

HNIZ INCENTIVE APPLICATION FORM



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

By signing this application for a letter of eligibility for the Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption 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.
- The property will be inspected periodically by the director of planning for compliance with the requirements of the HNIZ program.

NAME (Print): Paul Sesto

ADDRESS (line 1): 505 N College Street

ADDRESS (line 2): _____

City, ST, ZIP: McKinney, TX, 75069

Geographic ID Number R- R-0945-003-003A-1

Phone: 347-852-4972

E-mail: psesto52@gmail.com

Signature: 

Date: 09/22/25

TAX EXEMPTION LEVEL REQUESTED: Circle requested level of exemption.

Historic Marker Level

Restoration Level

Preservation Level

For Office Use Only

HNIZ Case #:	_____	Date Received:	_____
Preservation	_____	Letter of	_____
Built Circa:	_____	Board Approval	_____

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

Paul Sesto

505 N College Street

McKinney, TX 75069

psesto52@gmail.com | 347-852-4972

09/23/25

Historic Preservation Office

McKinney, TX/Collin County/Historic Preservation

Subject: Letter of Intent – Level 2 HNIZ Application for 505 N College Street

Dear Historic Preservation Officer,

1. Description of Work to Be Performed

The proposed work involves replacing the existing 4-ton package HVAC unit and all associated ductwork in kind. The replacement unit will be the same capacity (4-ton) to maintain the current mechanical footprint. The associated ductwork, presently located in the crawlspace, will be replaced to restore efficiency and proper airflow.

2. Current Condition of the Property

The existing 4-ton HVAC unit has reached the end of its service life and is no longer functioning reliably. Combined with the extensive leakage in the crawlspace ductwork, the first-floor HVAC system requires replacement. As shown in the attached photographs, the ductwork is damaged throughout, and the existing unit is not providing adequate performance. Aside from these issues, the property and structure are overall in good condition.

3. Location of the Property

The property is located at 505 N College Street with the following approximate setbacks:

- 12'-10" west of N College Street
- 92 feet south of W Tucker Street
- 80 feet north of Hill Street
- 100 feet east of N Florence Street

The existing 4-ton HVAC package unit is located in the backyard, screened from public view and not visible from the street. The associated ductwork is contained within the crawlspace, ensuring that all work will remain concealed from the public streetscape.

4. Special Considerations

There are no special considerations associated with this project. Because the HVAC unit is located in the rear yard and the ductwork is within the crawlspace, the work will not alter the historic exterior character of the home or impact the neighborhood's streetscape. As the improvements are entirely concealed and have no effect on exterior appearance, a Certificate of Appropriateness has been determined unnecessary.

5. Description and Justification for Proposed Work

The proposed replacement is crucial to maintaining the property's comfort and energy efficiency. Specifically, the project will:

- Replace the failing 4-ton HVAC unit and damaged ductwork to restore reliable heating and cooling.
- Eliminate energy loss caused by leaking ductwork.
- Improve energy efficiency while maintaining historic integrity.
- Preserve the historic character of the property, as all work will remain concealed and will not alter the home's architectural appearance.
- By replacing the system in kind, the project ensures both the continued preservation of the property and the comfort of its occupants.

6. Incentive Level Requested

I am requesting participation under Level 2 of the HNIZ program to help offset the costs of replacing the HVAC system and associated ductwork.

Thank you for your time and consideration of this application. Please let me know if any additional information or documentation is required.

Sincerely,



Paul Sesto

Collin CAD Property Search

2025 Certified Values are now live!

Property Details

Account		
Property ID:	1129175	Geographic ID: R-0945-003-003A-1
Type:	R	
Property Use:		Condo:
Location		
Situs Address:	505 N COLLEGE ST MCKINNEY, TX 75069	
Map ID:	068.F	
Legal Description:	TUCKERS ADDITION (CMC), BLK 3, LOT 3A	
Abstract/Subdivision:	S0945	
Neighborhood:	(CMCHIST) CITY OF MCKINNEY, HISTORIC DISTRICT	
Owner 		
Owner ID:	1379209	
Name:	HIBBARD SASHA & PAUL SESTO	
Agent:		
Mailing Address:	505 N COLLEGE ST MCKINNEY, TX 75069-2705	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	

Privacy - Terms

Value Method:	N/A
Market Value:	N/A (=)
Agricultural Value Loss:?	N/A (-)
Appraised Value:?	N/A (=)
HS Cap Loss: ?	N/A (-)
Circuit Breaker: ?	N/A (-)
Assessed Value:	N/A
Ag Use Value:	N/A
Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents.	

 Taxing Entities

For more information regarding proposed tax rates, adopted tax rates, and tax estimates visit:
CollinTaxes.org

Entity	Description	Market Value	Taxable Value	Freeze Ceiling
CMC	MCKINNEY CITY	N/A	N/A	N/A
GCN	COLLIN COUNTY	N/A	N/A	N/A
JCN	COLLIN COLLEGE	N/A	N/A	N/A
SMC	MCKINNEY ISD	N/A	N/A	N/A



All American Air

505 North College Street
McKinney, TX 75069

(347) 852-4972
psesto52@gmail.com

ESTIMATE	#44
TOTAL	\$23,500.00

CONTACT US
113 Vz County Road 3436
Wills Point, TX 75169

(972) 415-7995
Allamericanheatandac21@yahoo.com

ESTIMATE

Services	qty	unit price	amount
Install 4ton gas package unit	1.0	\$12,700.00	\$12,700.00
Remove all ductwork under the house and replace with all new flexduct, remove flexduct from venthood and replace with single wall sheetmetal duct	1.0	\$10,800.00	\$10,800.00

Services subtotal: \$23,500.00

Subtotal	\$23,500.00
Total	\$23,500.00



All American Air

Paul Sesto
505 North College Street
McKinney, TX 75069

(347) 852-4972
psesto52@gmail.com

JOB	#554
SERVICE DATE	Oct 19, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Oct 19, 2025
AMOUNT DUE	\$0.00

CONTACT US

113 Vz County Road 3436
Wills Point, TX 75169

(972) 415-7995
Allamericanheatandac21@yahoo.com

INVOICE

Services	amount
Install 4ton gas package unit	\$12,700.00
Remove all ductwork under the house and replace with all new flexduct, remove flexduct from venthood and replace with single wall sheetmetal duct	\$10,800.00
Install all new dryer vent under house	\$0.00
Install new honeywell pro T6 thermostst	\$250.00

Subtotal \$23,750.00

Job Total \$23,750.00

Amount Due \$0.00

Payment History

Oct 19	Sun 3:03pm	Check	\$13,000.00
Oct 22	Wed 4:20pm	Check	\$10,750.00
			\$23,750.00

See our [Terms & Conditions](#)



505 N COLLEGE STREET MCKINNEY TX

FRONT/EAST ELEVATION



SOUTH/SIDE ELEVATION

WEST/BACK ELEVATION



NORTH/SIDE ELEVATION



EXISTING 4T PACKAGE UNIT THAT IS
TO BE REPLACED



EXISTING DAMAGE DUCTWORK
LOCATED CRAWLSPACE



EXISTING DAMAGE DUCTWORK
LOCATED CRAWLSPACE

