



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: Planned Development Ordinance for Bella Prosper

Town Council Meeting – June 23, 2026

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

Agenda Item:

Consider and act upon an ordinance to rezone 60.1± acres from Agricultural (A) and Planned Development-71 (PD-71) to Planned Development-138 (PD-138), located on the south side of First Street and 1,500± feet east of Legacy Drive. (ZONE-24-0025)

Description of Agenda Item:

On June 9, 2026, the Town Council unanimously approved the proposed rezoning request by a vote of 6-0. An ordinance 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. Ordinance
2. Ordinance Exhibits

Town Staff Recommendation:

Town Staff recommend the Town Council approve the ordinance to rezone 60.1± acres from Agricultural (A) and Planned Development-71 (PD-71) to Planned Development-138 (PD-138), located on the south side of First Street and 1,500± feet east of Legacy Drive.

Proposed Motion:

I move to approve/deny the ordinance to rezone 60.1± acres from Agricultural (A) and Planned Development-71 (PD-71) to Planned Development-138 (PD-138), located on the south side of First Street and 1,500± feet east of Legacy Drive.