

## MEMORANDUM

**TO:** Claire Powell, City Manager

**FROM:** Richard E. Luedke, AICP, Planning Director

**DATE:** August 21, 2023

**SUBJECT:** **Approval of a Planning and Interlocal Agreement Between the Cities of Coppel and Lewisville to Provide for Permitting and Jurisdictional Responsibilities for Various Municipal Services for a Proposed 6.783-Acre Development, Zoned Agriculture Open Space District (AO) With a Proposed Zoning of Light Industrial District (LI) and Located on the Southeast Corner of SH 121 Business and Vista Ridge Mall Drive That Spans Both Cities.**

### **BACKGROUND**

The subject property is located at the southeast corner of State Highway 121 Business and Vista Ridge Mall Drive. The municipal boundary splits several tracts, including the subject tract. A similar agreement was signed for the development of an indoor badminton facility approximately 500 feet to the east of this site. An interlocal agreement is the best option to allow a larger scale and more cohesive development of the property. This agreement went before the Coppel City Council on August 8, 2023, and was approved with a unanimous (7-0) vote.

Alliance Industrial proposes to construct an approximately 80,000 square foot distribution warehouse and associated parking on the 6.783-acre parcel. The entire building shall be constructed on approximately 3.974 acres in Lewisville, with a portion of parking and detention located on approximately 2.809 acres in Coppel. This interlocal agreement between the cities dictates authority and jurisdiction for permitting, inspections, and the various on-going municipal services for the development.

### **ANALYSIS**

As this development spans over the municipal boundaries of both cities, specifics on permitting, inspections, and municipal services are needed to define these responsibilities. Staff at both cities have worked together to develop the provisions of the agreement. After both cities approve and sign the proposed interlocal agreement, the following specifics will be established.

#### *Water Services*

Each city shall provide water services and bill for the water demands in each city. Water for landscaping located within Lewisville shall be provided by Lewisville. Water for landscaping located in Coppel shall be provided by Coppel. As the only domestic water need is for the building and the building is located entirely in Lewisville; therefore, Lewisville will supply and bill for domestic water.

*Sanitary Sewer*

Lewisville will provide and bill for the sanitary sewer services of the facility.

*Stormwater Drainage Fees*

Stormwater fees shall be assessed in accordance to the policy of each city for the property located in each city.

*Zoning, Platting, Engineering Site Plan, Permitting and Inspections.*

Each city will zone the property within their respective city that will allow for this development. The property located within Lewisville is zoned Agriculture Open (AO) District with a proposed zoning of Light Industrial (LI) District, which allows this type of use.

- Zoning action, if needed will be undertaken separately.
- The entire property for the development will be platted into one single lot. This single plat shall be required to be approved and signed by each city's respective Planning and Zoning Commissions.
- A single Engineering Site Plan shall be developed for the entire development. Both cities shall review and approved/sign this single Engineering Site Plan.
- Tree mitigation fees shall be assessed in accordance with each city's respective ordinances for any required mitigation for trees located in each respective city.
- Lewisville will provide permitting and inspections of the building and other improvements located within Lewisville. Coppell shall provide for permitting and inspections of improvements within Coppell.
- Lewisville will provide for law enforcement, firefighting, EMS and emergency services, fire prevention, health inspections, code enforcement, animal services and any other inspections/enforcement for the entire development. However, should enforcement require Coppell's services, Coppell shall respond and assist as needed.

*Trash Service*

Solid waste generated on the site shall be subject to Lewisville's ordinances, no matter if the location of the receptacle is located inside Coppell.

*Additional Terms*

The developer will have one year to commence the development project by submitting plans and it must be in alignment with the concept plan attached.

**CITY STAFF'S RECOMMENDATION**

That the City Council approve the agreement as set forth in the caption above.