



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: April 14, 2026

Reference: Consider adoption of an ordinance for Planned Development-221-Revision 4 Revision 2 – Light Industrial (PD-221R4R2-LI), a zoning change request from PD-221R4R-LI to PD-221R4R2-LI, to allow for the Detail Planned Development of a 442,596 square foot Office and Distribution Center, 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 request Council adoption of an Ordinance for a Detail Planned Development approved on March 10, 2026, for an office/distribution use on the subject property for Naterra's World Headquarters.

Background:

On February 19, 2026, 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.

On March 10, 2026, City Council (7-0) approved the request with the same condition.

In the initial submittal, the interior gross area was originally 439,689 square feet. Through adjustments in floor plan layout/design, it has slightly increased in size to 442,596 square feet. The increase is internal to the building and does not affect parking or overall site configuration. The new gross area is reflected in the Ordinance.

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 adoption of the Ordinance.