



ENGINEERING SERVICES

To: Mayor and Town Council

From: Hulon T. Webb, Jr., P.E., Director of Engineering Services

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

Re: Roadway Design, Construction and Reimbursement Agreement
(Legacy Drive)

Town Council Meeting – December 9, 2025

Strategic Visioning Priority: 1. Acceleration of Infrastructure

Agenda Item:

Consider and act upon authorizing the Town Manager to execute a Roadway Design, Construction and Reimbursement Agreement between Blue Star Land L.P., and the Town of Prosper, Texas, related to the design and construction of Legacy Drive north of the Star Trail development.

Description of Agenda Item:

Background: Blue Star Land L.P., (Blue Star) is developing Star Trail and constructing the two (2) northbound lanes of Legacy Drive from Star Meadow to the intersection of Prosper Trail, and the two (2) eastbound lanes of Prosper Trail from Legacy Drive east to their development. These improvements are in accordance with the 2016 Star Trail Roadway Impact Fees Reimbursement Agreement. Once Blue Star completes these improvements, the improved roadways in the area will consist of two (2) lanes of Legacy Drive from Prosper Trail south to Star Meadow, four lanes (4) lanes from Star Meadow to US 380, and two (2) lanes of Prosper Trail from east of Teel Parkway to the Dallas North Tollway. The Town is currently designing two (2) additional lanes of Prosper Trail from Legacy Drive to the Dallas North Tollway, and the Prosper Independent School District (PISD) is designing improvements to Legacy Drive north of Prosper Trail that includes two (2) lanes from Prosper Trail to the southern boundary of Prosper Middle School No. 7, and then four (4) lanes of Legacy Drive adjacent to the school.

Proposed Agreement: To provide better mobility along Legacy Drive as well as at the intersection of Prosper Trail, Town staff has been coordinating with Blue Star on the attached agreement. The agreement is for the design and construction of the two (2) southbound lanes of Legacy Drive from the current terminus in the Star Trail development and extending the (2) lanes through the intersection of Prosper Trail. If approved, Blue Star would schedule these proposed improvements in conjunction with Blue Star's construction of the two (2) northbound lanes of Legacy Drive from Star Meadow to the intersection of Prosper Trail, and the two (2) eastbound lanes of Prosper Trail from Legacy Drive east to their development. It is anticipated that the construction of the intersection of Legacy Drive and Prosper Trail would occur during the summer months of 2026.

Since the proposed improvements are not a part of the required improvements in the 2016 Star Trail Roadway Impact Fees Reimbursement Agreement between Blue Star and the Town, the purpose of the Roadway Design, Construction and Reimbursement Agreement is to outline the obligations of Blue Star and the Town related to the design, construction and reimbursement of funds to Blue Star to fund the proposed improvements.

Budget Impact:

The estimated cost for the design of the two (2) southbound lanes of Legacy Drive from the current terminus in the Star Trail development and extending the (2) lanes through the intersection of Prosper Trail is \$134,800, and to be paid to Blue Star Land L.P., within thirty (30) days of the Town's execution of the Roadway Design, Construction and Reimbursement Agreement. Funding, in the amount of \$200,000, is currently budgeted in Account No. ST202504-DESGN-PROFS. The estimated cost for the construction of the proposed improvements is \$1,100,000. Since the 2025 Bond Election approved the proposition that included funding for this project, the actual construction cost will be funded from GO Bond funds.

Legal Obligations and Review:

Terrence Welch of Brown & Hofmeister, L.L.P., has reviewed the agreement as to form and legality.

Attached Documents:

1. Town of Prosper Thoroughfare Plan
2. Roadway Design, Construction and Reimbursement Agreement
3. 2016 Star Trail Roadway Impact Fees Reimbursement Agreement

Town Staff Recommendation:

Town staff recommends that the Town Council authorize the Town Manager to execute a Roadway Design, Construction and Reimbursement Agreement between Blue Star Land L.P., and the Town of Prosper, Texas, related to the design and construction of Legacy Drive north of the Star Trail development.

Proposed Motion:

I move to authorize the Town Manager to execute a Roadway Design, Construction and Reimbursement Agreement between Blue Star Land L.P., and the Town of Prosper, Texas, related to the design and construction of Legacy Drive north of the Star Trail development.