



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 Mitchell Addition

Town Council Meeting – June 9, 2026

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

Agenda Item:

Consider and act upon authorizing the Town Manager to execute a Development Agreement between Christa Patel and Jimit Patel and the Town of Prosper relative to a part of Block 2 of the Mitchell Addition, on 0.2± acre, located on the west side of Coleman Street and 120± feet north of Fifth Street. (DEVAGRE-26-0004)

Description of Agenda Item:

On April 28, 2026, the Town Council approved the proposed rezoning request by a vote of 6-0 (Councilmember Ray absent). 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 Christa Patel and Jimit Patel and the Town of Prosper relative to a part of Block 2 of the Mitchell Addition, on 0.2± acre, located on the west side of Coleman Street and 120± feet north of Fifth Street.

Proposed Motion:

I move to approve authorizing the Town Manager to execute a Development Agreement between Christa Patel and Jimit Patel and the Town of Prosper relative to a part of Block 2 of the Mitchell Addition, on 0.2± acre, located on the west side of Coleman Street and 120± feet north of Fifth Street.