

MEMORANDUM

Date: September 8, 2025
To: Planning and Zoning Members
City Council Members
From: Dinh V. Ho, P.E.
RE: 189 Ac Coogan Tract Plan of Development
Staff's Summary and Recommendations
CC: Mayor Wil Kennedy, Natasha Brooks Anderson, Kayleen Rosser

LJA Planning & Landscape Architecture, on behalf of Allied Development, submitted the Coogan Tract Plan Of Development (POD). The tract is comprised of +/-189 acres of land, located south of the intersection Meridiana Parkway at Ames Blvd. The property is currently located within the Iowa Colony ETJ, is planned to be developed for master planned community consisting of single family residential. Below is a summary of the proposed Coogan Tract POD and Staff's recommendations.

Summary:

1. Total acreage: +/-189 acres. The tract is bounded by Future Baird Road to the west, Meridiana Parkway to the north and old County Road 48 to the east.
2. The proposal includes annexation into the City of Iowa Colony city limits.
3. The plan includes creation of a Public Improvement District.
4. Land plan summary:
 - a. Single Family Residential:
 - i. Typical lot size (50' X 120') min 6,000 SF
 - ii. Proposed 519 lots with a 10% variance (not to exceed 570 lots).
 - b. Parks and Open Space: +/- 29.3 acres
5. Major Roadway Improvements:
 - a. Ames Blvd. (Major Arterial)
 - b. Meridiana Parkway (Major Arterial)
 - c. Baird Blvd. (Major Arterial)
6. Parks & Open Space Plan:
 - a. Parks: +/- 15.2 acres
 - b. Rec Center: +/-5.5 acres
 - c. Open Space: +/-8.6 total
 - d. ¼ mile radius service area to cover all neighborhoods
 - e. Proposed Park amenities may include splashpad, playground, covered structure, trails, benches and/or bike racks.
 - f. Extensive network of sidewalks and pedestrian trail system.
7. Subdivision Monument Signage Plan
 - a. Primary Monument
 - The sign shall not exceed a size of twenty-five feet (25') tall with one, twenty-foot by twenty-foot (20'x20') tower footprint and an attached or isolated sign blade wall with a maximum size of ten feet (10') tall by eighty feet (80') in length.

- The sign area shall not be greater than 450 square feet.
- b. Secondary Entry Monument:
 - A maximum of three secondary entry monuments shall be permitted with this development. The sign shall not exceed a size of twelve feet (12') tall with a twelve-foot by twelve-foot (12'x12') tower footprint and an attached or isolated sign blade wall with a maximum size of eight feet (8') tall by thirty-five feet (35') in length. The sign area shall not be greater than 90 square feet.
- c. Residential Entry Monument:
 - Eight feet (8') tall with an eight-foot by eight-foot (8'x8') tower footprint and an attached or isolated sign blade wall with a maximum size of eight-feet (8') tall by twenty feet (20') in length.
 - The sign area shall not be a greater than 32 square feet.

Staff Recommendations:

Based on staff review, the proposed development is consistent the development of Single-Family Residential within nearby development.

Staff are recommending approval of the 189 acre Coogan Tract POD subject to the following conditions:

- 1) *Roadway Improvements: All exhibits*
 - a. *Remove all reference to Baird Boulevard as future. Staff recommend Baird Blvd. to be required to be constructed to be half width (2-lanes) south of the Meridiana.*
 - b. *Proposed ROW at the intersection of Baird/Meridiana Parkway shall be 120', but transition to 100' south.*
 - c. *Improvements along Meridiana Parkway and Ames Blvd. as to be constructed as part of the development.*
- 2) *Traffic Signalization: A Traffic Impact Analysis will be required to determine if traffic signal is warranted.*
 - a. *The Major Thoroughfare Plan has identified the intersections at Meridiana Parkway and Ames Blvd. as a signalized intersection.*
 - b. *If it is determined a signalized intersection is warranted per the Engineering Design Criteria Manual, the Developer shall fully fund the traffic signal at both intersections.*
 - c. *If a traffic signal is not warranted, the Developer shall escrow 100% of costs Design and Construction for each intersection.*
 - d. *Escrowed funds for traffic signal improvements shall be due prior to platting of Phase II or as traffic is warranted.*

**Coogan Tract
Planned Unit Development
District**

**Prepared for:
Allied Development**

Prepared by:



June 2025

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EXHIBITS

Exhibit A – Area Location Map

Exhibit B – Aerial Map

Exhibit C – Conceptual Development Plan

Exhibit D – Conceptual Amenities and Open Space Plan

Exhibit E – Street and Circulation System Exhibit

Exhibit F – Signage Location Exhibit

Exhibit G – Conceptual Signage Exhibit

I. INTRODUCTION

The Coogan Tract Planned Unit Development (PUD) has been prepared on behalf of Allied Development 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 Coogan PUD is located in the western portion of the Iowa Colony ETJ and is bounded on the north by Farm-to-Market 56 (Meridiana Parkway), to the east by County Road 48 (Airline Road S), to the south by the Sierra Vista West development, and to the west by the Mustang Bayou Watershed. Exhibit A, Area Location Map, illustrates the location of the PUD.

This PUD is approximately 189.7 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 east of the Fort Bend County and Brazoria County boundary lines in the far western portion of Iowa Colony ETJ. The PUD property is primarily agricultural land with a cluster of trees at the southeast property corner. Existing physical constraints affecting the development include the following:

- A 36" Crude Oil Enterprise pipeline lies along the northern property line in an east-west direction.
- A Crude Pipeline LLC pipeline lies along the northern property line in an east-west direction.
- A 20" Highly Volatile Liquid (HLV) Energy Transfer Company pipeline lies along the northern property line in an east-west direction.

The existing site constraints can be seen on Exhibit B, Aerial Map.

2. Surrounding Land Use

The land surrounding the PUD consist of single-family home developments including Sterling Lakes, Sterling Lakes West, and Sierra Vista West. A drainage channel owned by the Gulf Coast Water Authority is adjacent to the property along the western boundary. Beyond that, the land west of the subject property is currently undeveloped. 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 Coogan Tract PUD area as Medium Density Single Family Residential, which is described as areas with potential for redevelopment into single family lots with an average lot size of less than one acre. 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 fifty feet and lot sizes averaging below one acre. The medium density development encourages an interconnected and safe community with the more compact and efficient use of infrastructure. There is a well-defined network of vehicular circulation systems that provide connectivity to existing developments to the south and to Meridiana Parkway.

2. Justification

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 various development standards that exceed the minimum requirements for properties specifically located within the boundaries of the Coogan Tract 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 Baird Boulevard, Ames Boulevard, and an internal local street system that provides connections within the neighborhood and to the surrounding areas. The traditional single-family residential neighborhood will be developed with lots with a minimum of fifty feet in width to respond to market conditions.

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 1,505 people at 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 an active play area for children and a parking area. The various linear parks along Meridiana Parkway provide buffer zones and are transitions between areas and types of development. The detention lakes within the PUD will not only enhance the aesthetic quality of the development but feature trail connectivity and numerous opportunities for the enjoyment of the residents.

The various other smaller parks shown on Exhibit D will contain various passive facilities such as play areas for children, picnic tables and/or benches. The linear parks along Meridiana Parkway will harbor pipeline easements enabling the undevelopable land be utilized by the residents for leisure.

The pedestrian pathway system, which is illustrated in Exhibit D, will include five-foot (5') wide trails and multiple pedestrian connections to the existing surrounding developments as well. 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 various lakes within the PUD will be maintained at a constant water level while serving as a detention facility for the PUD. Lakes and detention facilities will be utilized as trail corridors allowing close proximity to parks and 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. The parks and private recreation center will be developed as the first adjacent residential sections are developed.

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 Coogan Tract is in the City of Iowa Colony ETJ, but will be zoned as PUD Planned Unit Development upon annexation into 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 total acreage of this PUD.

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.
- b. In the event that excess parkland is converted to single-family residential, this conversion of land use shall not be counted towards the ten (10%) of change described in Section IV.1.

3. Composition of Land Use Table

Land Use	Zoning District	Approximate Acreage	% Gross Acreage
Constraints Land Uses			
Major Arterials	SFR	±31.9	
Detention & Lakes	SFR	±44.0	
Lift Station	SFR	±0.2	
Subtotal		±76.0	40.0%
Community Land Uses			
Recreation Center & Parks	SFR	±20.7	
Landscape/Open Space	SFR	±8.6	
Subtotal		±29.3	15.5%
Residential Land Uses			
Single-Family Residential	See below	±84.4	
Subtotal		±84.4	44.5%
Totals		±189.7	100.0%

4. Single-Family Residential Lot Distribution Table

Lot Size	Zoning District	Number of Lots*	Allowable Percentage
50' wide lots	SFR	519	100%
Gross Residential Total		519	100%

**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 10%. 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.

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 when the first adjacent tract is platted.

1. Street and Circulation System

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 consisting of two (2) 25-foot-wide travel lanes separated by a median shall be acceptable in all circumstances and shall be considered two points of access for these purposes provided that the divided paving section extends 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 50 feet.
- e. All street rights-of-way widths shall be not less than 50 feet with a 10' utility easement on each side.
- f. Paving width shall be 28' B-B for all residential streets.
- g. Private streets may extend up to 200 feet without a turnaround. Dead end Type 2 private streets that exceed 200 feet in length shall provide an adequate turnaround.
- h. Baird Boulevard shall have a minimum right-of-way width requirement of 100 feet within the boundary of the Coogan Tract PUD. Baird Boulevard is shown on Iowa Colony's Major Thoroughfare Plan as a proposed major arterial. The alignment for Baird Boulevard terminates at Meridiana Parkway, as it is not shown in the Fort Bend County's Major Thoroughfare Plan. South of the subject property, right-of-way for Baird Boulevard was dedicated at 120' in width, therefore, the right-of-way will taper down to 100' within the boundary of the Coogan Tract. To conform to Iowa Colony's Major Thoroughfare Plan, the right-of-way for Baird Boulevard will widen to 120' at the intersection of Baird Boulevard and Meridiana Parkway. Details regarding the construction of Baird Boulevard shall be part of any approved Development Agreement.
- i. 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.
- j. The developer shall bear the cost of all streets within the PUD. The entire cost of thoroughfares, collectors, and local streets shall be eligible for reimbursement by the MUD.

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: 6,000 square feet
- b. Minimum lot width – 50' (measured at the front setback)
- c. Minimum front setback – 20'
- d. Minimum side setback – 5'
- e. Minimum street side setback (corner lot) – 10'
- f. Minimum rear setback – 10'
- g. Minimum porch setback – 15'
- h. Minimum setback where garages face directly onto a street – 20'
- i. Minimum setback for side-entry garages – 10'
- j. Minimum pipeline setback – 50'
- k. Maximum impervious building coverage – 60%
- l. 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.

4. Signage

All signage shall comply with the Iowa Colony UDC unless otherwise stated below. When there is a conflict between the requirements in the UDC and this PUD Document, this PUD document will govern. The potential signage locations are shown in the Conceptual Signage Location Exhibit (Exhibit F). The possible signage locations are not set locations and are subject to change.

- a. Primary Entry Monument: A maximum of one primary entry monument shall be permitted with this development. The sign shall not exceed a size of twenty-five feet (25') tall with one, twenty-foot by twenty-foot (20'x20') tower footprint and an attached or isolated sign blade wall with a maximum size of ten feet (10') tall by eighty feet (80') in length. The sign area shall not be greater than 450 square feet.
- b. Secondary Entry Monument: A maximum of three secondary entry monuments shall be permitted with this development. The sign shall not exceed a size of twelve feet (12') tall with a twelve-foot by twelve-foot (12'x12') tower footprint and an attached or isolated sign blade wall with a maximum size of eight feet (8') tall by thirty-five feet (35') in length. The sign area shall not be greater than 90 square feet.
- c. Residential Entry Monument: Eight feet (8') tall with an eight-foot by eight-foot (8'x8') tower footprint and an attached or isolated sign blade wall with a maximum size of eight-feet (8') tall by twenty feet (20') in length. The sign area shall not be a greater than 32 square feet.

5. 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 splashpad, playground, a covered structure, trails, benches, and/or bike racks. The open space and park locations shall be owned and maintained by the HOA. Regional parks requirements shall be met.

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 ± 9.6 acres of parkland. Additionally, with the proposed 50' wide lot size, 150 square feet of compensating open space is required per lot. Based on the estimated number of dwelling units, the development shall provide approximately ± 1.8 acres of compensating open space at the time of the preliminary 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 dry detention areas. The HOA or MUD will be responsible for maintaining all recreation centers, parks, landscaped areas, and open spaces within the PUD.

Land Use	Owner	Acreage
Parks	HOA or MUD	15.2
Recreation Center	HOA or MUD	5.5
Total		20.7

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 on the north side of the tract 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 construction maintenance bond for 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 5' sidewalks shall be provided along all streets with no upgrades required for existing sidewalks unless noted above.

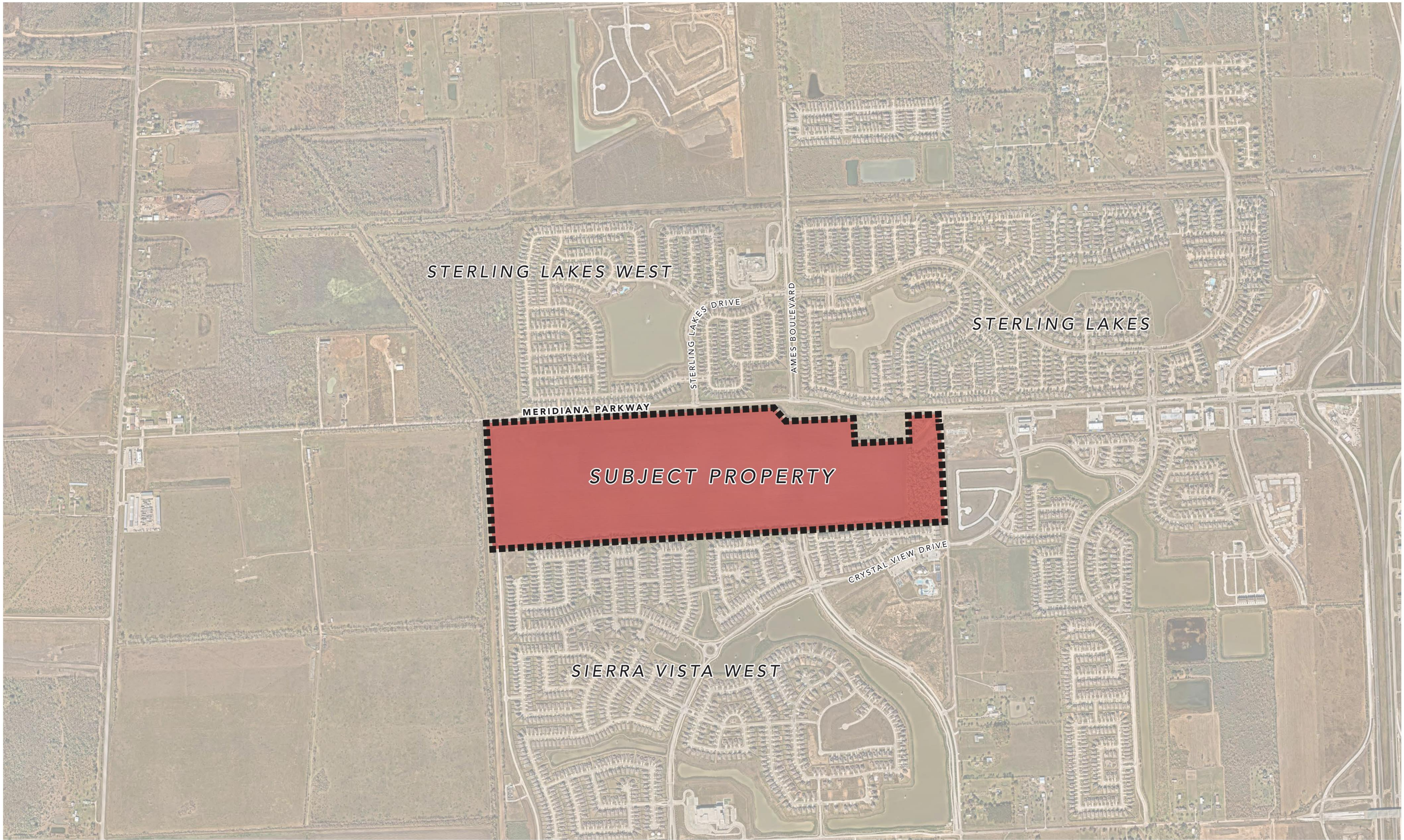
VI. UTILITIES

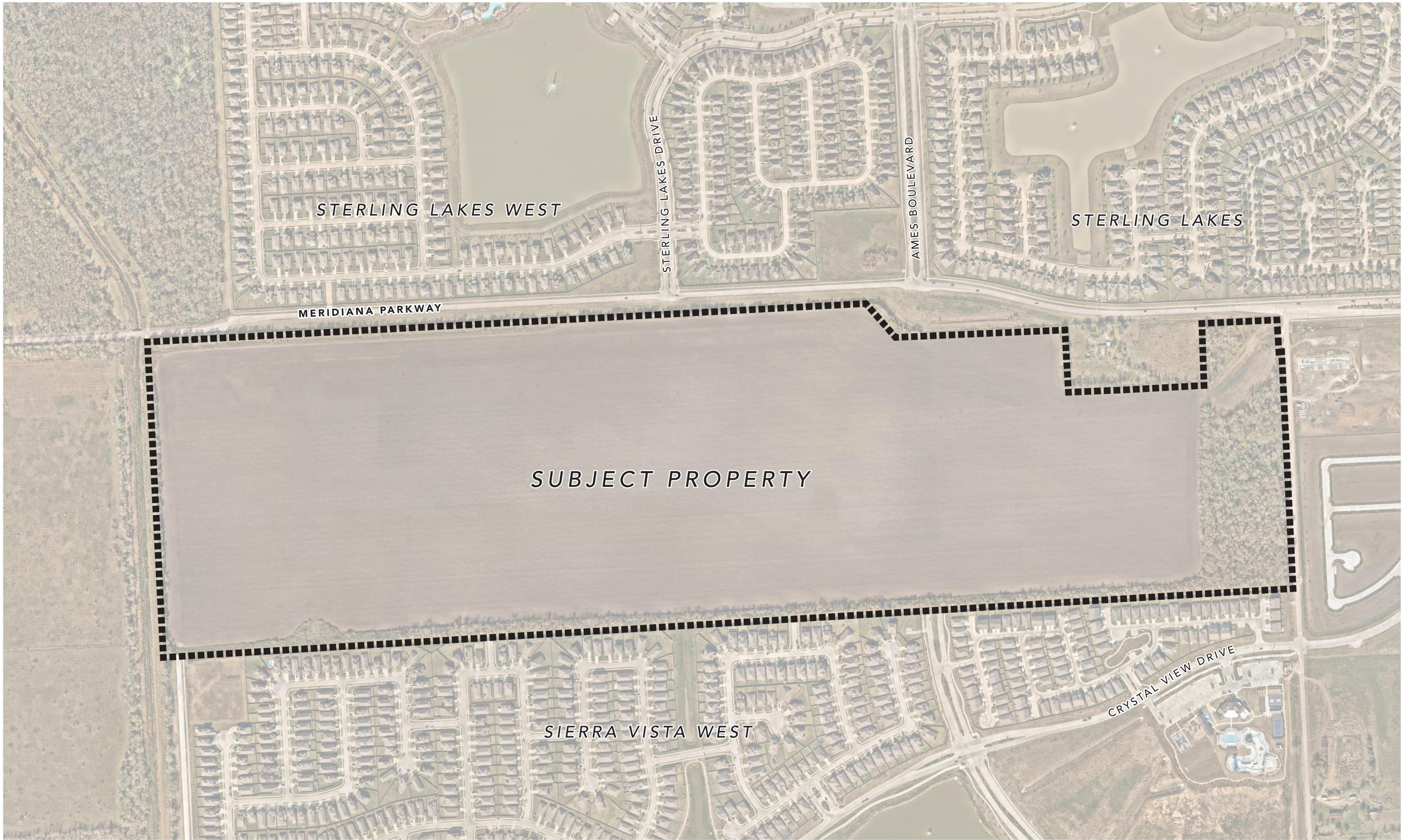
The utilities provided within the Coogan Tract PUD shall be appropriately designed, sized, and constructed in conformance with either Iowa Colony's engineering design criteria in effect at the time of approval of this PUD or an approved Utility Agreement.

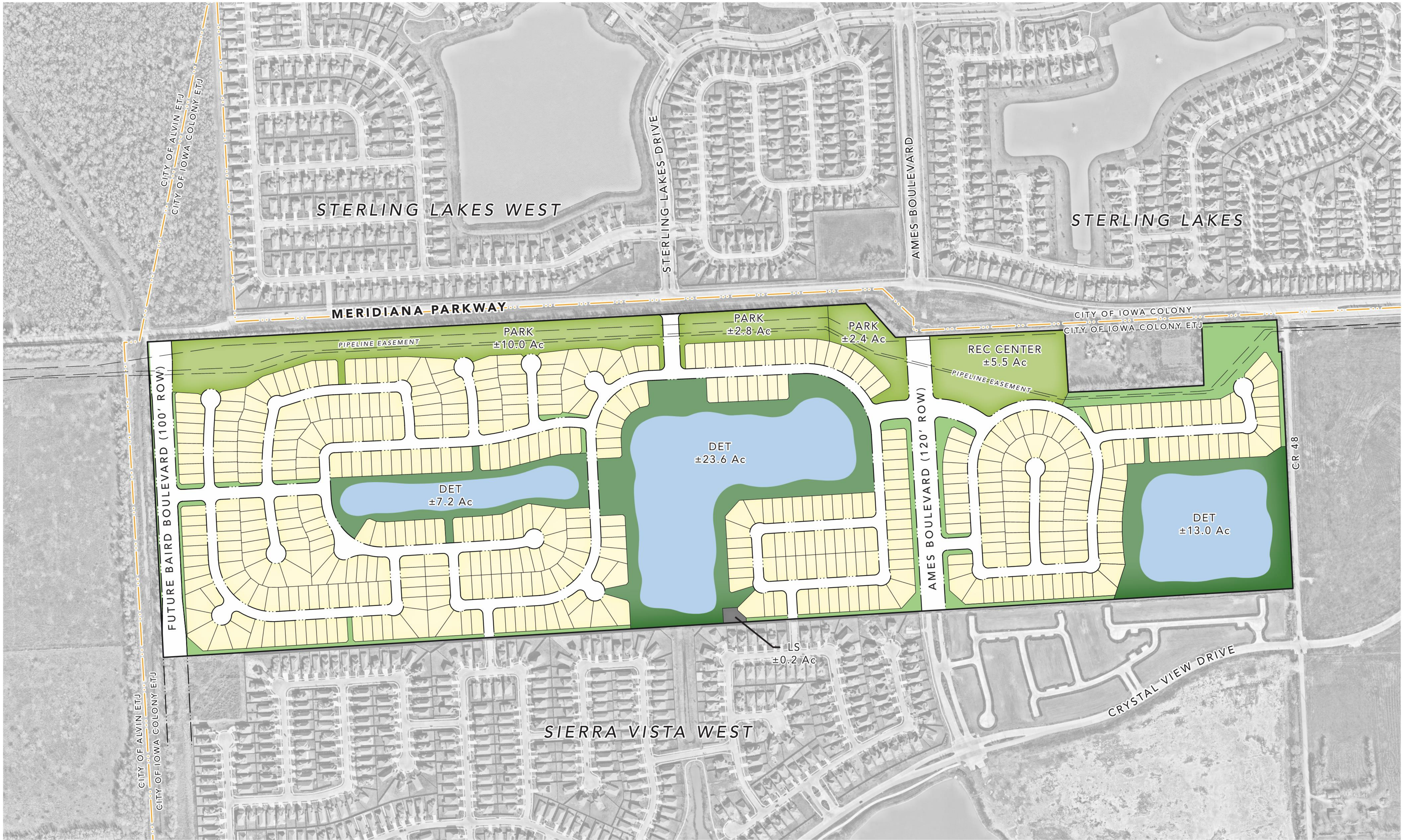
VII. VARIANCES

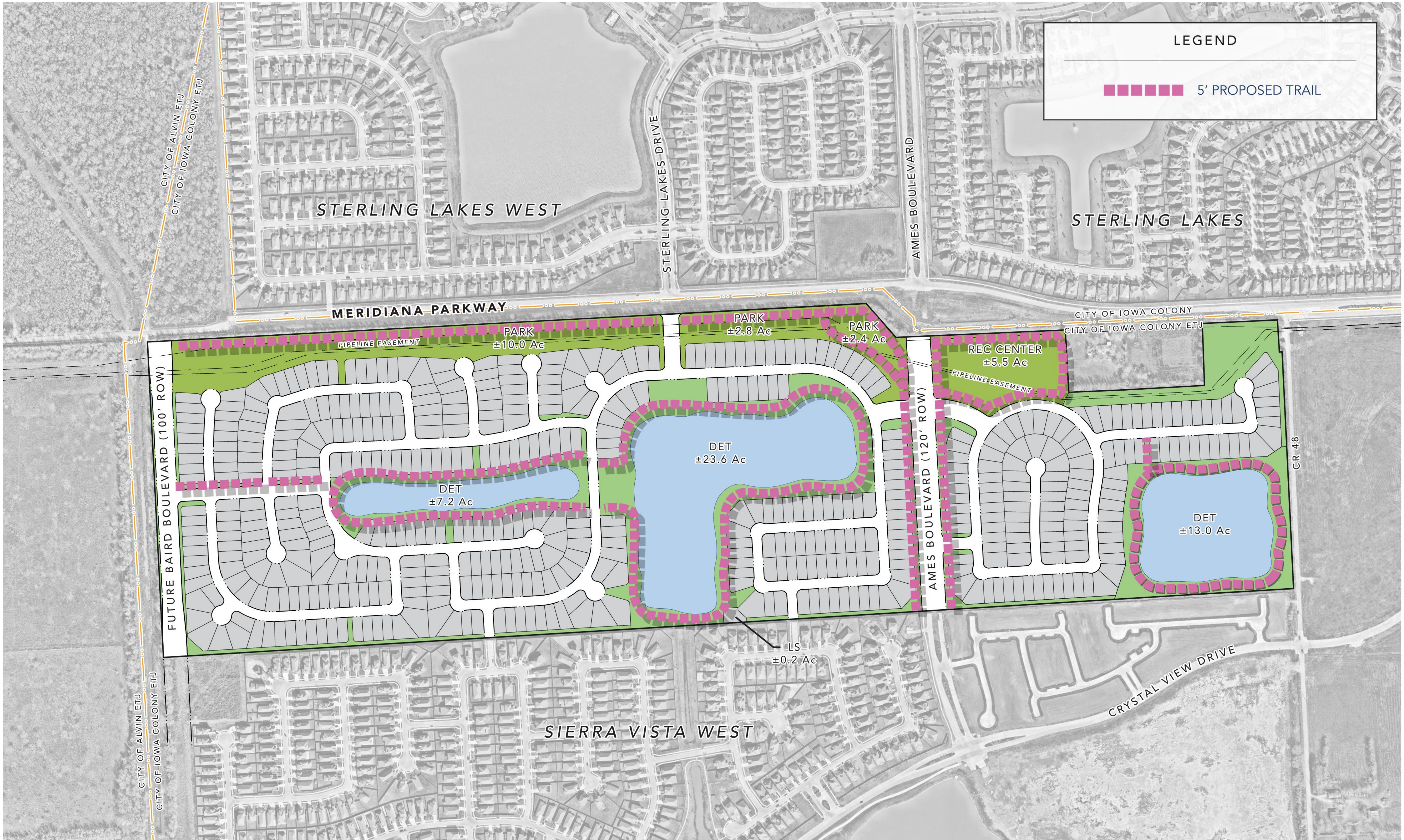
There are variances to the Iowa Colony development regulations anticipated by the Coogan Tract PUD. Any variances to Iowa Colony's Subdivision Ordinance not known at this time due to the lack of specific designs or physical characteristics will be presented on a case-by-case basis for the consideration of the Planning and Zoning Commission. Any variances to Chapter 2, Zoning Regulations, Chapter 3, Site Development Design and Improvements, and Article 5, Division 4, Signage, 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.

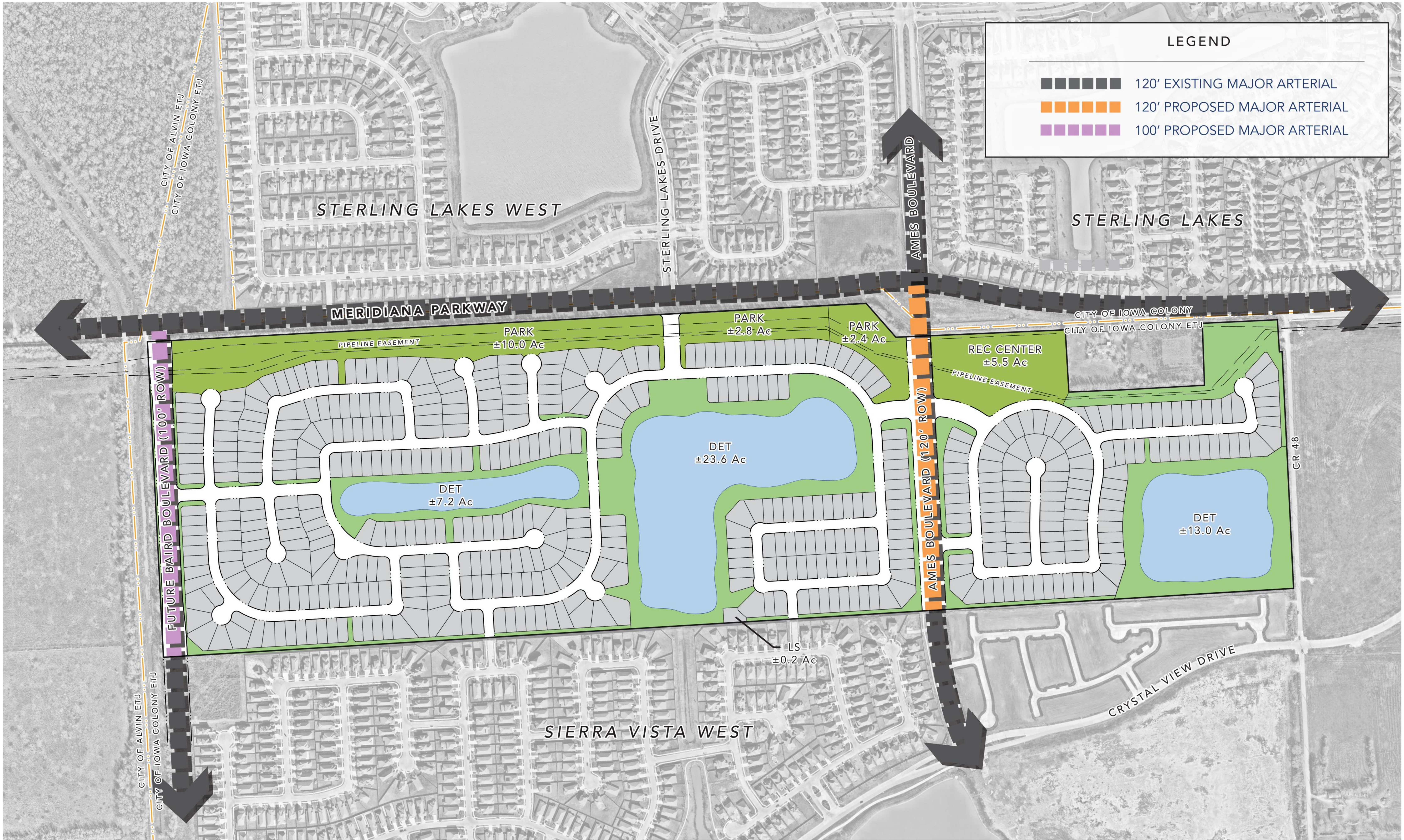
1. The street and circulation system shall be developed in accordance with Section V.1 – Street and Circulation System.
2. All single-family residential traditional lots shall be regulated by the standards set forth in Section V.2 – Traditional Single-Family.
3. All signage in the project shall be regulated by the standards as stated in Section V.4 – Signage.
4. Parks and trails shall be regulated by the standards as stated in Section V.5 – Parks & Trails.

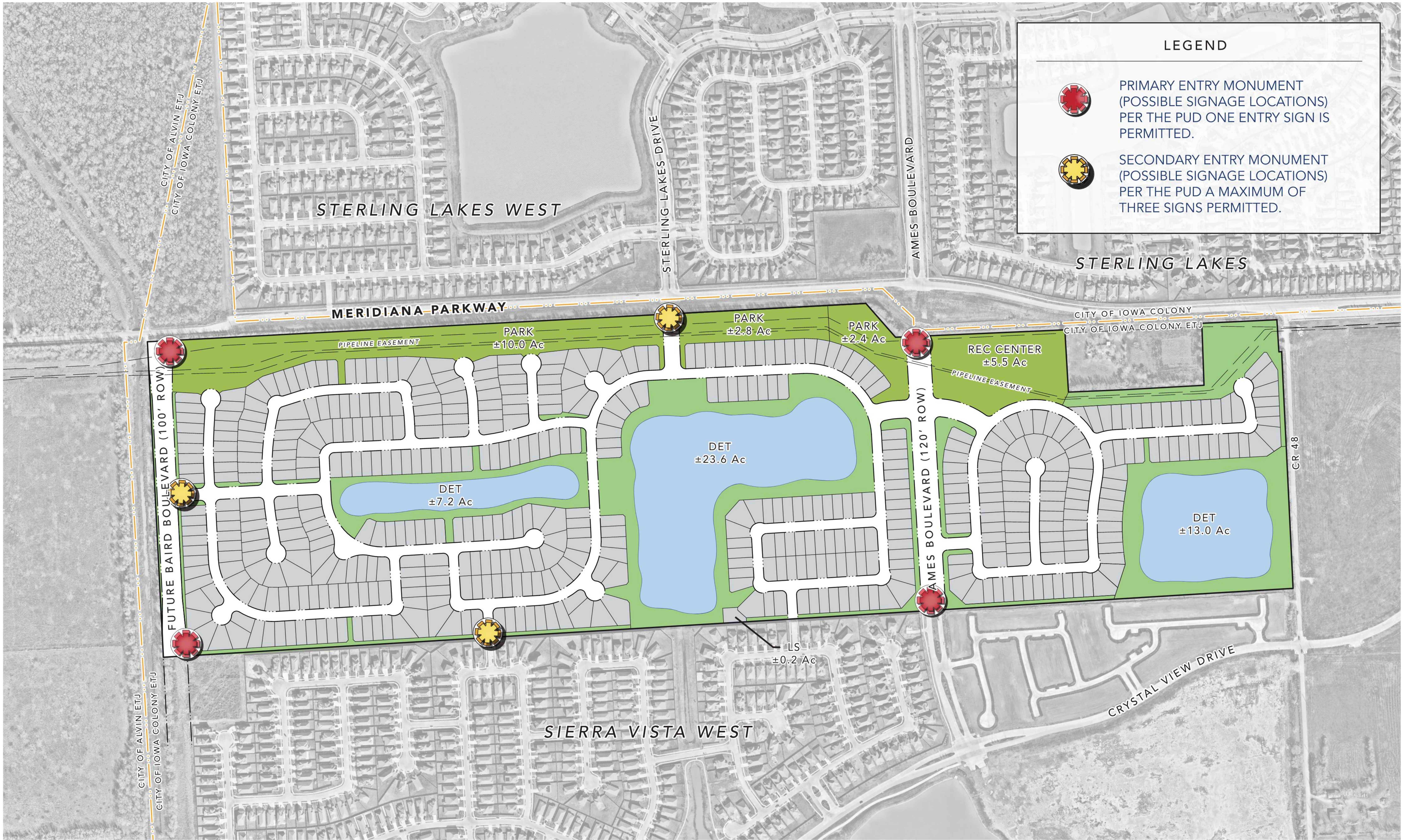


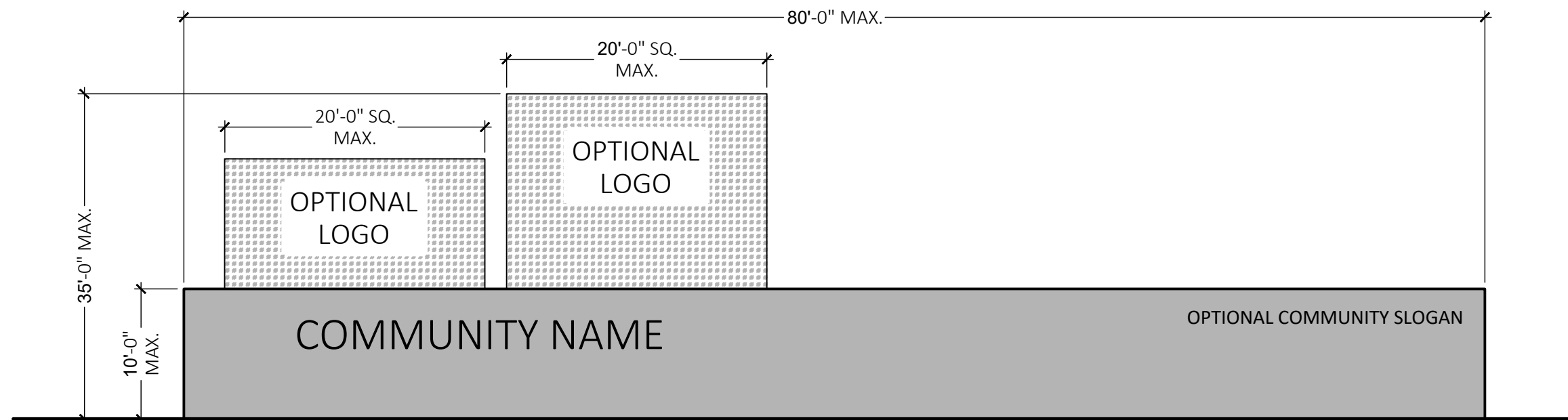




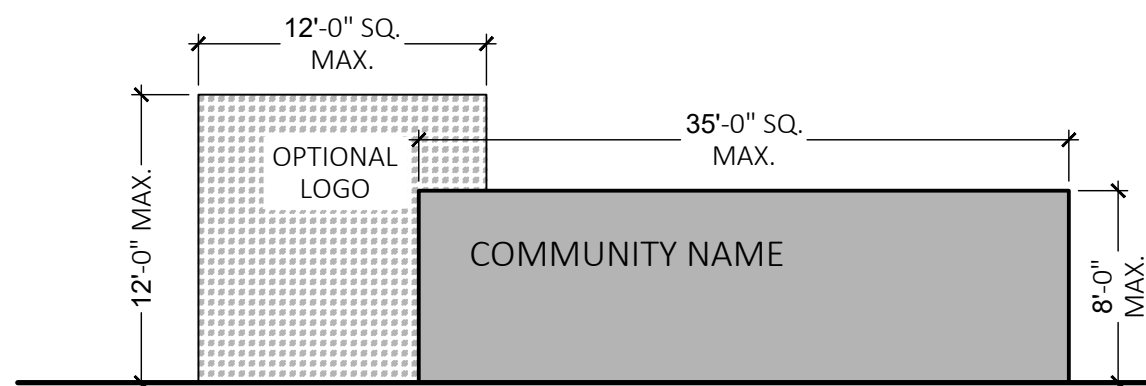




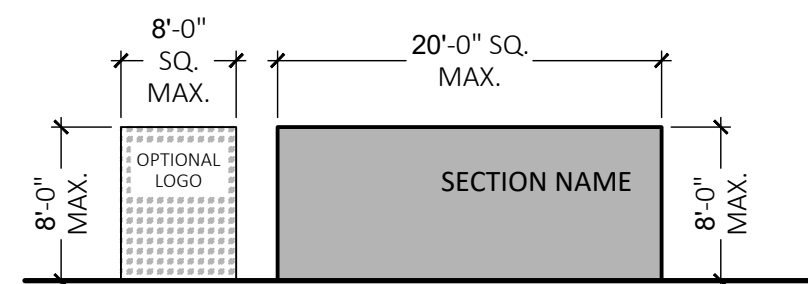




PRIMARY ENTRY MONUMENTS



SECONDARY ENTRY MONUMENTS



RESIDENTIAL ENTRY MONUMENTS