



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: December 10, 2019

Reference: Consider approval of an Interlocal Agreement between the City of Coppel and the City of Lewisville, to provide for permitting and jurisdictional responsibilities for various municipal services for a new development that spans both cities; and authorizing the Mayor to execute the agreement.

2030: Business Prosperity

Executive Summary:

This is an oddly shaped piece of property made up of multiple parcels with portions located in Coppel and other portions located in Lewisville. The parcels in Coppel have no street access, and this development will combine the various parcels to create one lot, providing street access from Vista Ridge Mall Drive in Lewisville. A plat for this new lot has been reviewed by staff and will need to be filed prior to construction occurring on the site. Since the project lies within two municipalities, an Interlocal Agreement between the City of Coppel and the City of Lewisville will be required to be approved by both cities.

Introduction:

Staff has met with several parties interested in developing this parcel over the last few years for various uses. The current applicant purchased this site, which straddles both the City of Coppel and the City of Lewisville, to construct a badminton facility. Staff has been working with the applicant as well as the City of Lewisville to come up with a plan that benefits everyone. The developer has met with representatives from the neighborhood several times to discuss the project, and staff has received a letter of support for the project from the Coppel Greens HOA.

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. Coppel shall provide sanitary sewer to the property and the property shall have a domestic meter from Coppel. Irrigation shall come from each respective city. Coppel 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 Coppel's system and are not in violation of any of Coppel's relevant ordinances. Each city shall bill separately for stormwater drainage. Each city shall zone the property within their respective city. The property shall be platted into one lot and delineate the municipal boundaries. Signatures from both municipalities shall be on the one document. The City of Lewisville is proposing to bring the plat to its Planning and Zoning Commission of December 3, 2019

and Coppell is proposing to bring it to the December 19, 2019 Planning and Zoning meeting. 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 fire fighting 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.

Analysis:

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 December 2, 2019 City Council meeting.

Legal Review:

This was reviewed by the city attorney

Fiscal Impact:

None

Recommendation:

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

Attachments:

1. Interlocal Agreement
2. Exhibit A – Legal Description