



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: February 11, 2025

Reference: Consider approval of an amended and restated to the Interlocal Agreement between the City of Coppell and the City of Lewisville, to add Feather Smash Addition, Lot 2, Block A, to the agreement, to allow for the continued use of the sanitary sewer allowing the construction of 12 pickleball courts and a clubhouse of Lot 2, Block A; and authorizing the Mayor to sign.

2040: **Create Business and Innovation Nodes**

Introduction:

This item is proposed to be an amendment and a restatement of the interlocal agreement previously approved in 2019. The only change is to add a new piece of adjoining property (Lot 2), to the existing agreement. This will allow for the sanitary sewer connection already in place for existing Lot 1 to be extended to the new Lot 2.

Background:

The Feather Smash badminton group has purchased an acre property fronting Vista Ridge Mall Drive and platting it as Lot 2. This is to the west and contiguous to the existing 30,726-sf facility, and in front of the existing concrete batch plant to the south. Feather Smash is proposing to construct 12 pickleball courts and a 1,230-sf clubhouse. This new development is solely in the City of Lewisville. Lot 1 is an oddly shaped piece of property made up of multiple parcels with portions located in Coppell and other portions located in Lewisville. The parcels in Coppell had no street access, and this development combined the various parcels to create one lot, providing street access from Vista Ridge Mall Drive in Lewisville. Since the project lies within two municipalities, an Interlocal Agreement between the City of Coppell and the City of Lewisville will be required to be approved by both cities.

The Interlocal Agreement states what the responsibilities are for each city, who is to provide what service, the collection of associated fees of development, refuse services as well as emergency services. Each respective city will provide water to those portions of the property within its respective city limits, and shall collect revenue from their respective sales, impact fees and other associated fees. Each city shall bill separately for stormwater drainage. Each city shall zone the property within their respective city. Lot 1 contains the existing badminton building and associated parking; Lot 2 will have the 12 new pickleball court, 1,230-sf clubhouse and a portion of the 10 new parking spaces proposed. The City of Lewisville is proposing to bring the plat to its City Council in January.

Coppell shall provide sanitary sewer to the property which will include Lot 2, with this amendment and

the property shall have a domestic meter from Coppell. Irrigation shall come from each respective city. Coppell shall be responsible for inspection of the sanitary sewer line and shall have the right to review and inspect the plumbing facilities located in Lewisville to ensure that the facilities are compatible and consistent with Coppell's system and are not in violation of any of Coppell's relevant ordinances.

Tree mitigation fees shall be paid to the respective cities. In terms of emergency services, the City of Lewisville shall provide law enforcement services, unless a criminal event takes place in Coppell's city limits that the city of Lewisville cannot enforce, the City of Coppell shall assist as needed. Lewisville shall provide firefighting and emergency services, health inspections, code enforcement, animal services and other inspection/enforcement services unless an incident takes place in Coppell's city limits that the city of Lewisville cannot enforce, the City of Coppell shall assist as needed. The City of Lewisville shall provide municipal solid waste services.

Benefit to the Community:

This will provide additional recreational opportunities for both communities.

Legal Review:

This Interlocal Agreement has been reviewed by the City of Lewisville's Attorney and Staff, and the City of Coppell's Attorney and Staff representatives from Planning, Building Inspections, Engineering, Fire and Police Departments. The City of Lewisville is scheduled to consider this agreement at their January City Council meeting.

Fiscal Impact:

None

Recommendation:

The Planning Department recommends APPROVAL of the Interlocal Agreement between the City of Coppell and the City of Lewisville.