



MEMORANDUM

Date: January 15, 2026

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: Tate's Landing
Preliminary Plat
Map - 073
Parcel(s) – 021.00

Request: Submitted by Heritage Civil, on behalf of their client, Ripple Creek, LLC., the applicant seeks preliminary plat approval for a 17-lot single family residential development proposed on Watermark Way, southwest of Nichols Vale subdivision, in District 1.

History/Overview: The subject property is 10.00 acres on the west side of Watermark Way. This plan consists of one parcel, previously belonging to the Tate Farm, and will abut the Nichols Vale Subdivision to the southwest. This property was annexed and rezoned and approval of a variable lot subdivision conceptual plan was approved in September 2025. The applicant had previously applied to the Board of Zoning Appeals in November 2025 with the request for a zoning variance to vary from the minimum building envelope spacing and was denied by the Board.

General: The project is located on the southwest side of Nichols Vale, and the entrance will be via the continuation of Watermark Way. The total area of the project is 10 acres. The project is being submitted as a variable lot subdivision.

Variable Lot Subdivision Residential Bulk Standards: The variable lot project includes 17 single family lots. The zoning approved is RS-20, with minimum lot size at 15,000 sf and minimum lot size proposed at 15,057 sf. The plat is compliant with the regulations and they are summarized below.

Building envelope spacing per the variable lot subdivision regulations:

Front:	20'
Side/Corner:	20'
Rear:	20'
Minimum lot width:	50', On cul-de-sac – 35'
Lot coverage:	45%

Amenities: Eleven percent of the subdivision is identified as improved open space. The only amenity provided is a walking trail; staff requests additional amenities be provided.

Home Design: Supplied renderings show large masonry façade homes. The Planning Commission granted a design waiver with approval of the concept plan for 50% masonry and 50% secondary materials.

Landscaping: The landscape plans are under review by the City's consultant and comments are via separate cover. All landscape plan review comments shall be addressed prior to submitting construction drawings to Public Works. The site is subject to transitional landscape buffers. Landscaping is identified around the perimeter of the detention pond.

Other: Corner lots shall be identified as critical façade lots. The mail kiosk includes two parking spaces and is covered. A temporary dead-end sign is noted to be provided.

Summary: This preliminary plat is for 17 single family lots and associated right-of-way, open space and infrastructure improvements on the west side of Nichols Vale subdivision, located on an extension of Watermark Way. This is being presented as a variable lot subdivision with an improved amenity of a walking trail. The items remaining to address are minor in nature and may be addressed via the conditions of approval below.

Recommendation: Staff recommends approval of the preliminary plat for the Tate's Landing variable lot subdivision off Watermark Way, subject to the conditions of approval below.

Planning and Zoning:

1. If existing vegetation is to be used for buffers, a tree survey will be required.
2. Subdivision monument signage shall be reviewed via a separate application to the Planning department.
3. Remove the mail kiosk as an amenity.
4. Trails shall be paved with concrete or asphalt.
5. All landscape plan comments shall be addressed prior to submitting construction plans to Public Works.
6. The homes are subject to the design standards found in Article V of the zoning ordinance, including, but not limited to, 440sf interior garage size, 22' long and 18' wide driveways, etc.
7. Brick shall be clay, baked and individually laid.
8. Stone shall be individually laid.
9. Provide an additional amenity feature.
10. Metal and vinyl are not permitted as secondary façade materials.
11. Any fencing utilized shall be low maintenance, decorative material.

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. A letter from West Wilson Utility District shall be provided prior to the issuance of the Land Disturbance Permit.
3. Sewer availability has been requested and granted.
4. Stormwater: Add note indicating who maintains PUDE and access easement outside of public ROW.

5. A minimum of 5' grass strip is required along the perimeter of the cul-de-sacs.
6. Dimension the cul-de-sac ROW including radius, entry radius, and exit radius.
7. Add a note specifying the cul-de-sac curbs are to be painted yellow or red.
8. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

WWUD:

1. No comments provided at the time report was submitted to Planning.

Wilson County Schools:

1. No Comments Received.