



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: January 13, 2025

Reference: Consider approval of an ordinance for Planned Development - 221 Revision 4 Revised – Light Industrial (PD-221R4R-LI) & Industrial Special District Land Use Plan Amendment, a zoning change request from PD-221R4-HC to PD-221R4R, to allow for the Conceptual Planned Development of a 439,689 square foot Office and Distribution Center and land use plan amendment from Freeway Special District to Industrial Special District, on approximately 25.4 acres located at the southwest corner of Point West Boulevard and Dividend Drive, and authorizing the mayor to sign.

2040: Create Business and Innovation Nodes

Introduction:

The purpose of this agenda item is to ask Council to approve an Ordinance for a two-part request: a land use plan amendment and a zoning change. The land use plan amendment is from Freeway Special District to Industrial Special District and the rezoning is from Planned Development-221R4-Highway Commercial to Planned Development-221R4R-Light Industrial, allowing a Conceptual Planned Development for an office/distribution use on 25.4 acres of property located on the southwest corner of Point West Boulevard and Dividend Drive.

Background:

On November 20, 2025, The Planning and Zoning Commission (5-0) recommended APPROVAL of the land use plan amendment and requested zoning change and subject to the following conditions:

1. There may be additional comments at the time of Building Permit and Detail Engineering Review.
2. A Detail Site Plan shall be required to be brought through the public hearing process at Planning and Zoning Commission and City Council.

On December 9, 2025, the City Council (7-0) approved the future land use amendment and zoning change request subject to the same conditions.

Benefit to the Community:

This will provide additional office and distribution options within the city and will create jobs.

Legal Review:

The City Attorney drafted the ordinance.

Fiscal Impact:

N/A

Recommendation:

The Community Development Department recommends approval of the ordinance and authorizing the Mayor to sign.

ATTACHMENTS:

1. Ordinance
2. Exhibit A – Legal Description
3. Exhibit B – Concept Site Plan
4. Exhibit C – Concept Landscape Plan
5. Exhibit D – Elevations
6. Exhibit E – Rendering