



KSA - McKinney
8875 Synergy Drive
McKinney, TX 75070

KSA - Architecture
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Letter of Intent – Straight Rezoning:

City of McKinney, Texas

The KSA Engineers – McKinney, Tx office is proposing to build a new single tenant 9,600 sf. professional office building on “LOT 1R Block A – Cluster Crossing in Stonebridge Ranch” (1.75 Acres). The development will contain the main building, 53 parking spaces, and the required landscape area. This empty lot sits at the corner of Synergy Drive and Lakota Trail and is within a block from South Stonebridge Drive and Cluster Road. The preliminary address given by the City of McKinney is 8866 Synergy Drive.

The property is currently located within the Stone Bridge Ranch Master Plan (PD) Retail District (R-1). Per the SBR Master Plan, this district limits the office area of a building to 50%. Our current plan calls for 100% professional office space. We are seeking to a straight rezoning of this property to fit within the City of McKinney Suburban Office District (SO). Our attached site plan best fits the character and design restrictions of the SO District.

This development will also comply with other Stonebridge Ranch or the City of McKinney zoning requirements.

Sincerely,

A handwritten signature in blue ink that reads "Brian A. Wyatt".

July 10, 2015

Brian A. Wyatt, AIA | Project Architect
KSA