



January 15, 2016

Mr. Brandon Opiela
Planning Department
City of McKinney
221 N. Tennessee St.
McKinney, TX 75069

**Re: Aqua Kids - Lot 2 Block A Sundance Addition
Preliminary-Final Replat**

Dear Mr. Opiela,

Ridinger Associates, is pleased to inform you and the City, of our client's intention to develop a 2.190 acre tract, Lot 2, Block A Sundance Addition located at the northeast corner of Stonebridge Drive and Bahnman Drive. Our Client intends to replat this lot into two (2) lots (Lots 2R and 3) approximately 1 acre in size each. She intends to construct a 6,943 s.f.± Swim School on the eastern lot. The corner lot is not planned to be developed at the current time.

This property is located in Stonebridge Ranch Master Development Planning Area 10, a portion of Tract 1016, and subject to O-1 Zoning, as amended with the multiple PD ordinances.

The Planning Department has confirmed that the swim school use shall be considered as a business or trade school use and is an allowed use on the property.

We appreciate staff's assistance with this project and look forward to the City's approval of the project. Please call if you have any questions or comments.

Thank You,

Ridinger Associates, Inc.
Firm No. 1969

A handwritten signature in blue ink, appearing to read "Tracy A. LaPiene".

Mr. Tracy A. LaPiene, P.E.
Vice President

Cc: file