



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: March 10, 2026

Reference: Public Hearing (PD-221R4R2-LI), a zoning change request from PD-221R4R-LI to PD-221R4R2-LI, to allow for the Detail Planned Development of a 439,689 square foot Office and Distribution Center, on approximately 25.4 acres located at the southwest corner of Point West Boulevard and Dividend Drive, at the request of Jin Song, Naterra, being represented by Rob Pennington, Kimley-Horn.

2040: Create Business and Innovation Nodes

Introduction:

The request is for a Detail Planned Development compatible with the Conceptual Planned Development approved in December 2025, for an office/distribution use on the subject property for Naterra's World Headquarters.

Background:

In December 2025, Council approved a request for a future land use map amendment to the 2030 Comprehensive Master Plan from Freeway Special District to Industrial Special District and a Conceptual Zoning Change from PD-221R4-HC (Planned Development-221 Revision 4-Highway Commercial) to PD-221R4R-LI (Planned Development-221-Revision 4 Revised-Light Industrial). The Detail PD proposed is compliant with the approved Conceptual PD, and only has minor changes outlined below.

Detail Site and Landscape Plans:

The gross building area is proposed to be 442,596 square feet. The southwest elevation of the building faces IH-635. The enhanced, two-story office area is on the south corner. The truck area faces Point West Boulevard; therefore, screening is required. They are proposing a 14-foot concrete screen wall on both sides of the dock area and a landscape berm with a hedge row to screen it from Point West Boulevard.

The highest point of the building is 55 feet, located on the southeast corner of the building where the office component is two stories. The office is 45,269 square feet, and the warehouse area is 397,327 square feet. The parking required for office is one parking space per 300 square feet and for warehouse is one parking space per 2,000 square feet. 151 parking spaces are required for the office and 199 parking spaces for the warehouse for a total requirement of 350 parking spaces. They are proposing 368 parking spaces, exceeding the requirement.

There are no trees currently on the site. They are proposing 240 overstory trees and sufficient landscape area to meet the requirements of the Landscape Section of the Zoning Ordinance. There are two retention ponds proposed, each with a fountain.

Building Elevations & Rendering:

The building is proposed to be 55 feet in height and will be site cast concrete wall panels with tinted grey glass storefront and limestone accent panels. The only differences in the elevations from this proposal to the conceptual plan are: the extension of the windows to the top of the structure on the south elevation and the deletion of a canopy that extended on the top window on the front southeast elevation.

Benefit to the Community:

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

Legal Review:

The City Attorney was present at the Planning and Zoning Commission Meeting.

Fiscal Impact:

N/A

Recommendation:

The Planning and Zoning Commission recommended APPROVAL (7-0) of PD-221R4R2-LI Detail Plan subject to additional comments being generated at the time of Building Permit and Detail Engineering Review.

ATTACHMENTS:

1. PZ Staff Report
2. Detail Site Plan
3. Detail Landscape Plan
4. Elevations
5. Renderings
6. Material Board