

# **Public Hearing**

## **PDA-21-06 (La Cima)**

Receive a Staff presentation and hold a Public Hearing to receive comments for or against a Resolution, approving a fifth amended and restated Development Agreement with Lazy Oaks Ranch, LP and its partial assignees in connection with the La Cima Development near the intersection of Old Ranch Road 12 and Wonder World Drive to add Film and Television Production Facilities as a permitted use and establishing development standards for the same.

## History:

**2/5/2013** - City Council approved Lazy Oaks Development Agreement (Res. 2013-131R)

**9/16/2014** – Minor amendments (Res. 2014-131)

**5/5/2018** - Amendments (Res. 2018-075)

- Increased acreage & max number of dwelling units
- Overall density decreased
- Added Multifamily Use up to 30 acres developed in 2 phases

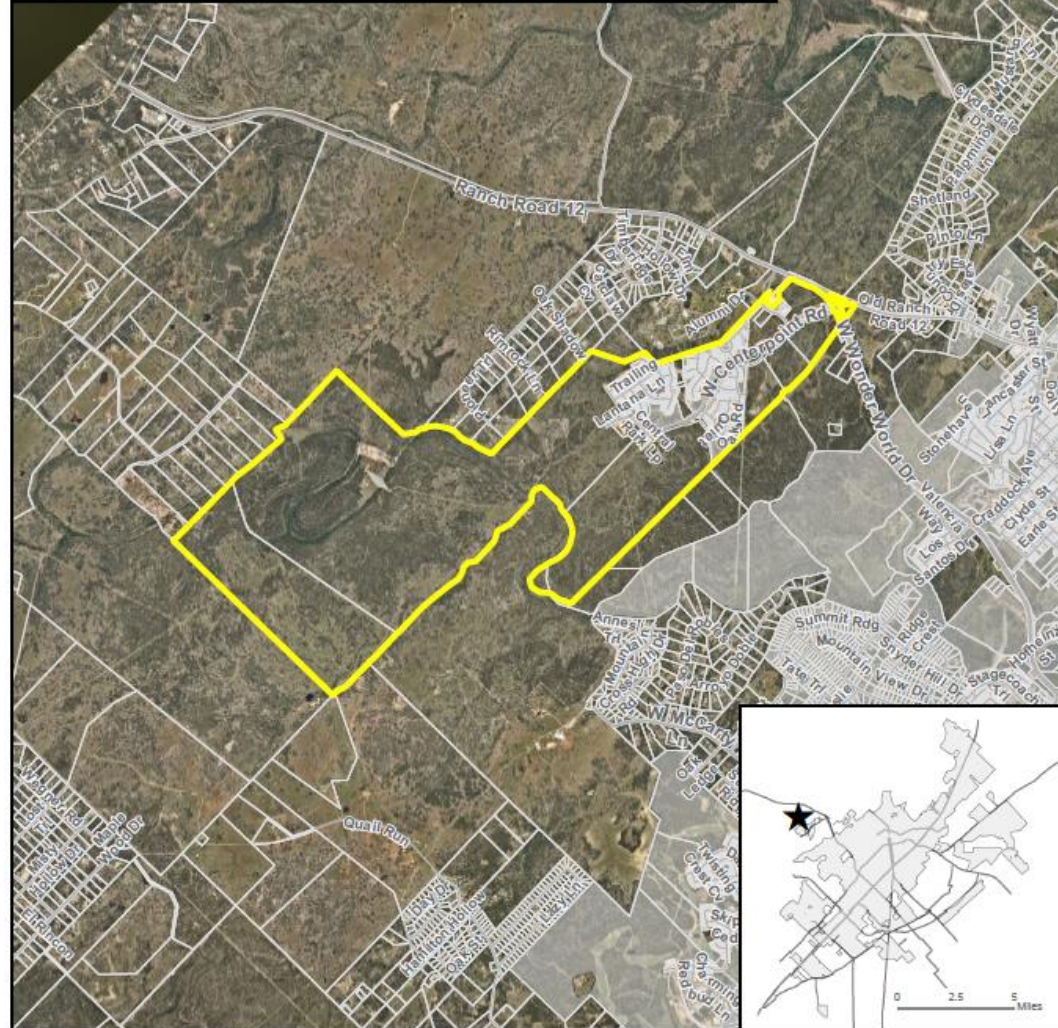
**8/18/2020** – Amendments (Res. 2020-178)

- Increased acreage
- Changed allowable multi-family from 30 acres max to 720 unit's max

**7/6/2021** – Amendments

- Changed first phase MF from acres to units

**PDA-21-03**  
Aerial View  
La Cima — Old Wonder World Dr & RR 12



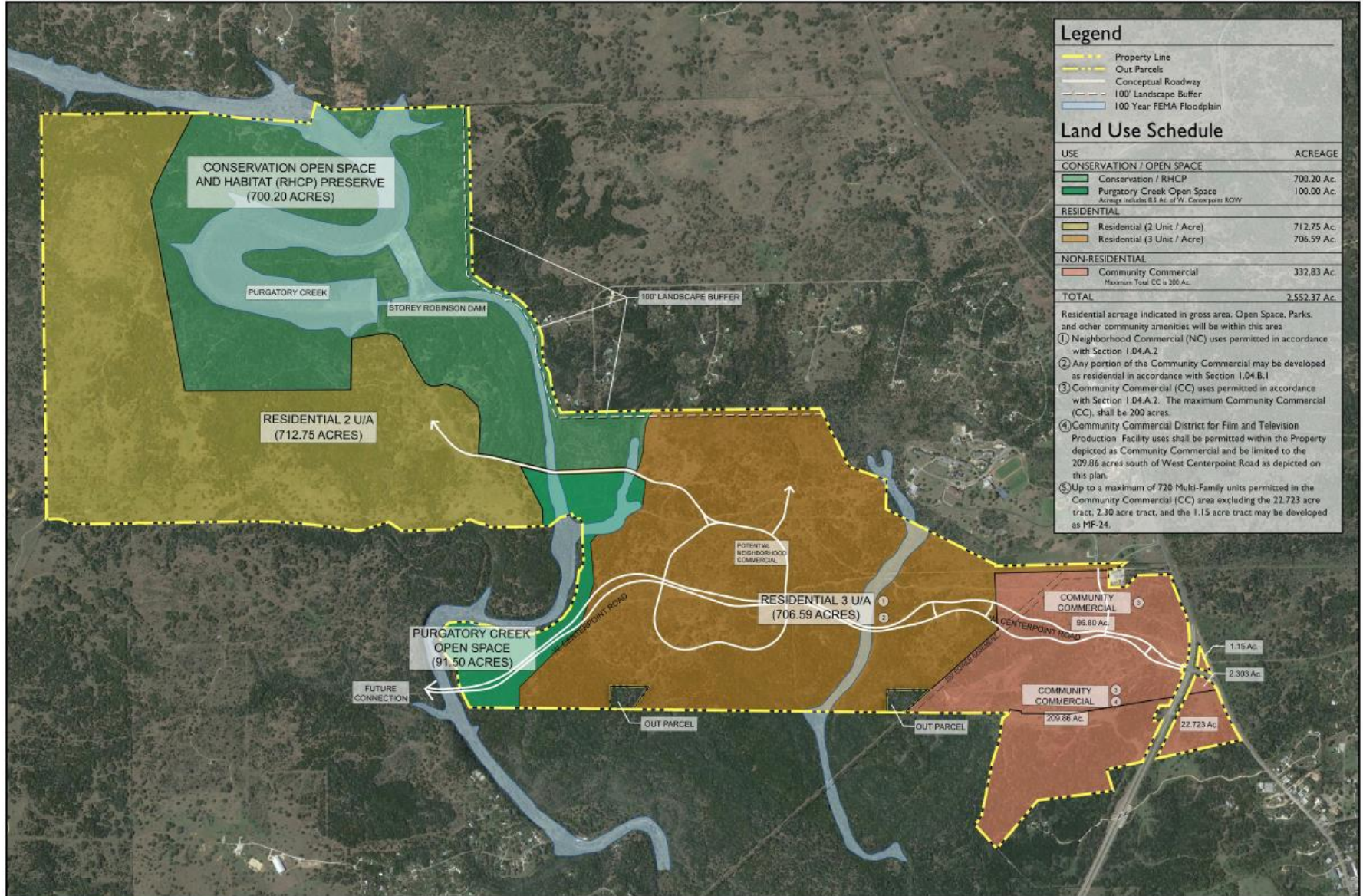
- ★ Site Location
- Subject Property
- Parcel
- City Limit

0 2,500 5,000 10,000 Feet

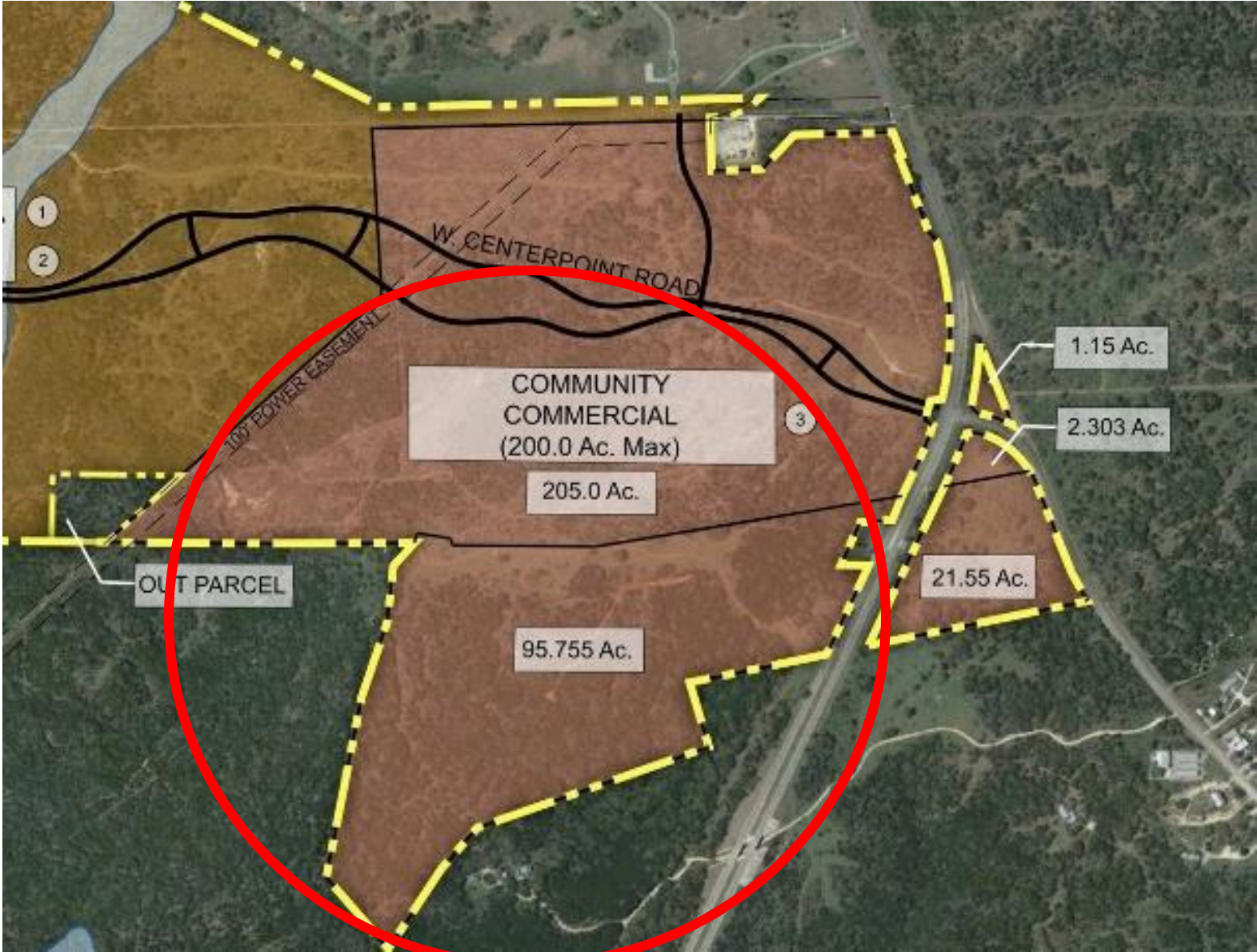
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 10/29/2021



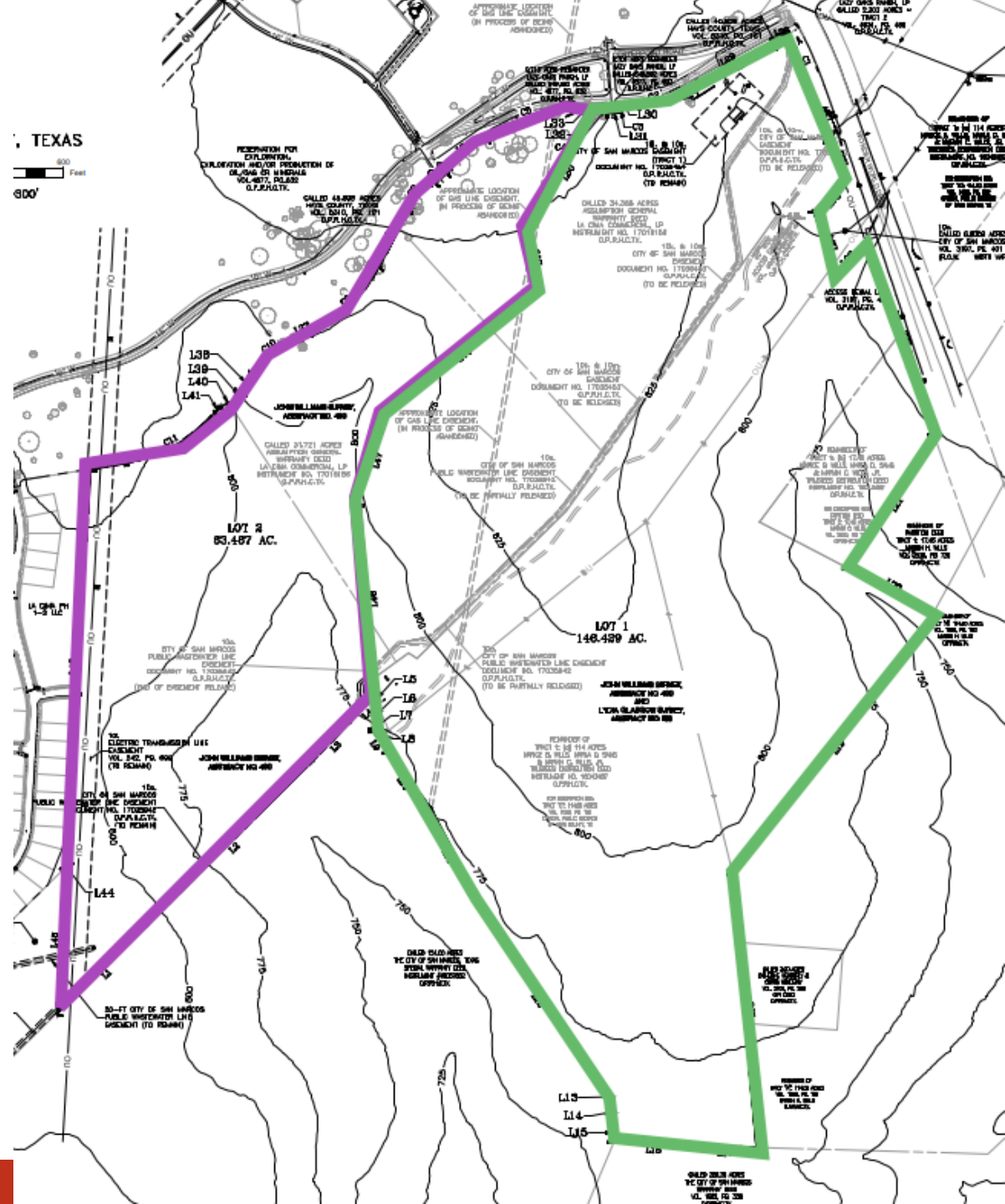




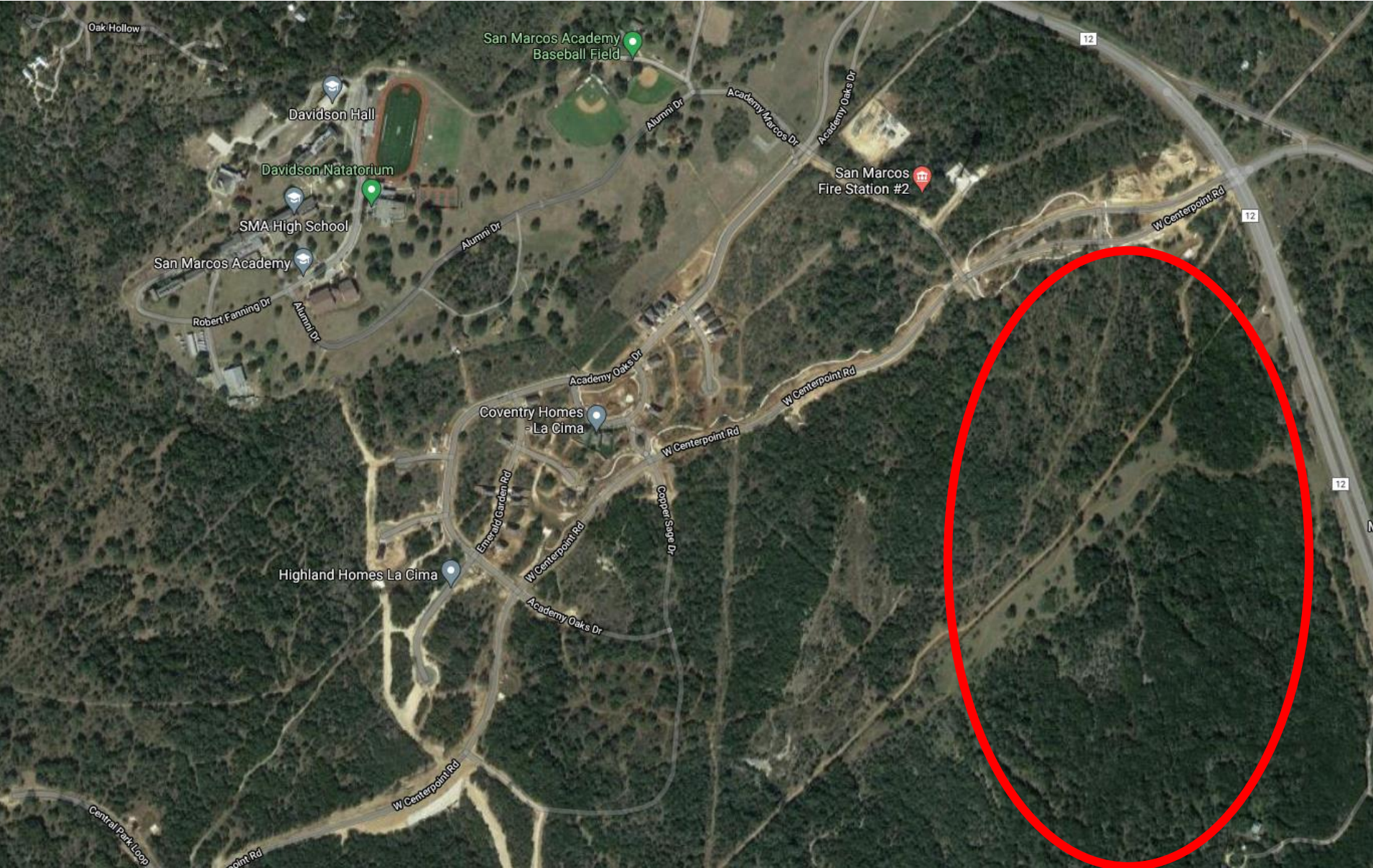














## Current Request:

Addition of “Film and Television Production Facility” as an allowable use

Addition of development standards for the new use.





## Development Standards – Exhibit D

- List of 'approved uses' associated with the studio use
- No Block Perimeter requirement for the studio lot
  - Code requires internal, public, streets
- 100 ft. minimum setback from Wonder World & Centerpoint for studio
  - Development Agreement allows 10 ft minimum
- Up to 30 ft. of cut & fill on the studio site (75-acre construction area)
  - Code allows administrative approval of up to 8 ft. and Council approval above 8 ft.
- 10 ft. tall perimeter fence with a 100 ft. setback
  - Code allows 8 ft. on property line with adjacent neighbor approval
  - Materials need to be specified in the DA



**Fence examples**  
**Chain Link permitted**





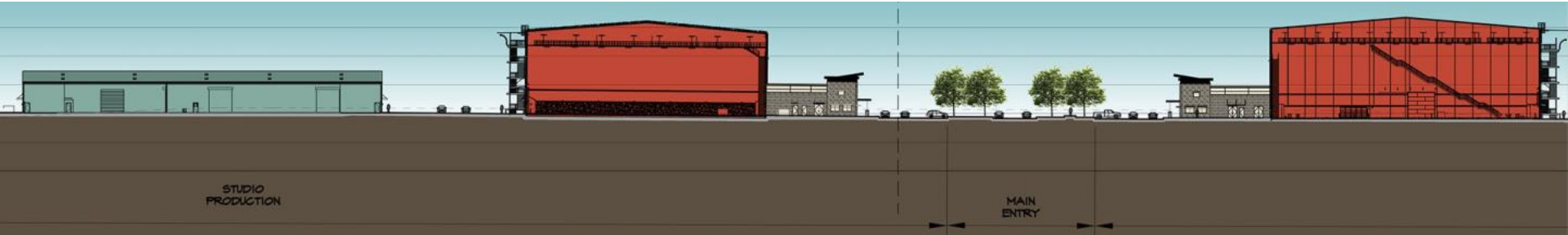
## Development Standards – Exhibit D

- No limit on size of interior facing signage
- No sidewalks along Wonder World Drive
  - Applicant states security concerns & TxDot right of way
- Cut off type lighting fixtures
  - Code requires these types of fixtures
- Architectural Style to align with Development Agreement
- Generally neutral / natural colors and materials
- Height limitations of 65 ft. for studio and 110 ft. for office (6 stories)
  - DA has no height limit.
- No limits on temporary set structures used for filming



## Development Standards – Exhibit D

- Credit for trees saved outside limits of construction
  - Tree protection generally applies to construction area
- Exemption from interior landscaping requirements
  - Example: Code requires parking lot landscaping
- Screened parking areas, if located within 100 ft. of Wonder World or Centerpoint
- Parking requirements established & bicycle parking required
- Dumpsters within 200 ft. of public streets will be screened
- No limit to hours of operation











## Additional Information – Exhibit D

- From the applicant:
  - Impervious Cover limit of 47.65%
    - DA allows 80% for nonresidential
  - Cut & Fill allows for better water quality treatment, detention and oversizing of detention ponds
  - Campus style development allows better control of trash / recycling

## Recommendations:

- Staff recommends approval of the request as presented.
- At their meeting on October 18, 2021 the La Cima Council Committee recommended approval of the request as presented.