



**MEETING DATE:** April 14, 2026

**PRESENTED BY:** Xavier Cervantes, AICP, CPM, Director of Planning

**AGENDA ITEM:** Conduct a public hearing and consideration of a rezoning request from Duplex-fourplex Residential District (“R-2”) to Single-family Residential District (“R-1”), being Tract 1: The North 7.19 acres of Lot 39, Tract 2: a 10-acre tract of land out of Lot 40, Tract 3: a 8.45-acre tract of land out of Lot 41, Tract 4: a 1.020-acre tract of land being all of the existing 70-foot strip of United Irrigation District Canal right-of-way between lots 40 and 41, all out of the Bell-Woods Company’s Subdivision “C”, located along the East side of N. Trospers Road approximately 100 feet North of Palmer Road. Applicant, DS3 Development LLC, Adoption of Ordinance # \_\_\_\_\_ - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- February 15, 2026 – Application for rezoning submitted for processing.
- March 7, 2026 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200’ radius of the subject tract and notice of hearings was published in the Progress Times.
- March 18, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- April 14, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- Due to changing market conditions, the applicant is requesting to rezone the subject property located along the East side of Trospers Road from Duplex-fourplex Residential District (“R-2”) to Single-family Residential (R-1) District to sell the lots for single-family homes.
- The tract of land measures 634 feet along Trospers Road and has a depth of 1,320 feet for a total acreage of 26.79 acres.
- Tracts 1, 2 & 3 were zoned Duplex-fourplex Residential (R-2) District on May 22, 2023. Tract 4 was zoned R-2 on October 28, 2024.
- The proposed Bellwood Manor Phase 1 subdivision was approved with conditions by the City Council on September 23, 2025. The subdivision under construction will result in 30 lots measuring, on the average, 85 feet by 132 feet.
- The surrounding zones are Agricultural Open Interim (AO-I) District to the West, Duplex-fourplex Residential (R-2) District to the South, Agricultural Open Interim (AO-I) District and Townhouse Residential (R1-T) District to the East, and outside the city limits to the North.

