



## MEMORANDUM

**To:** Mayor and City Council

**From:** Mindi Hurley, Director of Community Development

**Date:** July 25, 2023

**Reference:** Discussion regarding an Interlocal Agreement with the City of Lewisville for the construction of an office warehouse use.

**2040:** **Create Business & Innovation Nodes**

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### **Introduction:**

The City of Coppel has been working with the City of Lewisville and property owners regarding the tracts of land at SH 121, Sam Rayburn Tollway and Vista Ridge Mall Drive. The current proposal is for the property located at the southeast corner of Business 121 and Vista Ridge Mall Drive, of which only a small portion (2.6 ac.) is located in Coppel.

### **Background:**

The property on the Coppel portion is zoned Light Industrial (LI), while the property in Lewisville is proposed to be rezoned from Agricultural Open Space to Light Industrial (LI), to allow for an approximate 82,350-sf office warehouse building according to the preliminary concept plan. The building would be solely located in Lewisville, with the detention basin, drive aisle and some truck stalls located at the rear of the property on the Coppel portion. Access is currently proposed from Business 121 as well as an existing drive on Vista Ridge Mall Drive. In preliminary discussions, staff would like to see the access from Vista Ridge Mall Drive extended down through Coppel to the SRT/SH 121 frontage road to allow for better access in the future. The inter-local agreement (ILA) discusses responsibilities of each City regarding water, sanitary sewer, stormwater, zoning, platting, site plans, permitting, inspections, emergency services, trash and anything else deemed necessary. This ILA is very similar to the one approved for Feather Smash.

### **Benefit to the Community:**

This would allow for development of the property and create jobs and ideally provide some additional north/south circulation.

### **Legal Review:**

The City Attorney has reviewed the proposed inter-local agreement.

### **Fiscal Impact:**

N/A

### **Recommendation:**

Staff is proposing to bring the ILA to Council on August 8<sup>th</sup> for formal approval.