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ABERNATHY ROEDER
BOYD HULLETT
EST. 1876

Robert H. Roeder
rroeder@abernathy-law.com

1700 Redbud Boulevard, Suite 300 | McKinney, Texas 75069
Main: 214.544.4000 | Fax: 214.544.4044

February 19, 2026

City of McKinney
Planning Department
221 Tennessee
McKinney, Texas 75069

Re: Letter of Intent supporting request for a zoning change for 37.4063 acres in the D. M. Crutchfield Survey, Abstract No. 205 in the City of McKinney, Collin County, Texas (the "Property")

Dear Planners:

This letter of intent incorporates the application for a zoning change submitted by me on behalf of the owners, QZ Ranch Trust, Bernd Fitzau, Valerie A. Fitzau, Flint Loughridge, Regina Loughridge, and Loughridge Living Trust, on February 19, 2026, together with the information contained therein as follows:

1. The acreage of the subject property is 37.4063 acres as described in the Metes and Bounds description submitted with the application. A zoning exhibit is submitted herewith.

2. There is no existing zoning on the Property because it is not in corporate limits. An annexation petition has been filed contemporaneously.

3. The Applicant requests that the Property be zoned MF36-Multi-Family Residential.

4. There are no other special considerations requested or required.

5. The Property is located on County Road 161, McKinney Texas 75071, north of Wilmeth Road.

6. The applicant requests an appearance before the Planning and Zoning Commission and the City Council at the earliest possible dates.

In the event that any other information is required for this Letter of Intent, please refer to the application previously filed.

Very truly yours,

Robert H. Roeder
Attorney at Law

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