIRED SUBMITTTALS."

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Indicate type of project below.

☐ **Single-family – Duplex: (attach all four elevations and site plan)**

For Office Use Only	☐ Massing
	☐ Size
	☐ Scale
	☐ Compatible Architectural Features

☐ **Multi-family: (three or more dwelling units on a single lot; submit elevations and site plan)**

For Office Use Only	☐ Massing
	☐ Size
	☐ Scale
	☐ Compatible Architectural Features

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

For Office Use Only	☐ Compatibility: Construction is generally compatible with the massing, size, scale, and architectural features of the surrounding buildings and environment. (Elevations required)
	☐ 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.