



## MEMORANDUM

**Date:** January 15, 2026

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Legacy Pointe @ Golden Bear Gateway Lots 13 & 14  
Final Plat  
Map - 078  
Parcel(s) – 013.14

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**Request:** ParaDesign requests final plat approval for lots 13 & 14 in the Legacy Pointe commercial subdivision in district 3.

**Analysis:** The final plat will create two commercial lots from the parent tract, lot 12, in Legacy Pointe. The property is zoned CI, commercial interchange. The total acreage being platted is 6.10 acres, 3.17 acres in lot 14 and 2.95 acres in lot 13. The plat also establishes drainage and utility easements and a cross-access easement serving lots 12, 13 & 14. The building envelopes are correctly rendered on the plat.

**Summary:** The applicant has addressed staff comments, anything outstanding is minor and found in the conditions of approval below.

**Recommendation:** Staff recommends approval of the final plat for Legacy Pointe lots 13 & 14, subject to any conditions below.

### Planning and Zoning:

1. No Comments

### Engineering:

1. General Note: Ensure all plat certificates match verbiage from the Land Development Code. The signing of the plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Code.
2. As shown, sewer infrastructure is public and a letter of credit shall be placed at the signing of the final plat.
3. Add following note: "Cross access easements between lots 12, 13, & 14 are to be recorded by instrument & referenced on the plat." The draft instrument shall be submitted to Engineering and reviewed by the City Attorney at the signing of the final plat.
4. Erosion control permit will not be issued until the final plat is recorded.

WWUD:

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

Wilson County Schools:

1. No Comments Received.