

STAFF REPORT

To: Zoning Commission - Regular Meeting – February 17, 2026

From: Kim Golden, P.E. City Engineer 

CC: Doug Kneupper, P.E., Consulting Engineer

Date: February 12, 2026

Re: Cobblestone Subdivision – Update to Master Plan and PUD

Background: The Master Plan for the Cobblestone Subdivision and the rezoning as PUD were approved by the City Commission at its meeting on September 5, 2018, after a public hearing. The applications were reviewed and recommended for approval by the Planning Board (regular meeting on July 22, 2018) and Zoning Commission (public hearing and regular meeting August 7, 2018).

The development is located on the west side of FM 2004 and south of the GCWA canal. It was the remainder of property originally approved for development as part of the Rainsong Subdivision. The approved Cobblestone Subdivision Master Plan and PUD proposed to develop 162 acres into 584 lots in six sections and to provide a combination of 40ft (25%), 45ft (17%), 50ft (36%) and 60ft (20%) lots.

Sections 1 and 2 were fully developed and built out in accordance with the Master Plan as approved. However, the sale of 37 acres (proposed Sections 5 and 6) to the DISD for a school site reduced the anticipated lot yield by 235 lots. Other changes to the land plan also reduced the size of the community park, and the timing for construction. Originally intended to serve both Rainsong and the Cobblestone development, the community park construction was slated to commence no later than issuance of the building permit for the 125th home. The buildout of the development is well beyond that measure of development with almost 300 residences being completed and occupied.

The Developer's sale of property to the DISD included an obligation to extend Central Park Blvd by a certain date. The Developer did not achieve the contractual deadline and was placed in default by the DISD. The Developer

attained a revised deadline which allowed the new school to open without delay. Unfortunately, the completion of the tie-in to the I-45 frontage road at the west terminus was delayed because the Developer failed to construct its section of Central Park Blvd to the elevations coordinated with Quiddity Engineering for design of the connecting section. This change made by the Developer without notice to Quiddity Engineering required significant field adjustments to the connecting section which delayed its opening and connection to the frontage road and Lago Mar Blvd. The connection has been completed and is in service.

On December 15, 2025, the Planning Board approved 5-0 the update to the Master Plan and recommended the amendment to the PUD to accommodate the land use changes which have occurred since the original approval of the PUD. The approval and recommendation were conditioned upon no additional plats being recorded until the community park is complete or a bond posted for its completion acceptable to the City.

Requested Action: Developer presents an update to the Master Plan and PUD amendment to accommodate the land use changes which have occurred since the original approval and to provide an updated development schedule.

Staff Analysis and Recommendation: The update to the Master Plan and PUD is limited to undeveloped Sections 3 and 4 and the community park which is located in a platted reserve in Section 1. The update makes the following specific changes in land use:

- 36.8 acres originally planned for residential development as Sections 5 & 6 shown as the DISD Junior High School. Construction was completed and this school opened to serve students in the fall of 2024.
- Exhibit I shows a side-by-side comparison of the change to the lot mix and reduction from 563 platted lots to 328 platted lots. The update eliminates the 40ft and 45ft lot widths which were programmed for the sections sold to the DISD.
- The revised land plan proposes a change to the lot layout for Section 3 which is removing a lift station site and changing the orientation of some 60ft lots to face upon the community park and retention pond. The revised lot layout is also increasing the total number of lots in this

section from 78 to 99, but 13 of the lots are simply shifted from the previous layout for Section 2.

- The update does not change the overall lot density for the entire subdivision which remains 3.5 lots/acre.

Updated schedule for park construction – Developer commits to completing construction of the community park prior to recording the final plat for Cobblestone Section 4. The Final Plat is being presented to the Planning Board for approval at the same meeting as the Amended PUD. The Developer indicates an intent to begin construction of the infrastructure for Section 4 promptly and to complete construction by July 2026. A concept plan has been approved for the community park which is in final design. The amended PUD also provides a mechanism for the city to require the posting of a completion bond to assure timely completion of the community park.

Recommendation: The updated Master Plan and amended PUD accurately reflect and incorporate the changes made from the original Master Plan as approved. Developer's proposed plan and schedule for construction of the community park promptly and before the recording of any more final plats resolves the lack of timely performance to the previously approved development schedule. Developer has addressed all comments. **Staff recommend approval of the updated Master Plan and amended PUD upon condition that no additional plats should be recorded until construction of the community park is complete or a bond posted for its completion if acceptable to the City.**