



May 11, 2020

City of McKinney  
211 N. Tennessee  
McKinney, TX 75069

RE: Rockhill 13.207-acre Site  
Letter of Intent – Rezoning & PD Request  
ZON2020-0014

To Whom It May Concern-

Legacy Builders McKinney, LLC (“Legacy Builders”) is requesting the creation of a new Planned Development District (PD) on the 13.207-acre property on the south side of Rockhill Road, approximately 400’ east of South Jordan Road (the “Property”). Below are the property details:

Property Owner: Legacy Builders McKinney, LLC  
Property Location: Rockhill Road, east of S. Jordan Road  
Property Size: 13.207-acres  
Existing Zoning: PD No. 1486  
Proposed Zoning: New PD

Legacy Builders intends to develop the Property into a gated multi-family residential community with single- and duplex-units and, per the City of McKinney Zoning Ordinance, a PD with special ordinance provisions is being requested. Currently, the Zoning Ordinance does not have a zoning district with development regulations that accommodate this type of housing product. Further, a rezone is required because the existing zoning on the Property includes single-family and multi-family zones with a 20’ landscape buffer required between the zoning districts. This zoning configuration essentially leaves the Property unbuildable.

The density for the Property under the existing mixed zoning allows for approximately 195 dwelling units. The single-family portion on the Property along Rockhill Road with a lot size of 45’ x 100’ would accommodate 28 units. The multi-family portion of the Property is approved for 17 units per acre which could accommodate approximately 167 units. Under the proposed PD zoning, the density for the site would be capped at 10 dwelling units/acre or 132 units. As illustrated in the “Informational Only” site plan, Legacy builders is proposing 128 units, under the current zoning they could build an additional 52% of units. This reduction in the number of allowable units will result in less overall traffic on Rockhill Road when the project is built out.

In exchange for the PD zoning, Legacy Builders intends to develop a livable community that residents are proud of. It will far exceed the minimum number of required amenities by including a community pool, jacuzzi, tot play lot, dog park, bocce ball court, and fitness center of at least 500 sq. ft. In addition, over 50% of the units will have attached private garages.

If additional information is necessary regarding this rezoning request, please let me know.

Regards,

*Lisa Gage*

Lisa Gage  
Principal, Gage Planning Associates