

City of Copperas Cove Information Item No. 6

February 16, 2010

CCEDC Master Plan Update

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SUBJECT: Copperas Cove Economic Development Corporation Master Plan Update.

1. BACKGROUND/HISTORY

In November 2008, City staff requested the CCEDC provide a conceptual plan outlining the future development and infrastructure needs for the properties located in the Business Park area of the City. As a result, the CCEDC identified all property planned for development in the Business Park area into two categories:

- property owned and planned for development by the CCEDC
- property to be developed by an independent developer

In an effort to ensure all properties were identified, the Copperas Cove Economic Development Corporation (CCEDC) Board of Directors approved a proposal for completion of a Master Concept Plan for the Business and Industrial Park area from Walker, Wiederhold & Associates, L.L.C. (Walker Partners) on April 23, 2009. The City Council followed with approval of the proposal on June 16, 2009. At the time of presentation to the Council, the concept plan was to serve as a planning tool for all parties involved and identify developed property, property owned by the Copperas Cove Industrial Foundation, the property to be received in the land exchange with Fort Hood and property owned by the CCEDC. Furthermore, the concept plan was to aid City staff with the preparation of future year CIP projects, potential zoning changes and future bond packages. Thus, Otto Wiederhold met with representatives from the Industrial Foundation, CCEDC and City staff to gain input into the land use for the described area and to develop an infrastructure plan for streets, drainage, wastewater and water.

On December 3, 2009 the Master Concept Plan for the Business and Industrial Park area was presented to the CCEDC, City staff and the City Council liaisons. City staff was requested to complete a review of the plan and provide feedback for updating. As such, on December 22, 2009, staff compiled a list of comments to the proposed plan.

FINDINGS/CURRENT ACTIVITY

A follow up meeting occurred on January 26, 2010 to discuss City staff's comments. All parties agreed the Master Concept Plan should be considered "preliminary" and several changes were noted and planned for update.

Walker Partners is currently making the suggested updates and plans to present the updated CCEDC Master Concept Plan to the CCEDC within the next thirty days. Upon presentation to the CCEDC, a discussion item will be included on a future Council agenda to allow the flow of more detailed information.

2. FINANCIAL IMPACT

None.

3. ACTION OPTIONS/RECOMMENDATION

None.