



## MEMORANDUM

**To:** Mayor and City Council

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

**Date:** August 8, 2023

**Reference:** Consideration of an Interlocal Agreement with the City of Lewisville, for property located at the southeast corner of Business 121 and Vista Ridge Mall Drive, to provide for permitting and jurisdictional responsibilities for various municipal services for a new development that spans both cities; and authorizing the Mayor to sign.

**2040: Create Business & Innovation Nodes**

---

**Introduction:**

The purpose of this agenda item is for Council consideration of an Interlocal Agreement with City of Lewisville for a new development that spans both cities. 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. The Council was briefed at the July 25<sup>th</sup> City Council work session.

**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 accessibility in the future. The Interlocal 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 clearly define the responsibilities of each City regarding water, sanitary sewer, stormwater, zoning, platting, site plans, permitting, inspections, emergency services, trash and anything else deemed necessary.

**Legal Review:**

The City Attorney has reviewed the proposed Interlocal Agreement.

**Fiscal Impact:**

N/A

**Recommendation:**

Staff recommends approval of the Interlocal Agreement.

**Attachments:**

1. Interlocal Agreement
2. Concept Plan