

CHAPTER 1: BASELINE ANALYSIS



TABLE OF CONTENTS: CHAPTER 1

Introduction to the Comprehensive Plan..... 1.1

Historical Background..... 1.3

Baseline Studies 1.5

Regional Relationship and the Site 1.7

 Fort Hood..... 1.7

 Area Jurisdictions..... 1.8

 Terrain..... 1.8

PLATE 1-1: Location Map 1.9

 Surface Geology..... 1.11

 Soils..... 1.12

 Regional Activity Generators..... 1.13

 Access..... 1.13

 Wildlife 1.14

Population and Socioeconomic Characteristics..... 1.15

 Average Household Size..... 1.17

 Age and Race Composition 1.17

 Education Level..... 1.21

 Income 1.21

 Employment..... 1.21

Physical Features Influencing Development..... 1.23

PLATE 1-2: Physical Features 1.25

Existing Land Use..... 1.27

 Survey Methodology 1.27

PLATE 1-3: Existing Land Use..... 1.33

Housing 1.35

PLATE 1-4: Housing Conditions..... 1.43

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INTRODUCTION TO THE COMPREHENSIVE PLAN

The Comprehensive Plan reflects what is in the best interest for the City of Copperas Cove as perceived by its citizens and property owners. Its primary purpose is to permit the City to consciously consider and shape its own future. Thus, the Plan serves as a response to problems that have been identified and as a means to conserve the aspects of the community, which are important to its citizens. The Comprehensive Plan can be defined as a long-range plan intended to direct the growth and physical development of a community for a 10, 20, or even 30-year period. It has become clear to the citizens of Copperas Cove that change is a fact of life and it is indeed inevitable for all communities. By adopting policies and guidelines as set forth in this Plan, the City of Copperas Cove can prepare for this change and maximize future benefits for its residential neighborhoods, while maintaining a viable business environment. Planning is not a single event. This 2007 Plan should be considered a continuation of the 1995 Comprehensive Plan, just as the 1995 Plan was a continuation of the preceding 1965 Plan.

The Comprehensive Plan is a vision of what the community can become and is a long-range statement of public policy. It sets forth a generalized pattern of land use and transportation corridors and establishes guidelines for their implementation. The Plan usually includes policies relative to the development of various physical elements in the community such as transportation, housing, recreation, and public facilities. It provides for the distribution and relationships of various land uses as well as a basis for future development recommendations. These recommendations are supported by a set of goals and objectives drawn from existing conditions and the desires and aspirations of citizens and business leaders. When this plan



Illustration 1-1
Municipal Buildings

is implemented, it will help the City reach the goals and objectives encompassed in this report, thus creating an attractive environment in which people can live and work. The Comprehensive Plan, once adopted, becomes the official policy of the City. It will help guide zoning decisions and serve as a basis for future capital expenditures. The Comprehensive Plan is intended to be flexible and provide latitude for more detailed analysis, which are commonly a part of zoning decisions; however, decisions should be consistent with policies established in the Plan. The City will undoubtedly face future proposals that are inconsistent with the Plan. Some of these proposals may well be in the best interest of the City and worthy of future consideration. If indeed, proposals are approved differing from the Comprehensive Plan, the Plan should be amended to reflect for the current thinking and objectives.

HISTORICAL BACKGROUND¹

The area now known as Copperas Cove was originally founded by Marsden Ogletree in 1878 when he and his family migrated from Georgia and received a land grant in the area. In 1880, a large stone building owned by Ogletree became a relay station for the stagecoach running between Belton and Lampasas. Since the mail arrived by stage, a post office was opened with Ogletree as the postmaster. Legend says that the settlement received the name Copperas Cove for a copperas tasting spring in the cove of a nearby mountain. Samuel Gilmore served as the second postmaster of the community. In 1881 Gilmore’s father-in-law, Jesse M. Clements, and his wife deeded land for the right-of-way of the Gulf, Colorado, and Santa Fe Railroad. A year later, he enlarged the right-of-way through the community to 200 feet and gave 20 acres for a depot site upon the condition that the depot would be built and operated for at least three years. Clements felt that if the Santa Fe operated a depot for that length of time, the community would build up enough residents and development to have continued services. Clements eventually deeded the railroad a half interest of 80 acres of land where the City of Copperas Cove now stands.

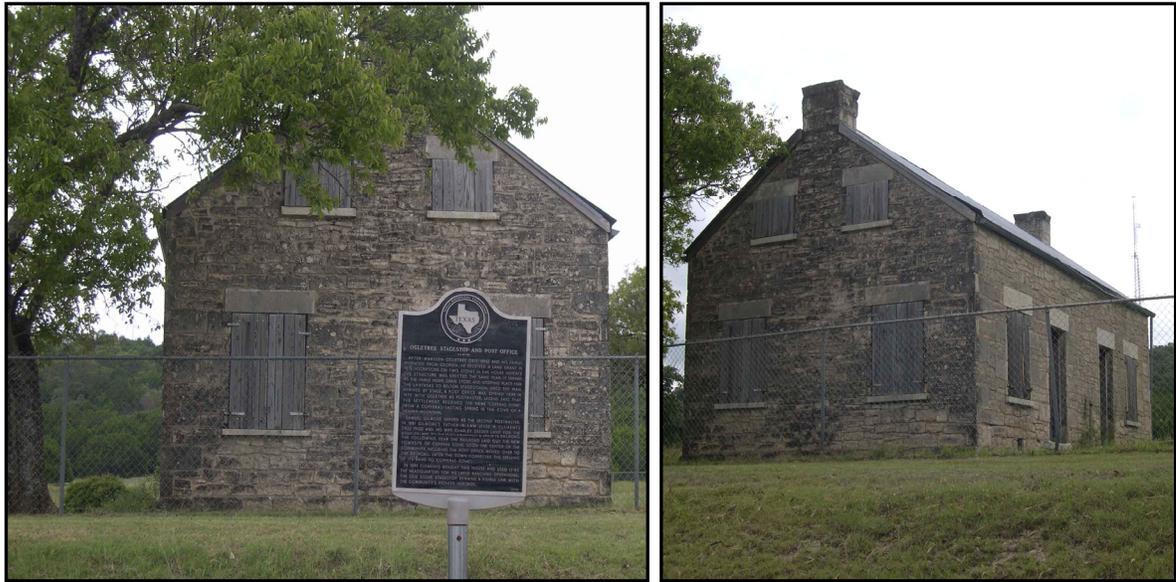


Illustration 1-2
Ogletree Stagestop and Post Office

¹ Portions of this historical background were excerpted from: The Copperas Cove Comprehensive Plan, 1965 by Gregory, Knowlton and Ratliff, Consultant Engineers, and The Copperas Cove Newcomer’s Guide, 1994 by the Leader-Press

The community was incorporated in 1913 taking on the official name as Copperas Cove and elected Jouet Allin as the community's first mayor. The home he and his wife constructed that same year still exists on North Main Street. As many communities in Texas, Copperas Cove existed as a center for agribusiness, farming and ranching in the nearby areas and became a center of cattle shipments from other parts of the State. As the community grew, it took on the nickname "the city of five hills" because of the five hills that surround the community. From time to time, prospectors tried to find minerals in the surrounding hills, but none were ever found in any quantity to make mining economically feasible.

In 1942, Fort Hood was located just east of Copperas Cove and adjacent to the City's eastern city limit line. Named after the Confederate General John Bell Hood, Fort Hood was designated a permanent Army installation in 1951. Today, Fort Hood is the largest training post in the world, encompassing over 339 square miles. Fort Hood is the area's largest employer and continues to have the largest economic impact on Copperas Cove today.

BASELINE STUDIES

The Baseline Analysis chapter of this report is intended to provide a foundation of facts and documentation of the physical and social characteristics of the city and its environment. The following Baseline sections are designed to facilitate the compilation of goals and objectives and eventually recommendations for the various components of the Comprehensive Plan. There are five major sections of the Baseline Analysis:

- Regional Relationship and the Site,
- Population and Socioeconomic Characteristics,
- Physical Features Influencing Development,
- Existing Land Use, and
- Housing.

The Comprehensive Plan is divided into eleven chapters as follows:

1. Baseline Analysis,
2. Goals and Objectives,
3. Thoroughfare Plan,
4. Future Land Use Plan,
5. Housing Strategies,
6. Community Image and Urban Design Guidelines,
7. Parks and Recreation Assessment,
8. Public Facilities Assessment,
9. Economic Development Strategies,
10. Annexation and Growth Management, and
11. Implementation Strategies.

Although each chapter serves a separate and specific purpose, each is related in some manner and collectively forms the Comprehensive Plan for Copperas Cove.

Copperas Cove's last Comprehensive Plan was prepared by J.T. Dunkin and Associates and adopted on July 16, 1996 (ordinance number:



Illustration 1-3
Logo from the 1995 Comprehensive Plan

96-30) The City's earliest Comprehensive Plan, before the 1995 Plan, was prepared in 1965 by Gregory, Knowlton & Ratliff, Consulting Engineers. Several specialized planning documents and studies have been prepared since for water, sewer, and thoroughfares.

REGIONAL RELATIONSHIP AND THE SITE

Copperas Cove is located in the southern most portion of Coryell County along U.S. Highway 190. Copperas Cove is immediately adjacent to Fort Hood and is approximately 33 miles west of Interstate 35. **Plate 1-1** shows the relationship of Copperas Cove to the surrounding region. Gatesville is the County seat and is approximately 30 miles north, along F.M. 116 and U.S. Highway 84. Lampasas is located 15 miles west of Copperas Cove and Austin is approximately 60 miles south. The following is an explanation of features of the region.

FORT HOOD

Fort Hood not only has an impact on Copperas Cove but the entire region. As of February 2005 there were 41,500 military personnel assigned to Fort Hood and 30,599 family members, civilian and other contractors or employees for a total post population of 72,099.² Fort Hood has a projected annual economic impact of about \$7.2 billion consisting of military pay, civilian pay, and other financial contributions (i.e., school aid). In 1987, there were approximately 39,000 total authorized military personnel located at Fort Hood. In 1991, this decreased to approximately 30,000, probably due to Desert Storm activity in the Persian Gulf. Since 2001, deployments of soldiers from Fort Hood have increased due to the War on Terrorism. The base has played an important role in the military campaigns in Afghanistan and Iraq. Most notably, troops from Fort Hood's 4th Infantry Division captured Saddam Hussein in December 2003.

The majority of development on Fort Hood is located in the vicinity of Killeen, along U.S. Highway 190. Development includes airfields, storage areas for military equipment, barracks and housing areas, administrative offices and numerous other ancillary activities contained in over 4,600 structures. Fort Hood influences both the City of Copperas Cove and the Copperas Cove Independent School District substantially.

It is obvious that Fort Hood has a tremendous impact on Copperas Cove and the region in its physical makeup, as well as its economic composition. The Copperas Cove Economic Development Corporation reports that the 7,295 military and family members and 3,349 retirees reside in the City.³ Another dynamic factor of the base is that the military is spending billions of dollars to develop high-tech weapons and equipment.⁴ Copperas Cove is positioned to provide the

² Source: Garrison Command "Phantom Facts," February 2005

³ Source: Copperas Cove Economic Development Corporation's Website, January 2005: www.copperascove-edc.com

⁴ Source: Ibid.

base with many needed community services (i.e., housing, retail, and commercial) and stands to benefit from the base continuing to be the largest training post in the world.⁵

AREA JURISDICTIONS

As indicated on **Plate 1-1** and on **Plate 1-2**, Fort Hood is the primary physical boundary surrounding Copperas Cove, principally to the east and northeast. Three small communities exist beyond Copperas Cove's physical boundary: Topsey, Kempner, and Oakalla. Topsey, an unincorporated community, has a population of 20 persons and is approximately ten miles to the north of Copperas Cove. Kempner, incorporated in 1997, has a population of 1,004 persons and lies along 190 approximately six miles to the west. Oakalla, an unincorporated community, has a population of 45 persons and is approximately ten miles to the south. Each of these communities is beyond the potential extraterritorial jurisdiction (ETJ) of Copperas Cove and poses no immediate constraint to the expansion of Copperas Cove. With the incorporation of Kempner and the State requirements for rural water districts, the City should evaluate potential expansion contracts within the area.

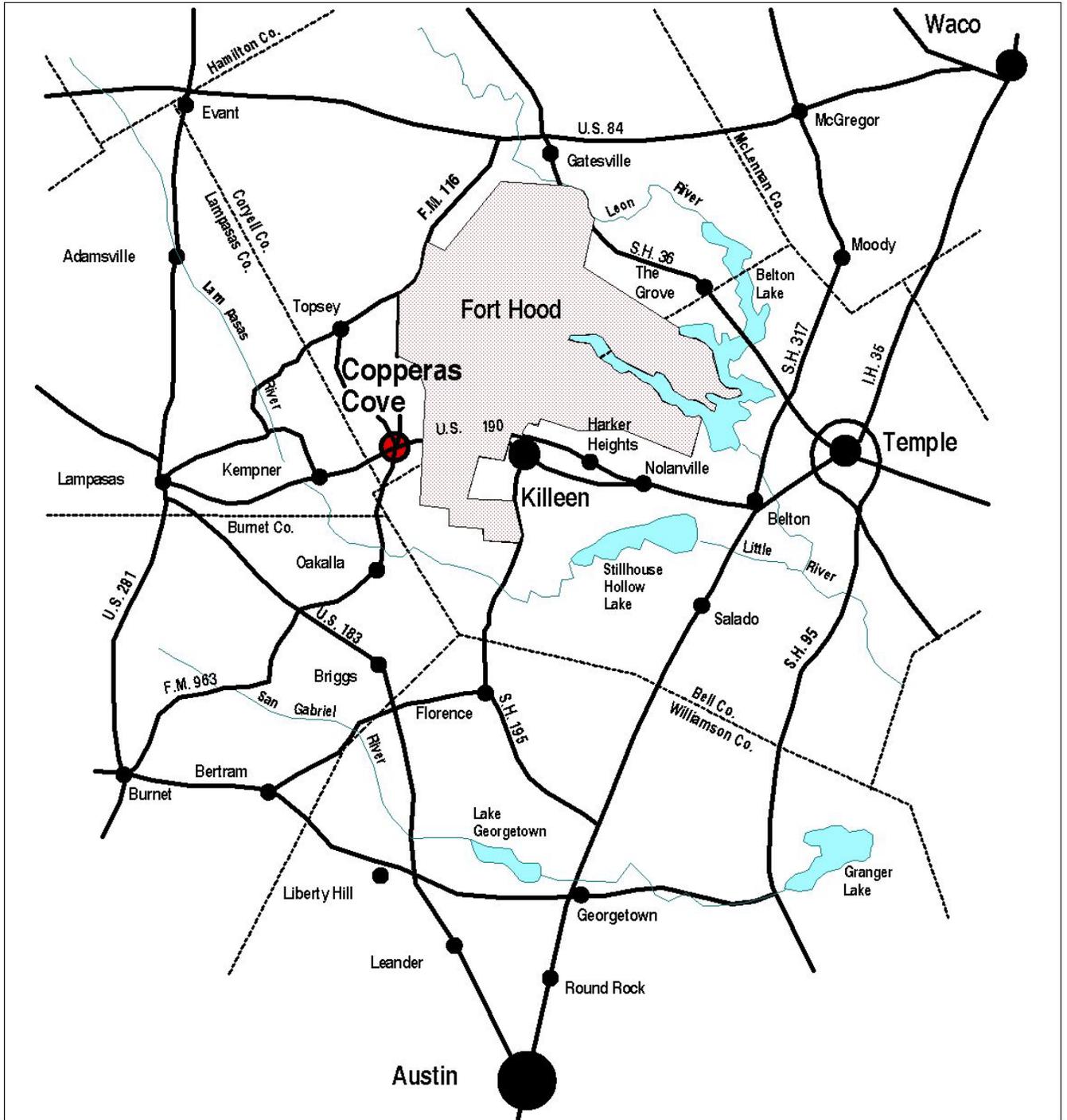
TERRAIN

Copperas Cove can be considered to be on the edge of what is known as the Texas Hill Country or Edwards Plateau. Within the existing City limits the elevation ranges from 1,000 to 1,300 feet above sea level. As shown on **Plate 1-3**, numerous mesas exist in and around Copperas Cove. These mesas offer unique development opportunities as well as constraints to the urban expansion. Developments on the various mesas offer excellent views of the surrounding area.



Illustration 1-4
Copperas Cove Terrain

⁵ Source: Copperas Cove Economic Development Corporation's Website, January 2005: www.copperascove-edc.com



City of Copperas Cove

Location Map

Plate 1-1



Dunkin Sefko & Associates, Inc.
 Urban Planning Consultants, Dallas Texas
 Date: May 2007

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All of the drainage in Copperas Cove drains either to Cowhouse Creek or House Creek to the north and to the Lampasas River to the south. Relatively few creeks and drainage areas affect Copperas Cove or the potential expansion of its urban area. Taylor Creek and Clear Creek eventually drain south into the Lampasas River but neither has significant flood plain areas.

The edges of the mesas have substantially steep slopes ranging from 10 to 12 percent or higher in some areas. These areas are probably not developable areas and should be protected. All of the terrain around Copperas Cove can be considered rolling, semi-hill country type terrain and well drained. For the most part, all of the land, except for the steep sloped areas, is adapted to urban use provided reasonable recognition is given to the drainage areas.

Coryell County is in the Cross Timber Ecoregion⁶ of Texas and is on the edge of the Edwards Plateau, which results in a variety of vegetation. Much of the vegetation in the Cross Timber Ecoregion resembles that found in the Edwards Plateau/Hill Country. The average annual rainfall in Coryell County is 32 ½ inches, which is higher than most Hill Country counties. The Cross Timber Ecoregion has about 33 tree species that are native to the area and Edwards Plateau has about 58 species of trees. The predominant native tree types in Copperas Cove are Pecan, Red Cedar, Mesquite, Bur Oak, Live Oak, Red Oak, and Cedar Elm, although many other species exist in the area. Native grasses include Blue Gramma, Red Gramma, Buffalo Grass, Curly Mesquite Grass, and some inland Salt Grass.

SURFACE GEOLOGY

Names exist for the various geologic chapters of earth’s history. The name of the geologic strata that prevails through Coryell County is the cretaceous series, which actually extends throughout Texas from the Rio Grande to the Red River. This system contains the sub-strata formations of the Edwards, Comanche Peak, Walnut, and Biloxi geologic formations.



Illustration 1-5
Exposed Geological Formation

⁶ Source: Texas Parks and Wildlife Department, Gould Ecoregions of Texas – 24 March 2004: www.tpwd.state.tx.us

Major aquifers underlie about 76 percent of the area of Texas and major aquifers exist in Coryell County as well. The Trinity Group is the major aquifer that exists in the area. It extends from the Dallas/Fort Worth area through Waco and continues southerly through Comal, Kendall, and Medina Counties. This aquifer has been over developed in many areas (including Dallas and Waco) and water levels have declined in recent years over much of the aquifer. Limestone is the principal stratum within the Copperas Cove area and in many areas outcroppings produce shallow soil areas. Much of Copperas Cove's future development is expected to take place on this formation, which generally provides good footing and stable building conditions, although the shallow soil conditions provide problems for utility line excavation and construction.

SOILS

The basic soil characteristic of Coryell County and Copperas Cove is the Grand Prairie Group. Soils in the Grand Prairie Group are in the transitional sub-area of the Edwards Plateau area and derived from limestone and other limey materials. The principal soil types of the Grand Prairie Region are Tarrant, San Saba, and Denton with small areas of Crockett, Crawford, Brackett, Krum, Lewisville, and Catalpa. Cash crops such as cotton and grain production are concentrated on the deeper soils in the northern end of the region. In the southern portion, in the area of Coryell County, the economy is based almost exclusively on livestock and feed crops from native vegetation and rangelands.

The Grand Prairie Region becomes progressively rougher, steeper, and rockier towards the southern end near Copperas Cove. The transitional area of the Edwards Plateau area just south of Copperas Cove is mostly rough and broken or composed of shallow, rocky soils. The native rangeland vegetation is greatly affected by frequent droughts and prevailing hot, dry growing seasons. Frequent adjustment of live stock numbers due to variable rangeland forage production is often required. There appear to be no important constraints to the expansion



Illustration 1-6
Grasses Growing on Copperas Cove Soil

of Copperas Cove resulting from either geologic formations or soil types that prevail in the area. However, it should be noted again that certain areas are constrained by steep slopes and shallow soils.

REGIONAL ACTIVITY GENERATORS

Many important regional activity generators exist in Coryell and Bell Counties. The Scott and White Hospital and Olin Teague Veterans Center are among several of the nationally recognized medical centers located in Temple. Temple is a major rail destination for the Santa Fe Railroad and is a major employment generator. Belton is the County seat of Bell County and the site of the University of Mary Hardin-Baylor. Lake Belton and Stillhouse Hollow Reservoir are two significant recreational features in the area. Fort Hood has two military museums that are open year round to the public at no charge and generate many visitors each year. Gatesville is the County seat of Coryell County and is a site of eight State prison units that employ approximately 3,500 people. Central Texas College is located just east of Copperas Cove and had an enrollment of over 7,600 students in the 2003-2004 school year.⁷ Additionally, area landowners supplement their income by leasing hunting privileges for their ranches. Furthermore, the area is becoming popular as a residential and recreational area. Many general civic, exposition, and festival activities occur in each community of the region throughout the year.

ACCESS

One of the most important and significant factors involved in Copperas Cove’s future development is its relationship to U.S. Highway 190 and Interstate Highway 35. U.S. Highway 190 is an “interstate type” of highway with limited access points from Copperas Cove to Interstate 35. Interstate 35 is considered one of the most important urbanizing corridors in the State. A collection of many of Texas’ largest cities is located along Interstate 35 including Dallas, Fort Worth, Waco, Temple, Austin, and San Antonio. Interstate 35 terminates at



Illustration 1-7
U.S. Highway 190 in Copperas Cove

⁷ Source: Central Texas College’s Website, January 2005

Laredo, which is an emerging important trade crossing area with Mexico. The concentration of water resources, educational facilities, industry, and people along Highway 35 from the Red River to San Antonio makes this corridor regionally significant. The fact that Copperas Cove has convenient and quick access to Interstate 35 is considered an asset to Copperas Cove’s future urban expansion.

WILDLIFE⁸

Certain rare, endangered, or threatened wildlife do exist in the region. Following is a listing of rare species, which included Federally and State recognized rare, endangered, and threatened species, for Coryell, Bell, and Lampasas Counties. These listing are from the Texas Parks and Wildlife Department and have been updated through September 2004.

<u>Coryell County</u>	<u>Bell County</u>	<u>Lampasas County*</u>
<p><u>Birds</u> Arctic Peregrine Falcon Bald Eagle Black-capped Vireo Golden-cheeked Warbler Henslow's Sparrow Interior Least Tern Migrant Loggerhead Shrike Mountain Plover Western Burrowing Owl Whooping Crane</p> <p><u>Fishes</u> Sharpnose Shiner Smalleye Shiner</p> <p><u>Insects</u> Leon River Winter Stonefly</p> <p><u>Mammals</u> Cave Myotis Bat Plains Spotted Skunk</p> <p><u>Reptiles</u> Texas Garter Snake Texas Horned Lizard</p> <p><u>Vascular Plants</u> Texabama Croton</p>	<p><u>Amphibians</u> Salado Springs Salamander</p> <p><u>Birds</u> Arctic Peregrine Falcon Bald Eagle Black-capped Vireo Golden-cheeked Warbler Henslow's Sparrow Interior Least Tern Migrant Loggerhead Shrike Mountain Plover Western Burrowing Owl Whooping Crane</p> <p><u>Fishes</u> American Eel Guadalupe Bass Sharpnose Shi Smalleye Shiner</p> <p><u>Mammals</u> Cave Myotis Bat Plains Spotted Skunk</p> <p><u>Reptiles</u> Texas Garter Snake Texas Horned Lizard</p> <p><u>Vascular Plants</u> Texabama Croton</p>	<p><u>Amphibians</u> Salado Springs Salamander</p> <p><u>Birds</u> Arctic Peregrine Falcon Bald Eagle Black-capped Vireo Golden-cheeked Warbler Henslow's Sparrow Mountain Plover Whooping Crane Wood Stork</p> <p><u>Fishes</u> Guadalupe Bass Smalleye Shiner</p> <p><u>Mammals</u> Cave Myotis Bat Gray Wolf Plains Spotted Skunk Red Wolf</p> <p><u>Reptiles</u> Concho Water Snake Texas Garter Snake Texas Horned Lizard</p> <p>*Draft list – TPWD may modify list</p>

⁸ Source: Texas Parks and Wildlife Department’s *Annotated County Lists of Rare Species* (Last revision 25 Sep 2004)

POPULATION AND SOCIOECONOMIC CHARACTERISTICS

It has been indicated that Copperas Cove’s relationship to the surrounding region is a major factor in its future development potential. The Temple/Belton/Killeen/Copperas Cove metropolitan area is one of the most dynamic areas in Texas and provides an opportunity for Copperas Cove to share in its development. Although the regional advantages of Copperas Cove are important, its people will continue to be the most important resource in the community.

Copperas Cove’s growth can be primarily contributed to immigration of new families into the region. Because of the ability of Copperas Cove to provide quality municipal services and facilities, it has captured a substantial share in the regional growth. The trend in population change in the City of Copperas Cove since 1920 is reflected in **Table 1-1**. Copperas Cove has increased in population steadily since 1950.

Table 1-1 Population Change City of Copperas Cove			
Year	Population	Numerical Change	Percent Change
1920	509		
1930	406	(103)	-20.2%
1940	356	(50)	-12.3%
1950	1,052	696	195.5%
1960	4,567	3,515	334.1%
1970	10,818	6,251	136.9%
1980	19,469	8,651	80.0%
1990	24,079	4,610	23.7%
2000	29,592	5,513	22.9%

Source: U.S. Census

*Note: A January 1, 2007 population estimate of **34,000** has been calculated for Copperas Cove (See Chapter 4 for further details regarding population estimates and projections).*

Table 1-2 shows that Copperas Cove has generally kept pace with many cities in the region since 1950. Copperas Cove has experienced an annual average growth rate since 1980 of about 2.12 percent. This growth is slightly larger than the growth rate experienced by Temple, Belton, and Lampasas for the same period.

Table 1-2 Population Change The Region							
Place	1950	1960	1970	1980	1990	2000	Annual Growth Rate 1980-2000
Copperas Cove	1,052	4,567	10,818	19,469	24,079	29,592	2.12%
Harker Heights	N.I.	N.I.	4,216	7,245	12,841	17,308	4.45%
Belton	6,246	8,163	8,696	10,660	12,476	14,623	1.59%
Temple	25,467	30,419	33,431	42,483	46,109	54,514	1.25%
Killeen	7,045	23,377	35,507	46,296	63,535	86,911	3.20%
Lampasas	4,869	5,061	5,922	6,165	6,382	6,786	0.48%
Bell County	73,824	94,097	124,483	157,889	191,088	237,974	2.07%
Coryell County	16,284	23,961	35,311	56,767	64,213	74,978	1.40%

N.I. - Not Incorporated
Source: U.S. Census

Another method of evaluating a community’s percentage of growth within the region is to compare it to a large regional area. If Coryell and Bell Counties are combined and defined as a region that is most affected by Copperas Cove and compared to Copperas Cove’s population increase since 1950, it is evident that Copperas Cove is capturing a greater percentage of growth within the region. **Table 1-3**, on the following page, shows that in 1950 Copperas Cove accounted for slightly over one percent of the region’s population. This share has steadily increased and in 2000 Copperas Cove accounted for 9.5 percent of the region’s population.

It is reasonable to assume that the growth in Copperas Cove is partially due to the availability of land and proximity to Fort Hood and the Temple/Belton/Killeen metropolitan area. As Copperas Cove continues to develop, the rate of growth may fluctuate as in many communities. As the population

numbers get larger, the percent often decreases. Similarly, other communities that can provide adequate public services and facilities with lower property costs will experience growth as well. Still it is evident that Copperas Cove has been capturing a greater share of the region's growth and this trend could realistically continue. Copperas Cove's growth is indicative of the quality atmosphere and ability of the City to accommodate the growth in an orderly manner.

Year	Population of Copperas Cove	Population of Coryell and Bell County	Percentage of Copperas Cove Comprising Coryell and Bell Counties
1950	1,052	90,108	1.2%
1960	4,567	118,058	3.9%
1970	10,818	159,794	6.8%
1980	19,469	214,656	9.1%
1990	24,079	255,301	9.4%
2000	29,592	312,952	9.5%
<small>Source: U.S. Census</small>			

AVERAGE HOUSEHOLD SIZE

The average household size has decreased every decade since 1980, which had an average household size of 3.11 persons per household. In 1990 there were 2.97 persons per household and in 2000 the number dropped to 2.85 persons per household. This trend is not unusual, as families in general are becoming smaller in numbers per household.

AGE AND RACE COMPOSITION

The age composition of the population within a city can provide an insight into the type of services that may need to be provided in the future. An analysis of age composition among other characteristics can ensure that the Comprehensive Plan is tailored to meet Copperas Cove's needs of the future. The age composition of Copperas Cove is shown in **Table 1-4**.

**Table 1-4
Age Composition - Distribution
City of Copperas Cove**

Age	1970		1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Young (0-14 Years)	3,905	36.1%	5,696	29.3%	7,011	29.1%	8,062	27.2%
High School, College, New Family (15-24 years)	2,961	27.4%	5,064	26.0%	4,675	19.4%	5,612	19.0%
Prime Labor Force (25-44 Years)	2,850	26.3%	6,253	32.1%	8,225	34.2%	9,867	33.3%
Older Labor Force (45-64 Years)	931	8.6%	2,028	10.4%	3,366	14.0%	4,556	15.4%
Elderly	171	1.6%	428	2.2%	802	3.3%	1,495	5.1%
Total	10,818	100.0%	19,469	100.0%	24,079	100.0%	29,592	100.0%
Median Age	21.2		23.0		25.6		26.9	

Source: U.S. Census

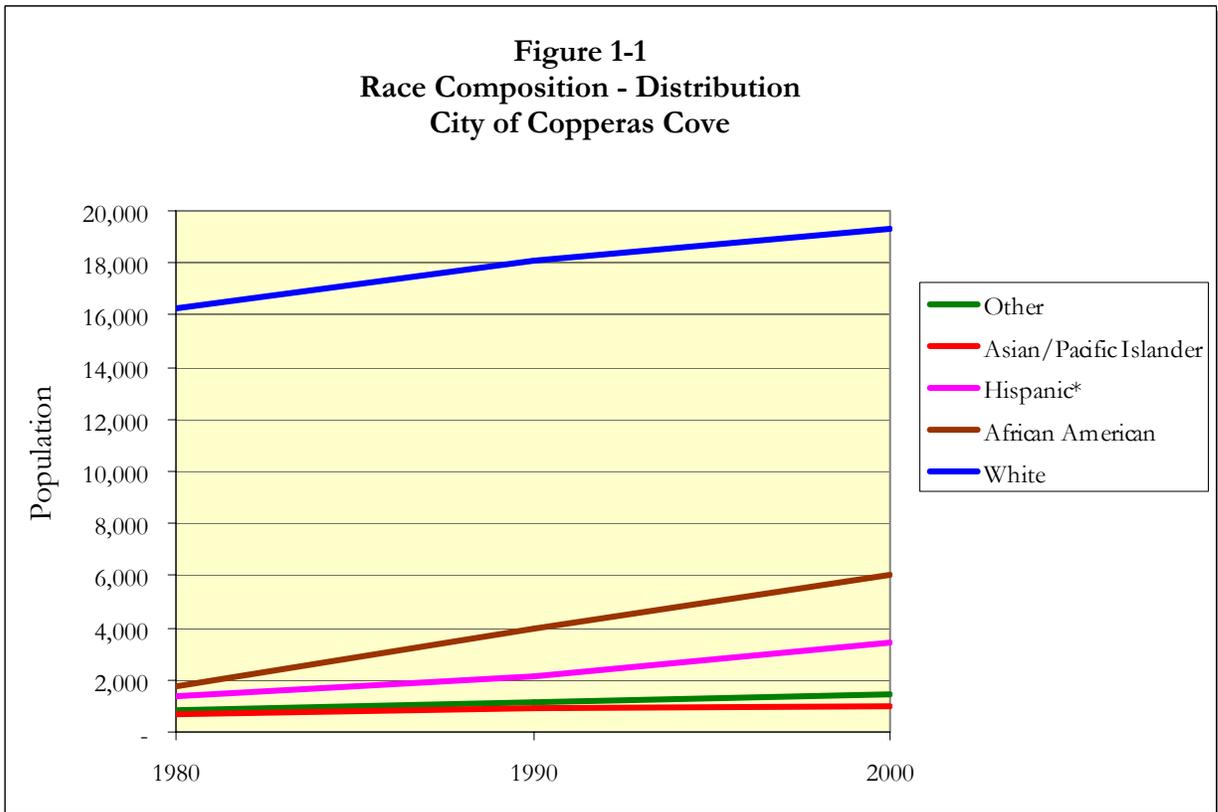
It is evident that the prime labor force (25-44) is the dominant age group and it is anticipated that although fluctuations may occur, it will remain the predominant age group for at least the next decade. There has been a steady increase in the prime labor force since 1970 with the exception of 2000, which experienced a slight drop. As shown in **Table 1-4**, all categories of ages between the 25 and elderly have increased or stayed reasonably the same since 1970 while the young (0-14) and high school, college, new family (15-24) groups have steadily decreased. It appears that like many communities, the general population is aging. It is particularly important to recognize that the elderly group is increasing. As the older labor force group ages (assuming many continue to reside in Copperas Cove), it may be appropriate to consider services and housing types to accommodate this segment of the population.

Table 1-5 and **Table 1-6** show race and ethnic composition for the City and Copperas Cove Independent School District. These tables reveal that Copperas Cove is a growing community and becoming more diverse in its population

Race/Ethnicity	1980		1990		2000	
	Number	Percent*	Number	Percent*	Number	Percent*
Other	805	4.1%	1,125	4.7%	1,474	5.0%
Asian/Pacific Islander	661	3.4%	901	3.7%	969	3.3%
Hispanic*	1,358	7.0%	2,160	9.0%	3,460	11.7%
African American	1,769	9.0%	3,969	16.5%	6,047	20.4%
White	16,234	83.4%	18,084	75.1%	19,340	65.4%

* Due to Hispanic origin, the total population will not equal 100%; Hispanic origin can be of any race.

Source: U.S. Census



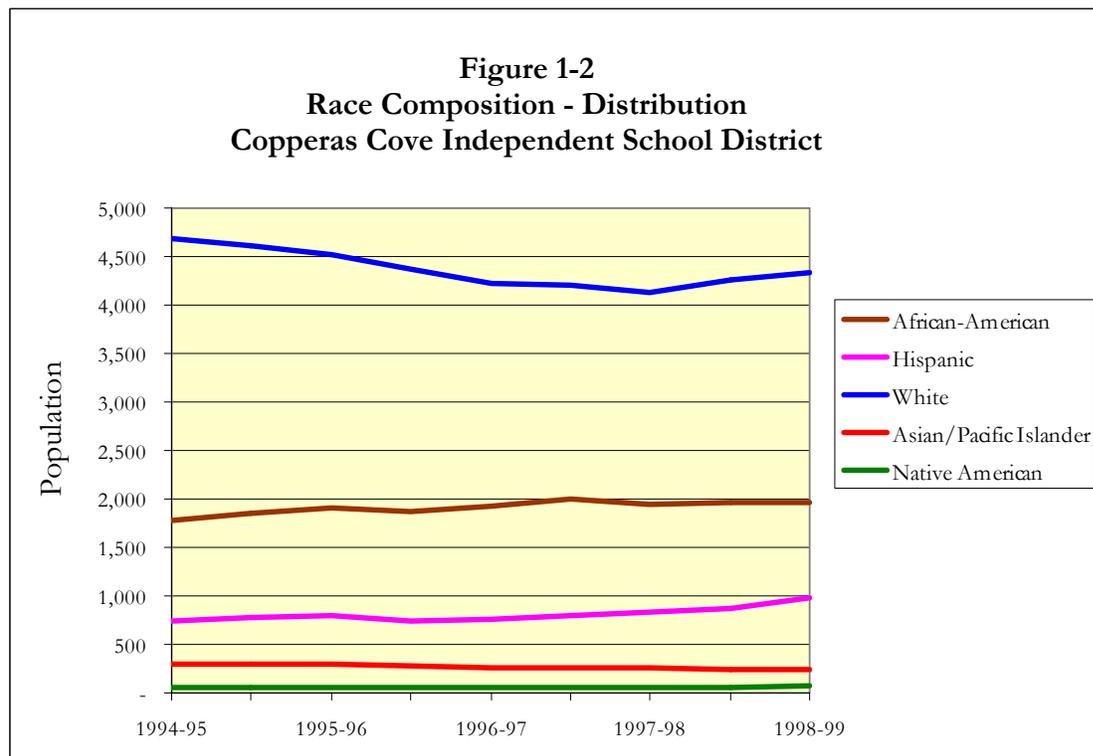
**Table 1-6
Race Composition - Distribution
Copperas Cove Independent School District**

Race/Ethnicity	1994-95		1995-96		1996-97	
	Number	Percent	Number	Percent	Number	Percent
African-American	1,771	23.5%	1,848	24.4%	1,913	25.2%
Hispanic	735	9.8%	772	10.2%	799	10.5%
White	4,677	62.1%	4,608	60.7%	4,519	59.6%
Asian/Pacific Islander	289	3.8%	302	4.0%	297	3.9%
Native American	55	0.7%	56	0.7%	49	0.6%
Total Enrollment	7,527	100.0%	7,586	100.0%	7,577	100.0%

Race/Ethnicity	1997-98		1998-99		1999-2000	
	Number	Percent	Number	Percent	Number	Percent
African-American	1,865	25.5%	1,929	26.7%	2,002	27.4%
Hispanic	745	10.2%	758	10.5%	799	10.9%
White	4,368	59.7%	4,221	58.3%	4,210	57.5%
Asian/Pacific Islander	280	3.8%	267	3.7%	256	3.5%
Native American	60	0.8%	63	0.9%	49	0.7%
Total Enrollment	7,318	100.0%	7,238	100.0%	7,316	100.0%

Race/Ethnicity	2000-01		2001-02		2002-03	
	Number	Percent	Number	Percent	Number	Percent
African-American	1,951	26.9%	1,971	26.6%	1,957	25.8%
Hispanic	842	11.6%	879	11.9%	988	13.0%
White	4,126	57.0%	4,263	57.5%	4,336	57.1%
Asian/Pacific Islander	260	3.6%	237	3.2%	236	3.1%
Native American	63	0.9%	64	0.9%	75	1.0%
Total Enrollment	7,242	100.0%	7,414	100.0%	7,592	100.0%

Source: Texas Education Agency - Academic Excellence Indicator System (AEIS) District Profile for CCISD



EDUCATION LEVEL

Trends relative to the educational level of a population generally indicate the skill and ability of the residents of a community. In 2000, 91.7 percent of the persons 25 years of age and over had graduated from high school and 17.1 percent attained a bachelor’s degree or higher. The Statewide average was 75.6 percent and 23.2 percent respectively.

INCOME

Another important factor for retail trade and personal services is family income. In 1980, the median household income was \$14,080 and 12 percent were below the poverty level. In 1990, the median household income was \$24,836 and 9.9 percent were below the poverty level. In 2000, the median household income was \$37,869 and 8.1 percent were below the poverty level. While most of the increase results from general inflationary trends (if the average annual inflation rate over twenty years was four percent), the gain of income in Copperas Cove is significantly higher than inflation and represents a real gain in purchasing power.

EMPLOYMENT

Employment opportunities in the region have contributed to the growth of Copperas Cove. In 1980, the total work force (persons 16 years and older) was 13,387 of which 5,510 or approximately 41 percent were civilians. In 1990, the total work force was 16,655 of which 8,751 or approximately 53 percent were civilians. In 2000, the total work force was 21,184 of which 11,733 or approximately 55.4 percent were civilians. The increase in the civilian labor force from 1980 to 1990 was approximately 58

<p align="center">Table 1-7 Major Area Employers - 2003 Coryell County Area Employers</p>		
Employer	Product	Employees
Fort Hood	Military Soldiers	40,672
Fort Hood	Civilian - Federal & Contract	13,724
Copperas Cove ISD	School Administration	1,253
Central Texas College	Community College	1,126
Metroplex Hospital	Medical	950
Texas Dept. of Criminal Justice – Gatesville ⁽¹⁾	Prison Facility	764
GC Services	Credit Collection Agency	711
Wal-Mart Supercenter	Department Store	400
City of Copperas Cove	City Government	272
H.E.B. Grocery Store	Grocers - Retail	145
WindCrest Nursing Center	Nursing Home	101
Hill Country Rehab. & Nursing Center	Nursing Home	80
Tarleton - Central Texas	Senior College	72

Source: Copperas Cove Economic Development Corporation Website: www.copperascove-edc.com
 (1) Texas Department of Criminal Justice: www.tdcj.state.tx.us/stat/unitdirectory/gv.htm

percent and from 1990 to 2000 was 34 percent. These increases surpass the increase in population for 1980-1990 (23.7 percent) and for 1990-2000 (22.9 percent), which indicates that the general population is providing more persons in the labor pool.

Table 1-7 is a review of the area’s major employers in 2003. It can be seen that Fort Hood is by far the most significant employer. The second largest employer is the Copperas Cove Independent School District (CCISD) with 1,254 employees. GC Services and Wal-Mart are the area’s largest non-governmental/public service employers.

It can be concluded that most people that live in Copperas Cove work outside of the City. Although some persons likely live in other parts of the region and work in the Copperas Cove area, the percentage that travels to Copperas Cove is small. A review of traffic volumes on U.S. 190 reveals that the morning traffic volumes east bound are higher than the westbound movements and the reverse is true in the peak evening hours.⁹

In order to further analyze how many people actually live and work in Copperas Cove, U.S. Census information regarding commuting time can be reviewed. **Table 1-8** contains this information for Copperas Cove from the 2000 Census. Given the geographic size of the City, it can be assumed that a distance to work of 14 minutes or less means that the worker is employed within Copperas Cove.

Using this assumption, it can be ascertained that 25.83 percent of the local employed population actually works in the City. Assuming that a distance of 15 minutes or more means that the worker works outside of the City, it can be concluded that 74.17 percent of the working population is employed outside of Copperas Cove.

TRAVEL TIME	Number of Workers	Percentage of Workers	Percentage Working Inside/Outside the City
Worked at Home	275	1.88%	25.83%
Less Than 5 Minutes	403	2.75%	
5 to 9 Minutes	1,331	9.08%	
10 to 14 Minutes	1,776	12.12%	
15 to 19 Minutes	3,054	20.84%	74.17%
20 to 24 Minutes	2,849	19.45%	
25 to 29 Minutes	1,055	7.20%	
30 to 34 Minutes	1,554	10.61%	
35 to 39 Minutes	224	1.53%	
40 to 44 Minutes	327	2.23%	
45 to 59 Minutes	807	5.51%	
60 to 89 Minutes	509	3.47%	
90 or More Minutes	487	3.32%	
Total <i>(Workers 16 Years Old & Older)</i>	14,651	100.00%	

Source: U.S. Census

⁹ U.S. Highway 190 Corridor Study. DeShazo, Starek & Yang, April 1989

PHYSICAL FEATURES INFLUENCING DEVELOPMENT

In January 2005, Copperas Cove covered approximately 16.4 square miles of land within its City limits. Several factors will influence the expansion of the urbanized area in Copperas Cove. Thoroughfares, utilities, terrain, existing development, adjacent or surrounding development all affect future growth. **Plate 1-2** shows the major physical features, some of which have been previously discussed. The following is a description of other man-made and natural factors or features.



Illustration 1-8
Copperas Cove Terrain

As shown on **Plate 1-2** Fort Hood limits expansion to the east and north of Copperas Cove. Since the Kempner water service utility district serves all of the area beyond Copperas Cove's Certificate of Convenience and Necessity (CCN), many semi-rural subdivisions have developed in Copperas Cove's Extraterritorial Jurisdiction (ETJ). A community's ETJ is based on its population (see Local Government Code, Section 42.021) and the ETJ for Copperas Cove is two miles beyond its existing limits. The City's ETJ line is shown on **Plate 1-2**. The City may establish subdivision control in the ETJ but not zoning. The rural subdivisions in the ETJ will constrain and influence the quality of future development in these areas. Rural water systems tend to encourage semi-urban development prior to the ability of a City to serve the area. The resulting premature stimulation of development sometimes causes rural water systems to become overtaxed. Although these areas have a water supply, they tend not to have provisions for wastewater disposal and use approved private sewer systems. The widespread use of approved private sewer systems or septic tanks is generally considered undesirable for preserving ground water integrity. Big Valley Ranchettes (south of the City limits along F.M. 3046) is an example of a rural subdivision containing about 50 homesites.

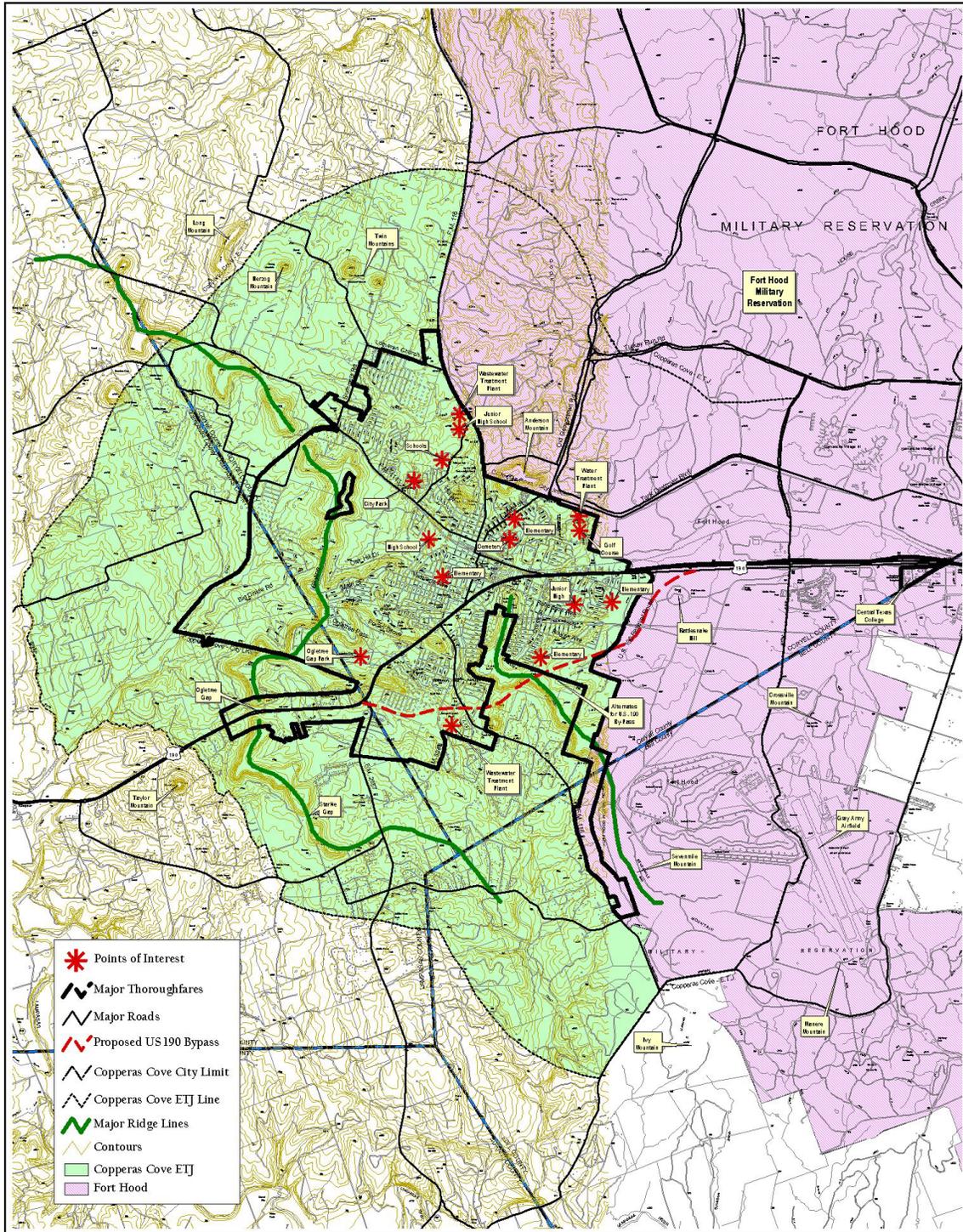
Most of the urbanized area is accessed from F.M. 116, F.M. 1113 (Avenue D), or U.S. Highway 190. Avenue D parallels at A.T. & S.F. Railroad right-of-way, which is somewhat of a barrier affecting

development. Only four or five grade crossings exist between the north and south sides of the railroad. The original town center is located near Avenue D and F.M. 116, as well as the downtown business areas.

The configuration of the present City limits is primarily a result of the terrain and Fort Hood. The City limit boundary adjacent to Fort Hood will likely not change in the near future (pending any agreements with the military for land exchanges). Several other areas are constrained by the steep slopes of the various “hills” surrounding the urban area. Water towers, radio broadcast towers and other landmarks often are located on top of these hills as they are the highest elevation points in the area. The areas of steep terrain have influenced the present form of specific subdivisions and will continue to influence the design of future development areas. These areas offer unique development opportunities yet must be respected, and where appropriate, protected to ensure proper design arrangements.



Illustration 1-9
**Rattlesnake Mountain
Water Storage Tank**

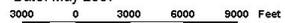


Physical Features

Plate 1-2



Dunkin Sefko & Associates, Inc.
 Urban Planning Consultants, Dallas Texas
 Date: May 2007



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EXISTING LAND USE

The land use pattern that exists today in the City of Copperas Cove has evolved to satisfy the requirements of a growing community. The activities of the residents of a city create a need for residential, retail, commercial, recreational, office, and industrial areas, as well as an efficient thoroughfare system. Growth and development occurring in the future will require conversion of vacant land and agricultural land to more intensified urban uses. The process and how it occurs will be very important to the City. It will not only have an impact on how Copperas Cove develops economically, but the relationships of existing and future land uses will shape the character of the community for many years to come. Likewise, these relationships will be reflected in the provision of services and facilities throughout the community. An orderly and compact land use arrangement can be served more easily and efficiently than a random and scattered association of unrelated uses. Providing for an orderly and efficient use of land should be a major planning consideration in Copperas Cove. In order to assess the City's future land use needs, an analysis of the past land use trends and present land use patterns is important.

In the process of preparing the 1965 Comprehensive Plan, a land use survey was conducted. In order to analyze the land use trends in Copperas Cove, new surveys were conducted in 1994 and again in 2004-2005. Using similar survey methodology and land use categories, a comparison of existing land use can be made. In 1965, developed areas were primarily located along either side of Avenue D corridor and north of U.S. Highway 190. **Table 1-9** shows the existing land use for the City in 1965. As in most communities, an "infilling" has occurred in areas with available land. Today, some areas are completely urbanized and little additional development can be expected to occur in some portions of the City. **Plate 1-3** shows the existing land use as of late 2004 and 2005.

SURVEY METHODOLOGY

In 1994 and again in September 2004 a parcel-by-parcel land use survey was conducted by automobile for all areas within and in close proximity to the September 2004 City limits. (Note: Land annexed into the City in 2005 was included within the survey and is reflected in **Table 1-10**.) Each parcel was color coded and documented according to the following categories:

<u>Residential Uses</u>	Single Family Residences – One family dwellings and related accessory buildings Two-Family Residences – Duplex dwelling and related accessory buildings Multiple-Family Residences – Apartments, rooming houses, and related accessory buildings Mobile Homes – A mobile home located on a lot or parcel and used as a dwelling
<u>Public, Semi-Public And Related Uses</u>	Schools, Churches, Cemeteries and Public Buildings
<u>Parks and Open Spaces</u>	Parks, Playgrounds and Public Open Spaces
<u>Office</u>	Professional/Administrative Offices – doctors, dentists, real estate, architects, accountants, secretarial services, etc.
<u>Retail Uses</u>	Retail – stores, shops and personal service establishments, shopping centers, service stations and any associated off-street parking facilities
<u>Commercial Use</u>	Commercial – amusements, building materials yards, automobile garages and sale lots, automobile body repair, warehouses, wholesale establishments, sale of used merchandise and welding shops.
<u>Industrial Uses</u>	Light Industry – Light processing, storage, light fabrication, assembly and repairing
<u>Streets and Alleys</u>	Land dedicated to public use for street and alley rights-of-way whether open or closed to use.
<u>Vacant and Agricultural Use</u>	Vacant Land having no apparent use or land used for agricultural purposes (ranching or farming).

**Table 1-9
Existing Land Use - 1965
City of Copperas Cove**

Existing Land Use	Area Acres	Percent of Total Land Use	Percent of Total City	Acres Per 100 Persons*
Residential				
Single Family	520.45	93.48%	28.76%	
Two-Family	27.01	4.85%	1.49%	
Three or More Family	9.27	1.67%	0.51%	
(Sub-Total)	556.73	100.00%	30.77%	6.55
Public, Quasi-Public				
Schools	70.20	38.85%	3.88%	
Parks	102.01	56.46%	5.64%	
Cemeteries	5.67	3.14%	0.31%	
Public Buildings	2.81	1.56%	0.16%	
(Sub-Total)	180.69	100.00%	9.99%	2.20
Business-Commercial				
Local Retail	32.01	49.11%	1.77%	
Local Service	33.17	50.89%	1.83%	
(Sub-Total)	65.18	100.00%	3.60%	0.76
Institution				
Churches	9.54	82.88%	0.53%	
Others	1.97	17.12%	0.11%	
(Sub-Total)	11.51	100.00%	0.64%	0.13
Industrial				
	5.66	100.00%	0.31%	0.06
Open Space				
Vacant Lots	182.19	27.71%	10.07%	
Vacant Land	475.21	72.29%	26.26%	
(Sub-Total)	657.40	100.00%	36.33%	7.75
Street & R.O.W.				
Streets	301.43	90.75%	16.66%	
Railroad	30.72	9.25%	1.70%	
(Sub-Total)	332.15	100.00%	18.36%	3.91
Total	1,809.32		1.00	21.36
* Based on a population of 8,500 in 1965				
Source: 1965 Comprehensive Plan				

A method of analyzing land use is related to the number of acres used in population. **Table 1-10** shows this comparison for 1965, 1994, and 2004.

Table 1-10 Existing Land Use Comparison: 1965 to 2004 City of Copperas Cove									
Land Use Category	1965			1994			2004		
	Acres	Percent of Developed Land	Acres Per 100 Persons ⁽¹⁾	Acres	Percent of Developed Land	Acres Per 100 Persons ⁽²⁾	Acres	Percent of Developed Land	Acres Per 100 Persons ⁽³⁾
Single-Family	520.45	45.2%	6.12	1,895.91	48.4%	7.33	2,451.50	48.4%	8.17
Multi-Family	9.27	0.8%	0.11	112.09	2.9%	0.43	126.30	2.5%	0.42
Duplex	27.01	2.3%	0.32	61.64	1.6%	0.24	90.90	1.8%	0.30
Mobile Home	-	0.0%	-	73.51	1.9%	0.28	101.20	2.0%	0.34
Parks	102.01	8.9%	1.20	216.90	5.5%	0.84	402.20	7.9%	1.34
Public/Semi-Public	90.19	7.8%	1.06	386.74	9.9%	1.50	522.90	10.3%	1.74
Retail	32.01	2.8%	0.38	124.68	3.2%	0.48	173.30	3.4%	0.58
Commercial	33.17	2.9%	0.39	92.67	2.4%	0.36	156.00	3.1%	0.52
Light Industrial	5.66	0.5%	0.07	10.84	0.3%	0.04	4.40	0.1%	0.01
Office	-	0.0%	-	7.60	0.2%	0.03	13.60	0.3%	0.05
Right-of-Way	<u>332.15</u>	<u>28.8%</u>	<u>3.91</u>	<u>930.90</u>	<u>23.8%</u>	3.60	<u>1,026.80</u>	<u>20.3%</u>	3.42
Total Developed	1,151.92	100.0%	13.55	3,913.48	100.0%	15.13	5,069.10	100.0%	16.90
Total Undeveloped	<u>657.40</u>			<u>1,746.51</u>			<u>5,435.20</u>		
Total Acres Within the City Limits	1,809.32			5,659.99			10,504.30*		
(1) Based on a population of 8,500 in 1965 (2) Based on a population of 25,858 in 1993 (3) Based on a population of 31,500 in September 2004 * Land annexed in 2005 has been included in 2004 data									
Source: Dunkin, Sefko & Associates, Inc.									

A comparison of 1965, 1994, and 2004 land use shows significant increases in multi-family, peaking in 1994. Although the amount of park acreage has increased, the percentage of park area has decreased compared to other uses. Since there has been almost 40 years between surveys, the other percentage changes can be considered minimal. In 1965, the City limits consisted of about 2.8 square miles or 1,809 acres. In 1994, the City was about 5,660 acres and by 2004 was 10,500 acres, an increase of almost 5,000 acres.

Of the developed areas, single-family uses still comprise the greatest percentage of land uses. The right-of-way land category is the second highest at 1,026.8 acres. It is expected that the composition of residential land uses in Copperas Cove will generally remain the same in the future, roughly between 45 and 55 percent. Over 1,000 acres of developed land has occurred since 1994.

By calculating the amount of acreage consumed for various land uses and comparing it to population, an insight can be gained for land use demand. Assumptions can be made regarding the future consumption of land use based on those relationships. **Table 1-10** also shows land use relating to population by acres per 100 persons. Especially noteworthy is the relationship of retail uses to the overall land use pattern. The percentage and acres per 100 persons increased slightly since 1965 but is close to a generally accepted ratio. Retail demand usually ranges from 0.3 to 0.4 acres per 100 persons on the low end to 0.6 and 0.7 on the high end; 0.5 is generally accepted as around average. Copperas Cove is about average at 0.6 retail acres per 100 persons. This ratio indicated that a good retail market exists and the demand is about equal to supply. A low number sometimes indicates that retail sales are being captured by other markets (usually adjacent cities and employment areas); a high number represents either a strong retail market with a large population with disposable incomes (high income families), or the retail sales are being captured or imported from other areas.

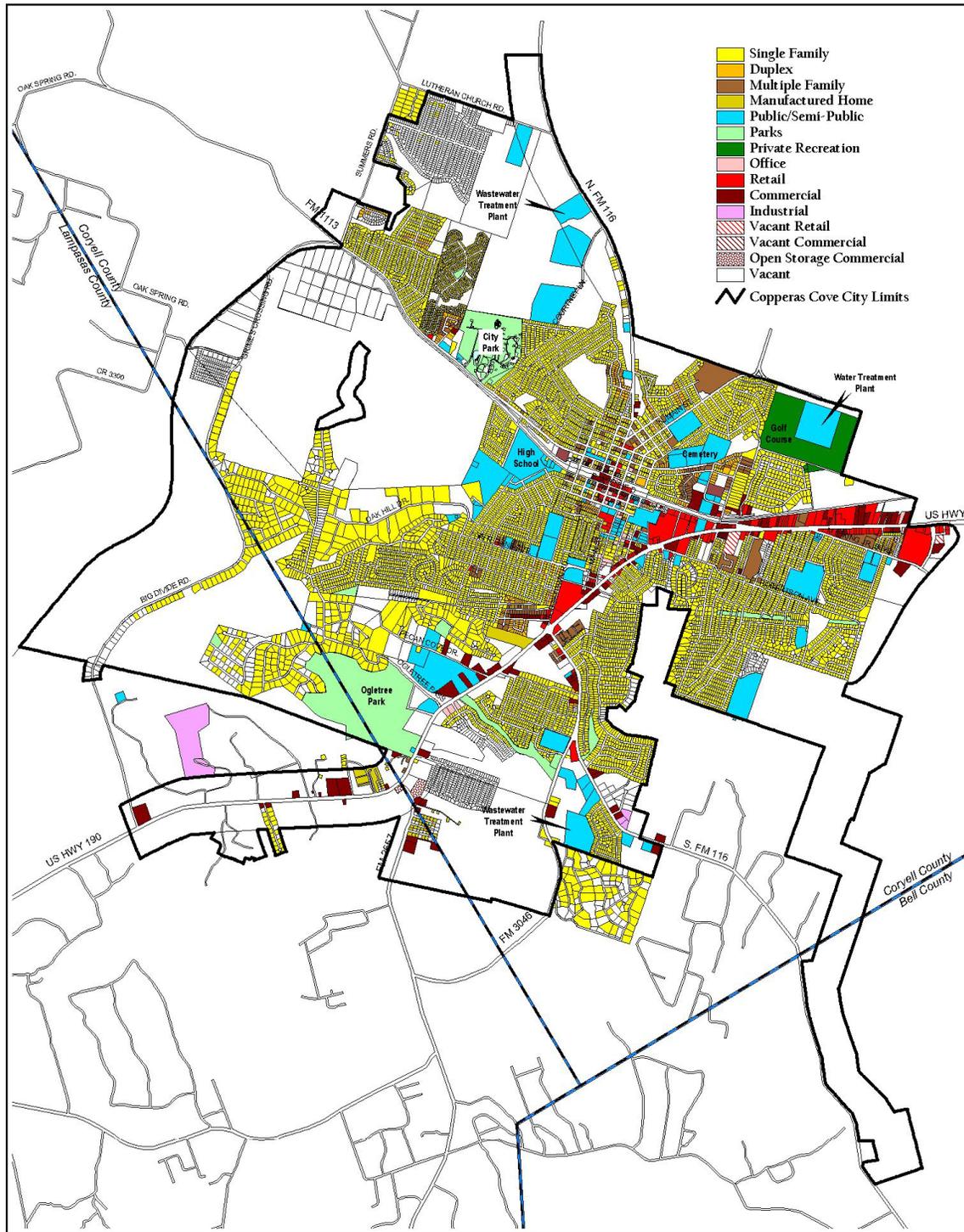


Illustration 1-10
Single-family Use

The following summarizes features of Copperas Cove's existing land use pattern:

1. All of the larger retailing (i.e. Wal-Mart, restaurants) and commercial (i.e. automobile dealerships) are located along U.S. Highway 190 generally east of Main Street.
2. Three large public open spaces exist north of U.S. Highway 190 – Copperas Cove City Park, Copperas Cove Municipal Golf Course, and Ogletree Gap Park.
3. Copperas Cove High School is located south of Avenue D at Myra Lou Avenue. Two junior highs, two intermediate schools, and seven elementary schools also exist.
4. Two designated industrial areas exist and are located along U.S. Highway 190 adjacent to Fort Hood and south along F.M. 116.
5. Very little residential is directly adjacent to U.S. Highway 190.
6. Very little development takes advantage of access to the railroad.
7. Recent residential development has taken advantage of scenic views more aggressively than other development. New residential development was originally south of U.S. Highway 190, but now development is occurring on the north side as well.

An important consideration in the future will be the need to protect and enhance existing residential neighborhoods while providing continuity to new development. The configuration of existing subdivisions and terrain will require careful consideration of new subdivision plats.





City of Copperas Cove

Existing Land Use

Plate 1-3



Dunkin Sefko & Associates, Inc.
Urban Planning Consultants, Dallas Texas
Date: May 2007



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HOUSING

Among the factors influencing the desirability of Copperas Cove as a place to live is the condition of existing housing. The community has an interest in sustaining the ability to attract new industry or business and new residents, as well as provide adequate habitation for its existing residents. The quality of housing is an important consideration in the evaluation of the adequacy of the existing housing stock and in estimating future housing requirements. Conditions and age are two of the physical characteristics of the housing supply that reflect the present quality of housing. Tenure, length of residence, persons per household and affordability are other features that indicate the general status of the housing supply and the factors to be considered in the evaluation and analysis of the housing requirements. The condition of housing in an area also influences the attractiveness of investment in new or remodeled dwelling units. Normally, residents of a sound neighborhood area will reflect minimal health, economic and social problems. A sound neighborhood area consists of numerous features, such as the following:

- (1) housing units,
- (2) school facilities within a reasonable distance,
- (3) convenient parks and open space,
- (4) adequate streets,
- (5) good sanitation, and
- (6) drainage.

In contrast, a blighted or partially blighted area where many of the above listed elements are either nonexistent or poorly provided, will likely present a greater number of problems to the community in general and to the area residents.

Analysis of a residential neighborhood area assists in defining any existing problems or deficiencies and is related to the physical features found in the surrounding environments. It



Illustration 1-11
Example of Copperas Cove
Housing

further provides a basis for determining proper directive measures required for bringing specific areas into acceptable community standards. For sound neighborhood areas, it is appropriate to establish the goals and standards, which will emphasize continuation of existing characteristics contributing to the present desirable physical condition. The following outlines the various characteristics of Copperas Cove’s housing supply:

Trend in Housing Supply – During the past five decades, the total number of dwelling units in Copperas Cove have steadily increased as in shown in **Table 1-11** below:

Table 1-11 Total Housing Units: U.S. Census City of Copperas Cove		
Year	Total Housing Units	Persons per Household*
1960	1,356	3.66
1970	3,381	3.44
1980	7,142	3.11
1990	9,307	2.97
2000	11,120	2.85

* Persons per Household does not include vacant housing units (The total numbers of household within the city for 2000 is 10,273)

Source U.S. Census

As can be expected, the increase in housing units has followed a similar trend to that established by population over the same five-decade period. Over the last three decades, the occupancy rate for housing units has changed from relatively low, compared to other cities in the region, to relatively high. In 1980, the occupancy rate was 87.4 percent and 86.8 in 1990. In 2000, the Copperas Cove occupancy rate increased to 92.4 percent. The cities of Belton, Killeen, and Temple have rates of 93.2, 91.8, and 92.1, respectively.

In 1994 and 2004, housing inventories were conducted for the City of Copperas Cove. **Table 1-12** shows the number of dwelling units within the existing City limits by dwelling unit type. Copperas Cove is still predominately a single-family detached community with approximately 69 percent of the total dwelling units being single-family detached units.

Table 1-12 Housing Type - 1994 & 2004 City of Copperas Cove				
Housing Type	1994		2004	
	Number	Percent	Number	Percent
Single-Family	7,031	69.5%	8,259	69.0%
Duplex	646	6.4%	818	6.8%
Multi-Family	1,751	17.3%	2,154	18.0%
Mobile Homes	693	6.8%	742	6.2%
Total	10,121	100.0%	11,973	100.0%

Source: Dunkin, Sefko & Associates, Inc. – September 2004

Tenure – The length of residence, to a certain degree, influences the structure’s physical condition. It can be reasonably assumed that the occupancy of a structure by a family unit over a long period of time would be a deterring factor in any decline in the structure’s condition. As compared to several families occupying a structure during the same or a shorter period of time. In addition, a renter or owner-type of occupancy will likely be reflected by the maintenance and up-keep that is given to a structure. According to the U.S. Census, 12.5 percent of owner-occupied households moved into units between 1999 and March 2000, while 62.6 percent of renter occupied households also moved into units at this time. 31.6 percent moved into units between 1995 to 1998 compared to renter occupied units where 29.9 percent moved into units between 1989 and 1990 and virtually none moved into the unit prior to 1969. In 2000, over half of the householders moved into an owner occupied dwelling unit between 1990 and 1998. It is evident from the Census statistics that renter-occupied units generally have a greater turnover than owner-occupied units do.

The percentage of renter versus owner-occupied dwellings compared to selected cities is shown in **Table 1-13**.

Table 1-13 Renter Versus Owner-Occupied Units (Tenure) – 1990 & 2000 The Region								
City	1990				2000			
	Renter	Percent	Owner	Percent	Renter	Percent	Owner	Percent
Killeen	13,609	58.5%	9,639	41.5%	17,389	53.6%	15,058	46.4%
Copperas Cove	4,054	50.2%	4,020	49.8%	4,705	45.8%	5,568	54.2%
Temple	8,548	47.1%	9,605	52.9%	9,501	44.1%	12,042	55.9%
Harker Heights	2,135	46.1%	2,494	53.9%	2,563	41.3%	3,637	58.7%
Gatesville	891	35.0%	1,654	65.0%	1,022	38.7%	1,618	61.3%

Source: U.S. Census

The Statewide average in 2000 was approximately 64.2 percent owner-occupied and 35.8 percent renter occupied units.

Age – Structure age often influences the physical condition as well as the desirability of a structure to be used for dwelling purposes. Of the total housing units in Copperas Cove, 2.3 percent were built between 1999 and March 2000. Less than one percent was built prior to 1939. In 2000, 27.3 percent of the structures were built between 1970 and 1979, 25 percent were built between 1980 and 1989, and 23.6 percent were built between 1990 and 1998. Since 1965, most of the new homes have been built south of U.S. Highway 190. Other units have been added northwest, north of F.M. 1113 as well.

Housing Value and Rental Rates – Housing values and rental rates often determine the ability of a family to obtain adequate shelter since the expendable amount for this income is generally closely related to total family income. The usual guide for money to be spent on shelter is about 30 percent or less of a family’s gross total income. **Table 1-14** shows the housing value for occupied dwelling units in Copperas Cove for 1990 and 2000.

Value	1990		2000	
	Number	Percent	Number	Percent
Less than \$50,000	1,361	37.0%	551	10.8%
\$50,000 to \$99,999	2,126	57.8%	3,665	71.9%
\$100,000 to \$149,999	163	4.4%	771	15.1%
\$150,000 to \$199,999	12	0.3%	73	1.4%
\$200,000 to \$299,999	10	0.3%	38	0.7%
\$300,000 or More	5	0.1%	0	0.0%
Total	3,677	100.0%	5,098	100.0%
Median Housing Value	\$55,400		\$72,600	
Source: U.S. Census				

As can be seen from the table on the previous page, most of Copperas Cove’s occupied dwelling units are in the \$50,000 to \$99,999 range. **Table 1-15** shows the monthly contract rent for renter occupied units.

Table 1-15 Contract Rent City of Copperas Cove				
Rent	1990		2000	
	Number	Percent	Number	Percent
Less than \$250	793	20.1%	321	7.0%
\$250 to \$499	2,893	73.3%	2,484	54.0%
\$500 to \$749	245	6.2%	1,418	30.9%
\$750 to \$999	14	0.4%	316	6.9%
\$1,000 or more	1	0.0%	57	1.2%
Total	3,946	100.0%	4,596	100.0%
Median	\$331		\$456	
Source: U.S. Census				

If the median rental rate value is accepted as the amount that is required to obtain adequate shelter, and assuming 30 percent of the family income is expended for this purpose, then an annual income of approximately \$18,240 would be required to occupy a rental unit having the median rental rate of \$456. This value is substantially below the community’s median income in 2000 of \$37,869.

The assumptions made for the comparison between rental value and income is affected by several variables for each family unit; however, the lack of sufficient income in the lower income ranges often forces families to occupy housing units below an acceptable community standard. The difficulty of military personnel to find affordable housing in the area is an example of this trend. The “filtering-down” process to lower income levels of older but sound units, which are made available by families moving into new and larger units or vacating for other reasons, is not considered to be of significance to Copperas Cove’s future housing needs. Characteristics of some

older units, which are representative of early construction techniques used for housing in Copperas Cove, is expected to limit the number and desirability of these units in the filtering process.

Any programs designed to improve the physical conditions of housing in a community must recognize the various characteristics of the housing inventory itself. Family income is a factor in acquiring shelter; however, federal programs have somewhat minimized this restraint. Age of structures will be a continuing factor in the City's housing inventory and there exists a need for replacing these units in the future, both for present residents and those migrating into Copperas Cove.

2004 Housing Inventory – A housing inventory was conducted in Copperas Cove in September 2004 for determining the physical condition of housing and identifying any blighted areas. Each structure was classified according to exterior physical conditions. Four categories of conditions were used as follows:

- Type 1** **Good and sound condition** – Structures placed in this category were either new or older housing units being maintained and in good physical condition.

- Type 2** **Housing in need of minor repair** – These structures included those needing minor maintenance, which could be performed by the occupant and generally included painting of trim of exterior surfaces, replacement of small trim areas or other similar minor repairs.

- Type 3** **Housing in need of major repairs** – Structures placed in this category were those needing repairs, which would not normally be performed as annual maintenance by the occupant. Generally, the structures placed in this category were various stages of deterioration and showed signs of sagging roofs, missing shingles and similar major repairs.

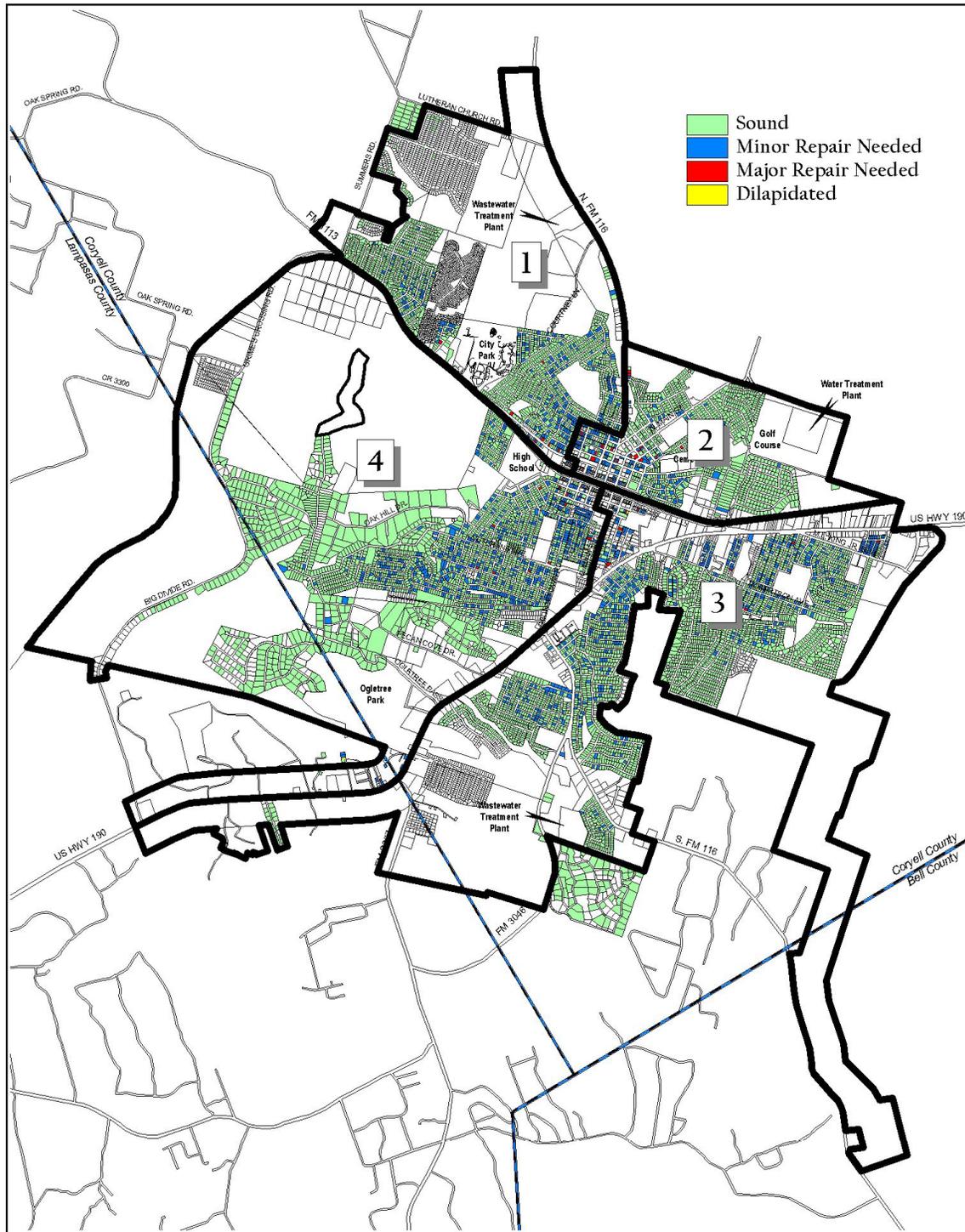
- Type 4** **Dilapidated** – When a structure was considered inadequate as a dwelling unit or major structural deficiencies were apparent, it was placed in the dilapidated category. Structures in this category are questionable for rehabilitation.

Data obtained from the field survey provides a basis for evaluating existing housing conditions and any factors influencing blight. Analysis of existing conditions serves to guide the measures needed to either preserve or physically upgrade the overall housing inventory if necessary. **Plate 1-4** shows the various conditions of housing, as described by the above housing condition types. The previous housing survey, conducted in 1994, has been included for comparison purposes. The results of the field survey are tabulated below by four neighborhood areas, which are shown on **Plate 1-4**. These neighborhood areas allow for a more detailed comparison of the location of different housing types. (Note: Due to platting layouts and other minor survey factors, a minor variation occurs between the total number of units in **Table 1-16A** [8,625 units] and the total number of units in **Table 1-12** [9,077 units].)

Table 1-16A Housing Conditions - 2004 City of Copperas Cove						
Structure Type	Area 1	Area 2	Area 3	Area 4	Total	Percent
1	1,436	930	2,770	2,035	7,171	83.1%
2	245	153	518	478	1,394	16.2%
3	10	21	10	15	56	0.6%
4	1	1	1	1	4	0.0%
Total	1,692	1,105	3,299	2,529	8,625	100%
<small>*Does not include multi-family apartment complexes or mobile homes Source: Dunkin, Sefko & Associates, Inc.</small>						

Table 16B Housing Conditions - 1994 City of Copperas Cove						
Structure Type	Area 1	Area 2	Area 3	Area 4	Total	Percent
1	1,494	860	1,717	2,262	6,333	81.8%
2	330	148	453	358	1,289	16.6%
3	40	23	20	28	111	1.4%
4	4	3	1	1	9	0.1%
Total	1,868	1,034	2,191	2,649	7,742	100%
<small>*Does not include multi-family apartment complexes or mobile homes Source: Dunkin, Sefko & Associates, Inc.</small>						

As can be seen from the comparison of **Table 1-16A** and **Table 1-16B**, the City has improved its overall quality of housing stock in the last ten years. As of 2004, most of the housing in Copperas Cove is in good condition. Very little of the housing stock is of the Type 3 or Type 4 categories. It is important to recognize that the Type 2 housing units will need specific attention in the coming years. This category contains 16.2 percent of the single-family and duplex dwelling units. If these structures are neglected, they could regress into Type 3 and potentially cause the beginning of blighted areas. Overall, Copperas Cove's housing stock can be considered structurally sound. It is evident some maintenance programs will be necessary to make sure that Type 2 category housing do not deteriorate further. Also, Type 2 structures are generally, with the exception of the southeast area, distributed equally around the community.





City of Copperas Cove

Housing Conditions

Plate 1-4



Dunkin Sefko & Associates, Inc.
Urban Planning Consultants, Dallas Texas
Date: May 2007



