Colony Retreat

Planned Unit Development

District

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Prepared for:

Colony Retreat LLC

Prepared by:

LJA PLANNING & LANDSCAPE ARCHITECTURE

September 2026

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I. INTRODUCTION

The Colony Retreat Planned Unit Development (PUD) has been prepared on behalf of Colony Retreat LLC pursuant to Appendix A, Article VII, Section 74 (Planned Unit Developments) of the Iowa Colony Code of Ordinances. The purpose of the PUD is to encourage flexibility in the use and development of land in order to promote the most innovative and efficient uses; to provide a high level of amenities; to preserve the quality of the natural environment; and to provide flexibility in the development of land subject to the development standards coordinated with the necessary public services and facilities.

The Colony Retreat PUD is located in the eastern portion of the Iowa Colony ETJ and is bounded on the north by Cedar Rapids Parkway, to the west by Iowa Colony Boulevard, to the south by the North Canal, and to the east by the Colony West Subdivision. Exhibit A, Area Location Map, illustrates the location of the PUD.

This PUD is approximately 104 acres and will be developed as a master planned community for primarily residential use, including neighborhood parks that will be dedicated to the HOA or MUD as part of any approved Development Agreement.

II. SITE INVENTORY ANALYSIS

1. Physical Opportunities and Constraints

The PUD is located in the eastern portion of Iowa Colony ETJ. A portion of the tract falls within Iowa Colony City Limits and the majority of the tract falls within the City's ETJ. The PUD property is primarily vacant land with a cluster of trees at the northeast portion of the property. Existing physical constraints affecting the development include the following:

- A 50' wide Tenn Gas Co. pipeline easement runs through the northern side of the tract in an east-west direction.
- A 30' wide Houston Pipeline Company pipeline easement runs through the northern side of the tract in an east-west direction parallel to the Tenn Gas Co. pipeline easement.

The existing site constraints are shown in Exhibit B, Aerial Map.

2. Surrounding Land Use

The land surrounding the PUD consists of vacant land, rural warehousing, and the single-family residential developments, Colony West, and Meridiana. A drainage channel owned by the Gulf Coast Water Authority is adjacent to the property along the southern boundary. The surrounding land uses can be seen on Exhibit A, Area Location Map.

III. PROJECT DESCRIPTION

1. Compliance with Comprehensive Plan

In Iowa Colony's Comprehensive plan, which was adopted in 2020, the Future Land Use Plan classifies the Colony Retreat PUD area as Medium Density Single Family Residential. The development complies with the Iowa Colony Comprehensive Plan by adhering to the vision elements and guiding principles outlined in the plan. The development consists of single-family residential lots with a minimum lot width of forty feet, a maximum lot width of sixty feet, and an average lot width of fifty feet. The development will provide a well-defined vehicular circulation system that provides connectivity to Cedar Rapids Parkway and Iowa Colony Boulevard.

2. Justification

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The intent of the PUD Overlay District is to encourage high quality development in the City by providing additional flexibility to take advantage of various site characteristics, constraints, location, or land uses. This document establishes flexible development standards that use the minimum requirements as a basis for properties specifically located within the boundaries of the Colony Retreat PUD.

The PUD will meet or exceed the minimum requirements of the UDC through specific, architectural design and engineering standards such as:

- Providing a PUD document that can respond to today's market conditions and maintain the flexibility necessary to address changes in the future;
- Incorporating new alignments of pedestrian trails within the development. In addition to what is required, additional trails and pedestrian pathways will be provided throughout the development;
- Incorporation/revision of the roadway alignments based on the most updated version of the Thoroughfare Plan.

3. Single-Family Residential

The traditional single-family residential component that will be found throughout the PUD will be a collection of individual single-family residential sections that take their access from Cedar Rapids Parkway, Iowa Colony Boulevard, and an internal local street system that provides connections to the surrounding areas to the east and the south. The traditional single-family residential neighborhood will be developed with a mixture of lot sizes, including a range with a minimum of forty feet up to sixty feet, and the mixture of the lot width shall be permitted to respond to market conditions as long as any changes to the lot mix fall within the limitations of this PUD.

4. Projected Population

Based on the number of residential lots proposed for the development located in Section IV.4, Single-Family Residential Lot Distribution Table, the projected population for the overall development will be approximately 882 people. This approximation is calculated by multiplying the 304 lots shown in the table by 2.9 individuals per household.

5. Parks and Open Space

Exhibit D, Conceptual Amenities and Open Space Plan, shows a recreation center, parks, lakes, and various open space areas all connected via a pedestrian trail system. The proposed recreation center and neighborhood park will serve the master planned residential community and will contain a small pool, an active play area for children, an open pavilion, seating areas, and ball fields. The detention lake within the PUD will not only enhance the aesthetic quality of the development but feature trail connectivity and a community mail kiosk.

The pedestrian pathway system, which is illustrated in Exhibit D, will include five-foot (5') wide trails and a pedestrian connection to the future city park directly to the south of the project. The trails system will provide easy and safe pedestrian access to the various parks, lakes, and recreation center. Compliance with Iowa Colony's Comprehensive Plan for Parks and Open Space will be maintained throughout the development, completing the overall pedestrian network.

The lake within the PUD will be maintained at a constant water level while serving as a detention facility for the PUD. The lake will be utilized as trail corridors allowing close proximity to parks and the recreation center.

All land, which is dedicated to the Homeowners Association (HOA) or Municipal Utility District (MUD) for the purpose of fulfilling the parks requirement, will be developed with some form of either passive or active facilities.

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IV. ZONING

1. Proposed Zoning

The property shall be developed and used in accordance with the development regulations as established by the Iowa Colony Unified Development Code, except as supplemented or modified by this PUD document.

The Colony Retreat PUD is partially within the Iowa Colony City Limits and is zoned Single Family Residential. The majority of the PUD is located in the City of Iowa Colony ETJ, but will be zoned as PUD Planned Unit Development upon annexation into the city limits. To implement the Conceptual Land Use Plan, Exhibit C, the base zoning district will remain single-family residential. The various land uses will follow the development requirements for the SFR zoning district as described in Appendix A, Zoning Ordinance in the UDC, unless otherwise noted. Notwithstanding the foregoing, no amendment to the UDC shall impact the PUD's vested rights as described in Chapter 245 of the Texas Local Government Code. When there is a conflict between the requirements in the UDC and this PUD Document, this PUD Document will govern. Interpretation as to what constitutes a conflict shall be made by the City designee.

Each land use category may be increased or decreased in acreage by up to ten percent (10%) of the total gross acreage of that land use category. The percentage of land use area change is required to ensure the success of the development by maintaining the flexibility to modify land use sizes in response to changes in economic and market conditions and future modifications of roadway and drainage alignments. This will allow the development to remain competitive in the real estate market over the life of the development and the ability to adjust as necessary to accommodate specific end users in a timely manner.

The development's single-family residential density shall not exceed 3 lots per acre, except as allowed per Section IV.4 of this document and as authorized by the City designee. The single-family residential density is calculated by dividing the total number of single-family residential lots by the gross acreage of this PUD.

Additionally, the development proposes 40-, 50-, and 60-foot single-family residential lots, as shown in the Single-Family Residential Lot Distribution Table in Section IV. 4. Although there are a variety of lot sizes, the development will maintain an average lot width of 50 feet. The average lot width is calculated as the weighted average of all lot widths in the development, as the example shown below using the project lot counts:

$$\frac{(40\ x\ 60) + (50 + 181) + (60\ x\ 63)}{304} = \pm 50.1\ feet$$

The land uses may be relocated within the boundaries of the PUD, provided there are no significant changes in geographic location as indicated in Article VII, Section 74, Planned Unit Developments in the UDC. The Composition of Land Use Table below provides a detailed tabulation of each land use within the development. All acreages shown below are subject to change as development occurs within the boundaries of the PUD and as allowed by this PUD.

2. Conversion of Specific Land Uses

a. In the event the developer elects to exercise using the pipeline corridor as a trail system to count as a parks dedication credit, the excess parks acreage shown on the conceptual land use plan may be converted to single-family residential uses.

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3. Composition of Land Use Table

Land Use	Zoning District	Approximate Acreage	% Gross Acreage
Constraints Land Uses			
Roadways	SFR	±5.8	
Pipelines & Easements	SFR	±4.3	
Lakes/Detention	SFR	±15.4	
Lift Station	SFR	±0.1	
Subtotal		**±25.6**	**24.6%**
Community Land Uses			
Recreation Center & Parks	SFR	±6.5	
Landscape/Open Space	SFR	±4.0	
Subtotal		**±10.5**	**10.1%**
Residential Land Uses			
Single-Family Residential	See below	±67.9	
Subtotal		**±67.9**	**65.3%**
Totals		**±104.0**	**100.0%**

4. Single-Family Residential Lot Distribution Table

Lot Size	Zoning District	Number of Lots*	Allowable Percentage
40' x 110' wide lots	SFR	60	19.7%
50' x 110' wide lots	SFR	181	59.6%
60' x 110' wide lots	SFR	63	20.7%
Gross Residential Total		**304**	**100.0%**

**The number of lots per lot product is subject to change as subdivision layouts are finalized.*

Refer to Section V.2, of this document for applicable standards for the single-family residential lot product. The total number of lots may increase by up to 15%. The lot size listed above in the Single-Family Residential Lot Distribution Table reflect minimum lot width as described in Section V.2.

While the Conceptual Development Plan (Exhibit C) indicates the lot layout for this area, these lot counts are subject to change. The lot counts for this PUD shall be subject to the allowable percentages in the Single-Family Residential Lot Distribution Table. The actual number of lots and the units per acre may vary as allowed by this PUD.

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V. DEVELOPMENT REGULATIONS

This PUD shall remain the governing document of the development. Consistent with provisions specified in Appendix A, Zoning Ordinance in the UDC, the future development of the subdivision will be governed by the development regulations for their assigned zoning district layout, design, and general conditions as approved in this document and exhibits. The PUD shall have vested rights as described in Chapter 245 of the Texas Local Government Code ("Chapter 245"), subject to the exemptions set forth therein. The term "Property" shall apply to all land contained within the PUD boundary. When there is a conflict between the requirements in the UDC (as may be amended) and this PUD Document, this PUD Document will govern. Interpretation as to what constitutes a conflict shall be made by the City designee. Additional roadways, roadway alignments, or land uses shall not be required of this development as a result of future changes to the City's comprehensive plan or UDC. Development fees (including without limitation capital recovery fees, parkland dedication fees, building permit fees, and tree mitigation fees) are not established in the UDC and therefore will be assessed at the rate in existence at the time that the relevant approval is sought for any development activity. All tracts located within the bounds of this PUD shall be platted, and detention ponds shall be platted and recorded with the corresponding section it serves.

1. Street and Circulation System

Exhibit E is a supplemental exhibit illustrating the proposed street and circulation system. The PUD Exhibits are conceptual and may be modified as the development progresses, provided the development complies with the regulations established by this PUD. Below are several additional regulations that apply to the street and circulation system within the PUD:

a. The Planned Unit Development has established certain street criteria that will apply to streets within this PUD in addition to the city's standards.
b. All subdivision sections containing more than thirty-five (35) residential lots shall have a minimum of two points of access. A divided or boulevard entry, or a roundabout, shall be considered two points of access. A divided or boulevard entry shall consist of two (2) 25-foot-wide travel lanes separated by a median and shall extend to the first intersecting street.
c. Neighborhood collector streets shall have a minimum right-of-way of 60 feet.
d. Residential (local) streets providing access to lots may have a right-of-way width of fifty (50) feet.
e. All street rights-of-way widths shall be not less than fifty (50) feet with a 10' utility easement on each side.
f. Paving width shall be 28' B-B for all residential streets.
g. Iowa Colony Boulevard and Cedar Rapids Parkway are proposed to be 120' feet. The Development Agreement shall regulate the development details of the ROW.
h. Each single-family lot shall have frontage on a local street, private street, or common area. When lots front a common area, vehicular access must be provided by a local street, private street, or alley.

2. Traditional Single-Family

All development standards for the proposed traditional single-family residential lots are subject to the development regulations below:

a. Minimum lot area: 4,800 square feet
b. Minimum lot width – 40' (measured at the front setback)
c. Minimum lot depth – 110'
d. Minimum front setback – 20'
e. Minimum side setback – 5'
f. Minimum street side setback (corner lot) – 10'
g. Minimum rear setback – 10'
h. Minimum porch setback – 15'
i. Minimum setback where garages face directly onto a street – 20'

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j. Minimum setback for side-entry garages – 10’
k. Minimum pipeline setback – 50’
l. Maximum impervious building coverage – 60%
m. Maximum height of structures – 2 stories or 35’. May exceed 35’ if approved by the Fire Chief.

3. Tree Protection

The developer shall follow the City’s tree preservation guidelines, as stated in Article 1 of Iowa Colony’s UDC. The property consists primarily of agricultural fields with a few partially wooded areas. These wooded sections consist mainly of new-growth trees and brush and do not appear to contain mature shade trees or culturally significant vegetation that would warrant protection under the City’s tree preservation guidelines. However, a tree survey and mitigation plan shall be provided with the final plat to confirm.

4. Parks and Trails

a. Compliance with Parkland Dedication and Compensating Open Space Requirements

Identification of the required amount of neighborhood parkland is to be indicated in this document. Compensating open space must be reasonably dry and flat with no more than fifty (50) percent of the total required compensating open space to be located within the one hundred (100) year floodplain and/or within a non-permanent wet location of a drainage detention area. The various parks will be developed as the adjacent residential sections are developed. The parks shown throughout the project will be developed in accordance with PUD ordinance requirements and may include various forms of passive and active amenities, such as a small pool, pavilion, seating areas, ball fields, kids’ play area, and trailhead connections. The open space and park locations shall be owned and maintained by the HOA. The regional park fee applicable to residential development within the project shall be subject to change, unless park fees for all lots are paid at the time of adoption of the PUD. Should regional park fees be paid in full, they shall be set at the current rate in effect at the time of adoption of this PUD, $1,147 per dwelling unit. This fee shall not be subject to future increases and shall remain in effect for the duration of the project unless a lower park fee is later adopted by the City and the developer elects to utilize such lower fee. These vested rates shall apply to all phases of the development.

Park dedication requirements in the City of Iowa Colony UDC for planned unit developments state that private neighborhood parkland dedicated in lieu of public parkland shall be 1 acre of parkland for every 54 proposed dwelling units. Based upon the estimated number of dwelling units, the development will be required to provide ±5.6 acres of parkland. The development is proposing 9.5 acres of private neighborhood parkland as shown in the Parkland Table below.

Additionally, with the proposed mixture in lot sizes, 400 square feet of compensating open space shall be required per 40’ lot and 150 square feet of compensating open space shall be required per 50’ lot. Based on the estimated number of dwelling units, the development shall provide approximately ±1.1 acre of compensating open space, and the compensating open space shall be shown at the preliminary platting stage. Compensating open space may be provided within existing pipeline easements, as long as it is clearly shown as a reserve on the plat.

The table below provides a tabulation of how the development will meet this requirement. If the dwelling units in the PUD are increased to where the neighborhood parkland provided is less than the minimum amount required per the City of Iowa Colony Zoning Ordinance, additional parkland will be provided to meet the requirement. A minimum of 4 percent of the total area shall be set aside for open spaces areas, which shall include pipeline and utility easements, drainage ways, and wet and

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dry detention areas. The HOA or MUD will be responsible for maintaining all recreation centers, parks, landscaped areas, and open spaces within the PUD.

Colony Retreat Required Parkland	
Total Proposed Number of Lots	304
Private Neighborhood Parkland Requirement	1 acre per 54 dwelling units
Total Required Parkland Acres	5.6 acres
Provided Private Neighborhood Parkland	**9.5 acres**

Colony Retreat Private Neighborhood Parkland Overview		
Type of Private Neighborhood Park	**Owner**	**Provided Parkland Acreage**
Parks	HOA or MUD	2.8
Recreation Center	HOA or MUD	3.7
Detention Parks Credit	HOA or MUD	3.0
Total		**9.5**

b. Use of Detention Areas for Parks Credit

The development is eligible to receive up to a 50% credit for construction of improvements to new wet detention facilities. Improvements may include at least one fountain, benches, and/or walking trails, and other water-based recreational activities. Credit for detention ponds is limited to the top of bank if it includes trails.

c. Trails

The Conceptual Amenities and Open Space Plan (Exhibit D) features five-foot (5') wide trails providing pedestrian connectivity. If approved by the pipeline company, trails will be provided along the pipeline easements to enhance the linear parks. The trails along the pipeline easement shall contribute towards the required parkland dedication requirements. The construction of the trails shall take place prior to acceptance of the section that is being developed. Unless otherwise mentioned in this section, compliance with the Iowa Colony's sidewalk requirements will be maintained throughout the project, completing the overall pedestrian network. Five-foot (5') wide sidewalks adjacent to reserves or open space areas shall be constructed prior to the release of the construction maintenance bond for the appropriate section. Minimum five-foot (5') sidewalks shall be provided along all streets with no upgrades required for existing sidewalks unless noted above.

VI. UTILITIES

The utilities provided within the Colony Retreat PUD shall be appropriately designed, sized, and constructed in conformance with either Iowa Colony's engineering design criteria in effect at the time of approval of this PUD or an approved Utility Agreement.

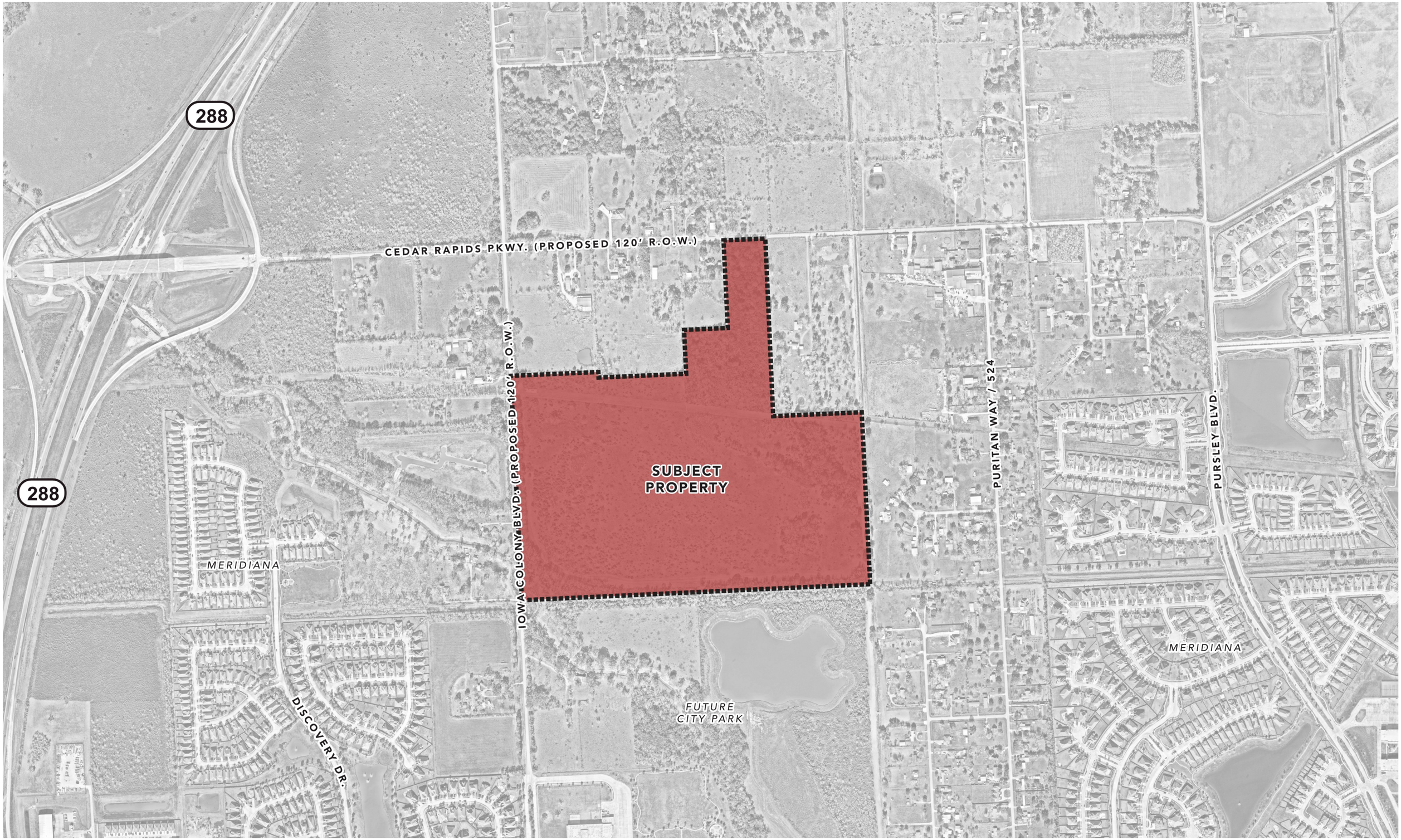
VII. VARIANCES

There are variances to the Iowa Colony development regulations anticipated by the Colony Retreat PUD. Any variances to Iowa Colony's Subdivision Ordinance not known at this time due to the lack of specific designs or physical characteristics will be presented on a case-by-case basis for the consideration of the Planning and Zoning Commission. Any variances to Chapter 2, Zoning Regulations and Chapter 3, Site Development Design and Improvements, not known at this time due to the lack of specific designs or physical

characteristics will be presented on a case-by-case basis for the consideration of the Zoning Board of Adjustments.

1. The street and circulation system shall be developed in accordance with Section V.1 – Street and Circulation System.
2. All single-family residential traditional lots shall be regulated by the standards set forth in Section V.2 – Traditional Single-Family.
3. Parks and trails shall be regulated by the standards as stated in Section V.5 – Parks & Trails.

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± 104.0 Ac. COLONY RETREAT - AREA LOCATION MAP

EXHIBIT A

LOCATION: Iowa Colony, Texas CLIENT: Colony Retreat LLC DATE: December 04, 2025

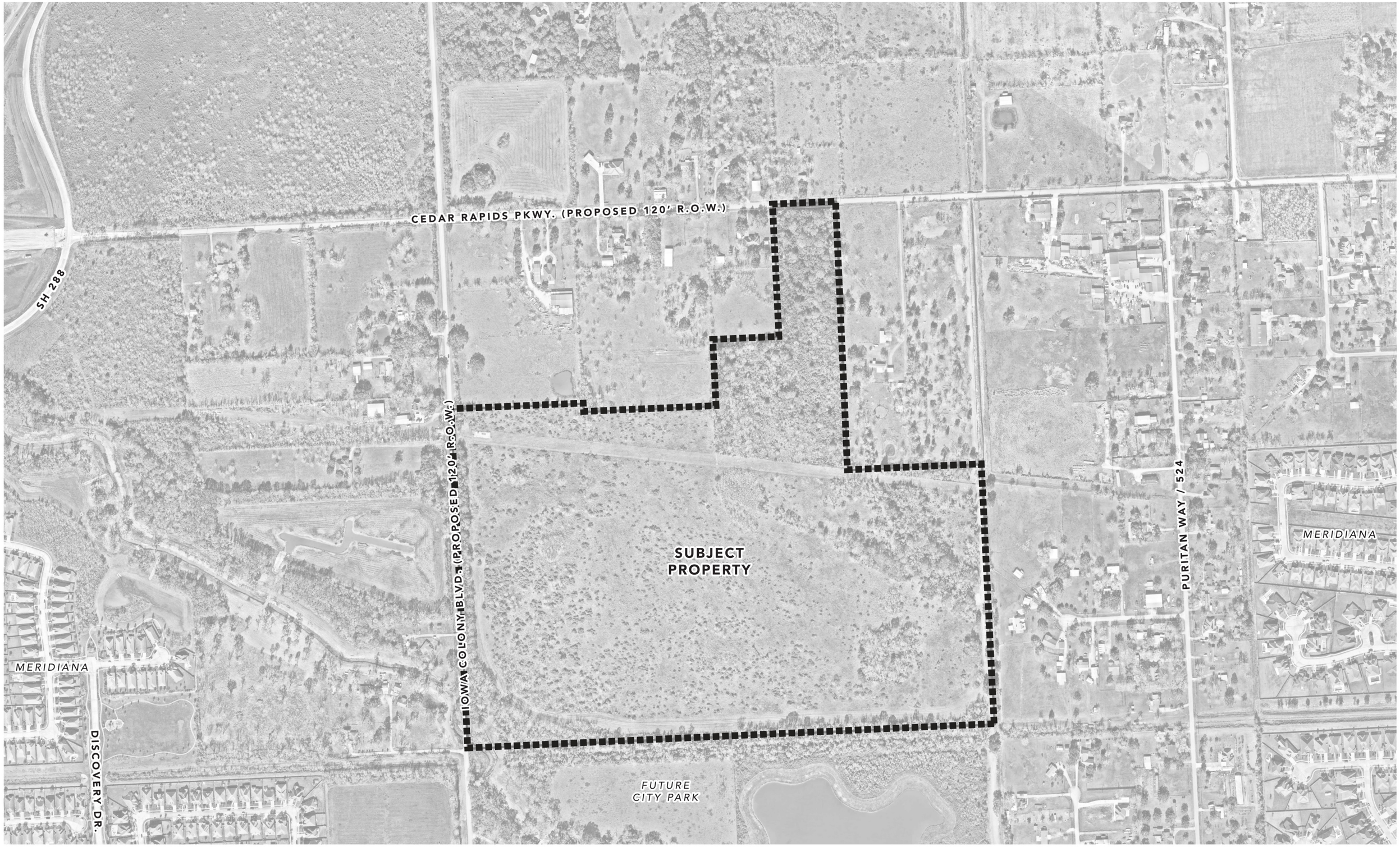
P:\01 Planning\00-New Projects\± 105 Ac. Iowa Colony tract\03-Concept Plan

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± 104.0 Ac. COLONY RETREAT - PROJECT AERIAL MAP

EXHIBIT B

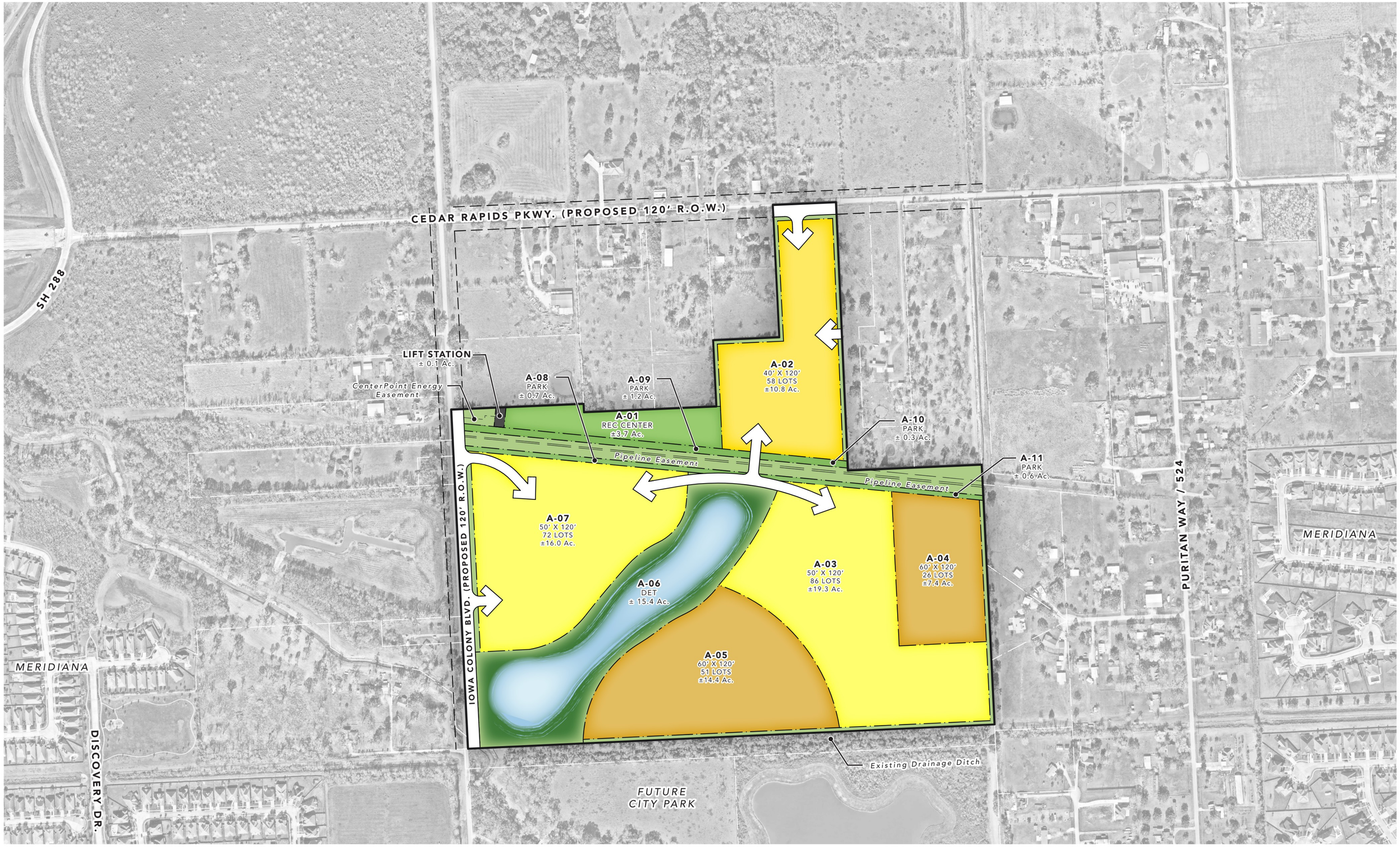
LOCATION: Iowa Colony, Texas CLIENT: Colony Retreat LLC DATE: December 04, 2025

P:\01 Planning\00-New Projects\a105 Ac. Iowa Colony tract\03-Concept Plan

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± 104.0 Ac. COLONY RETREAT - CONCEPTUAL DEVELOPMENT PLAN

EXHIBIT C

LOCATION: Iowa Colony, Texas CLIENT: Colony Retreat LLC DATE: December 04, 2025

P:\01 Planning\00-New Projects\± 105 Ac. Iowa Colony tract\03-Concept Plan

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± 104.0 Ac. COLONY RETREAT - CONCEPTUAL AMENITIES AND OPEN SPACE PLAN

EXHIBIT D

0 100 200 400

LOCATION: Iowa Colony, Texas CLIENT: Colony Retreat LLC DATE: December 04, 2025

P:\01 Planning\00-New Projects\± 105 Ac. Iowa Colony tract\03-Concept Plan

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± 104.0 Ac. COLONY RETREAT - STREET AND CIRCULATION SYSTEM

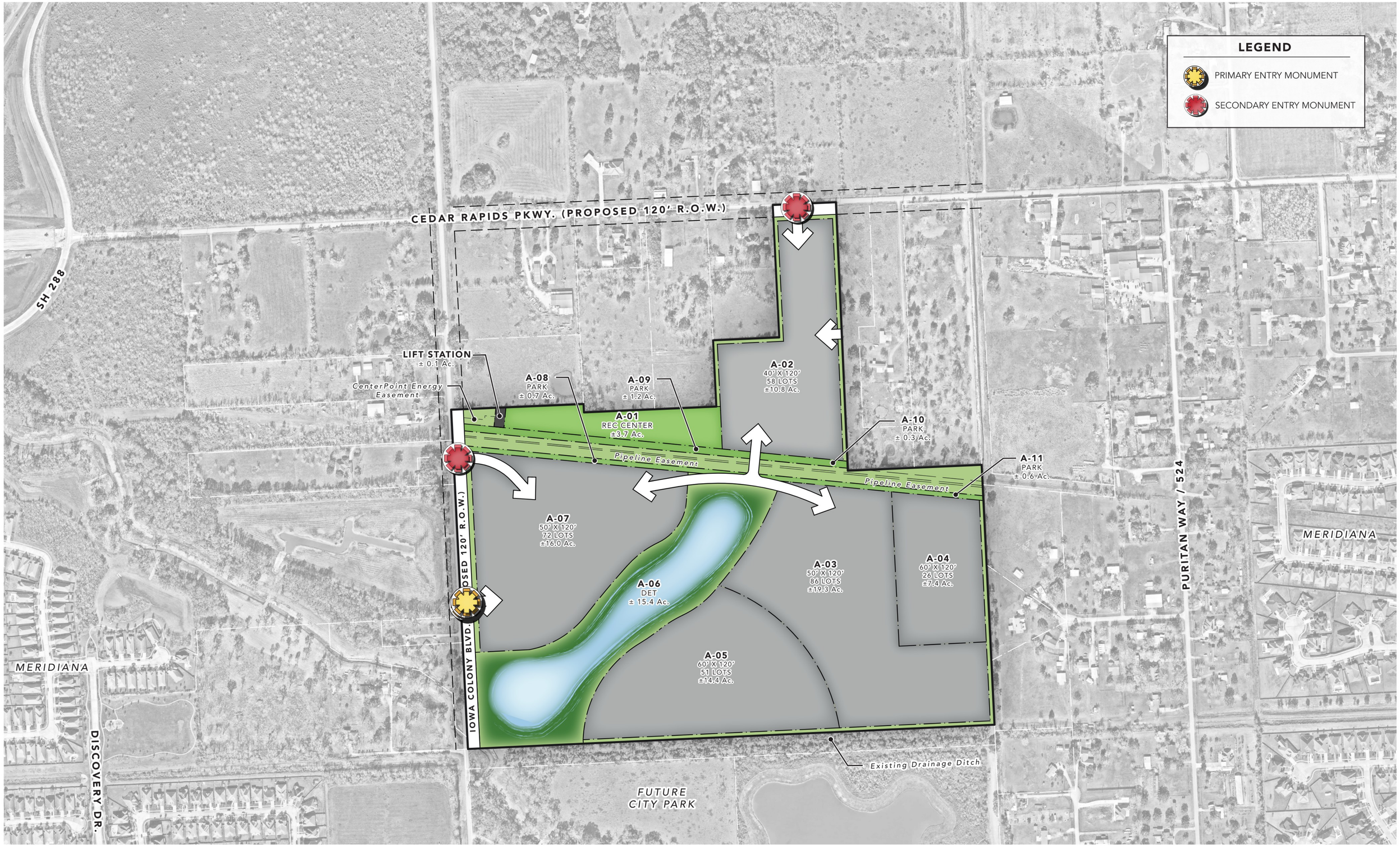
EXHIBIT E

LOCATION: Iowa Colony, Texas CLIENT: Colony Retreat LLC DATE: December 04, 2025

P:\01 Planning\00-New Projects\± 105 Ac. Iowa Colony tract\03-Concept Plan

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± 104.0 Ac. COLONY RETREAT - CONCEPTUAL SIGNAGE LOCATION

EXHIBIT F

LOCATION: Iowa Colony, Texas CLIENT: Colony Retreat LLC DATE: December 04, 2025

P:\01 Planning\00-New Projects\± 105 Ac. Iowa Colony tract\03-Concept Plan

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