

REPORT TO THE PLANNING COMMISSION

MEETING DATE: November 5, 2026

SUBJECT: Case #262157 - Lockwood Planned Development (PD), Phase 7 – Preliminary Subdivision Plat

INTRODUCTION:

- Property owner RDKK Holdings, LLC (Keith Grant), represented by McGuire Engineering, LLC (Mark McGuire, P.E.), is requesting Planning Commission (PC) approval of a Preliminary Subdivision Plat for Phase 7 of the Lockwood Planned Development (PD) (see Exhibit 3).
- The 94.84-acre Lockwood PD is located on the east side of Houston Levee Road, south of Carriage Crossing Marketplace.
- Phase 7 will feature 31 single-family residential lots on 7.165 acres.

BACKGROUND:

- The Lockwood PD was approved by the Board of Mayor and Aldermen (BMA) on May 10, 2021.
- The PC approved a master grading plan for the entire 94.84-acre development at the August 5, 2021, PC meeting.
- Phases 1 and 2 consisted of 87 single family lots on 32.946 acres and were approved by the PC on May 5, 2022. Phases 3 and 4 consisted of 45 single family lots on 21.624 acres and were approved by the PC on January 7, 2025, Phases 5 & 6 consisted of 30 single-family residential lots on 6.663-acres and were adopted by the PC on February 6, 2025.

KEY POINTS:

1. The proposed layout is materially consistent with the Outline Plan for the PD. Notable features include the following:

- Lot sizes and dimensions are consistent with Area 1 of the Lockwood PD Outline Plan.
- The houses will be 20 feet from the curb. Street trees will be located between the sidewalks and the dwellings.
- There are no common open space (COS) lots in this phase, which is consistent with the layout shown in the approved Lockwood PD Outline Plan.
- This phase of development shows 52 trees being planted on the individual lots.

2. Stormwater drainage will flow to the south/southwest to the existing detention pond installed with Phase 1. Stormwater runoff from the undeveloped acreage north of this phase from future phases as well as some offsite drainage will be piped underground through this phase to the pond (see Exhibit 4).

3. There is adequate water and sewer infrastructure in the area for the proposed development.

4. The Trip Generation Report (Exhibit 5) indicates this phase of development will have minimal impacts on adjacent roadways.

- The report shows the 30 residential lots will generate an estimated 23 vehicle trips during the AM Peak Hour and 31 trips for the PM Peak Hour.
- Ashlynn Lane is stubbed to the property to the north and will be extended once the property to the

north is developed. This connection is required by conditions in the Lockwood PD Outline Plan and must be in place before more than 200 lots are exceeded.

- Three access points are required when 200 lots are exceeded, but a street stub such as Ashlyn Lane can count as a third access.
- The two access points on Houston Levee Road only qualify as one access point.
- A full connection has already been made to Red Stone Drive.
- Once the plats for Phases 1 through 7 are recorded, Lockwood will have 193 platted lots.

STAFF RECCOMENDATION: Staff recommends approval of this Preliminary Subdivision Plat, as it complies with Town Regulations and the approved Lockwood PD Outline Plan.

ATTACHMENTS:

[Exhibit 1 - Vicinity Map and Contact Info - 10-20-26.pdf](#)

[Exhibit 2 - Conditions of Approval - 10-30-26.pdf](#)

[Exhibit 3 - Applicant's Cover Letter - 10-20-26.pdf](#)

[Exhibit 4 - Drainage Narrative - 10-20-26.pdf](#)

[Exhibit 5 - Traffic Generation Report - 10-20-26.pdf](#)

[Exhibit 6 - Preliminary Subdivision Plat - 10-20-26.pdf](#)

[Exhibit 7 - Construction Drawings - 10-27-26.pdf](#)

PROPOSED MOTION: To approve Lockwood PD, Phase 7, Preliminary Subdivision Plat (Exhibit 2) for 31 single-family residential lots on 7.165 acres, located south of Shelby Drive on the east side of Houston Levee Road, subject to the conditions in Exhibit 2.