



## PLANNING

**To: Mayor and Town Council**

**From: David Hoover, AICP, Director of Development Services**

**Through: Mario Canizares, Town Manager  
Chuck Ewings, Assistant Town Manager**

**Re: Development Agreement for Bella Prosper**

**Town Council Meeting – June 23, 2026**

**Strategic Visioning Priority: Ensure the Town's Commercial Corridors are Ready for Development**

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**Agenda Item:**

Consider and act upon authorizing the Town Manager to execute a Development Agreement between Prosper Tollway Palazzos LLC and PTP Retail Holdings LLC and the Town of Prosper relative to Bella Prosper. (DEVAGRE-26-0005)

**Description of Agenda Item:**

On June 9, 2026, the Town Council unanimously approved the proposed rezoning request by a vote of 6-0. A Development Agreement has been prepared accordingly.

**Budget Impact:**

There is no budgetary impact affiliated with this item.

**Legal Obligations and Review:**

Terrence Welch of Brown & Hofmeister, L.L.P., has approved the attached documents as to form and legality.

**Attached Documents:**

1. Development Agreement

**Town Staff Recommendation:**

Town Staff recommend the Town Council authorize the Town Manager to execute a Development Agreement between Prosper Tollway Palazzos LLC and PTP Retail Holdings LLC and the Town of Prosper relative to Bella Prosper.

**Proposed Motion:**

I move to authorize/not authorize the Town Manager to execute a Development Agreement between Prosper Tollway Palazzos LLC and PTP Retail Holdings LLC and the Town of Prosper relative to Bella Prosper.