

Zone 25-0009  
Exhibit B

Letter of Intent – Proposed Development

Owners: Christa and Jimit Patel  
Address: 207 N Coleman St. Prosper TX, 77078  
Current Zoning: Residential Single Family (SF-15)  
Proposed Zoning: Recreational

Reference: 207 N. Coleman St Prosper, TX 75078

Project Description:

Owners (Christa and Jimit) purchased the home to bring a business to the Prosper downtown to contribute to the Prosper downtown charm.

The current home will be renovated, and additional square footage will be added to the home.

**Proposal:** Renovate, and add to the existing structure to create a golf simulator business.

- Business Model
  - Patrons purchase a monthly membership to access the building.
    - They can book the time they would like to use the bays.
    - Booking will be done via Trackman software (Trackman is the golf simulator) on an app or website.
    - Time before and after will be factored in for the booking to ensure parking is not a concern.
    - Once the member books a time, they will be sent a code to access the building, the code is only valid for the time they have a reservation and will not be able to access the building outside those times – thus further alleviating any parking concerns as we would only have 4 members at a time (if fully booked) – Access provided an access control panel.
  - Members will not be able to bring friends, hence alleviating the concerns of having more than one person at a bay.
    - This will be regulated by a signed membership contract.
- 4 simulator bays
  - Each take about 500 Sq ft of space.
- Bathroom/Office/Hallway and Entry space to contribute to about 800 Sq ft.

**Building:** 2,992 Sq Ft

**Proposed uses:** Recreational

**Parking:** 6 parking spots (1.5 parking spaces per golf simulator)

Submitted by:  
Christa and Jimit Patel