



City of Copperas Cove

T E X A S

City Built for Family Living

CHAPTER 1: BASELINE ANALYSIS

Chapter 1: Baseline Analysis

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INTRODUCTION TO BASELINE ANALYSIS

The 2020 Comprehensive Plan is an update of the existing 2007 Comprehensive Plan of the City of Copperas Cove. The purpose is for making coordinated future land use planning decisions that incorporates the City’s Extraterritorial Jurisdiction (ETJ) consisting of 47,127.52 acres or 73.64 square miles of land. This Plan establishes and prescribes new goals and policies for regulating development projects and balancing population growth with infrastructure availability, viable business environment, current and potential neighborhoods, environmental preservation, and natural resource protection. Other goals and policies are directed towards timely availability of public infrastructure and services, and encouraging a well-balanced economy. The Plan will also integrate new planning concepts endorsed by the City Council and Planning and Zoning Commission, and translate the updated goals and policies into implementation programs (such as amendments to the City’s Code of Ordinances), to assure that the City’s vision is implemented.

Community’s Future Growth and Development



Illustration 1-1: Comprehensive Plan

The 2020 Comprehensive Plan reflects the best interests for the City of Copperas Cove as recognized by its citizens, business leaders, community stakeholders, developers and property owners. It serves as a long-range planning guide for the City to consider growth opportunities to shape its own future.

The Comprehensive Plan is a vision for the community’s future growth and development in relation to public policy, economic viability, and environmental sustainability. The plan is comprised of interrelated elements incorporating demographics, economic development, infrastructure, parks and recreation, housing, transportation, community image/urban design, and facilities. This interrelated idea is pictured in **Illustration 1-1**. Existing and future demographics, housing conditions, parks and recreational facilities, infrastructure and many more features are analyzed together to create a complete Comprehensive Plan. The Plan sets forth a generalized pattern of land use and transportation corridors while providing steps

and processes towards its implementation. There is a Transportation Master Plan incorporated that will coincide with the Comprehensive Plan. The recommendations made in the Plan are formed by a set of goals and objectives drawn from existing conditions, economic opportunities and public input from the community. The Comprehensive Plan becomes the official policy of the City once adopted. It is intended to be flexible and provide areas for development with more detailed analysis, which are common aspects of zoning decisions. Yet, all decisions should be made consistent with the Plan. The City will be challenged with proposals that could be beneficial to the City that may differ from the Comprehensive Plan. If needed, these proposals may be granted.

This baseline chapter intends to provide a foundational understanding of the physical and social characteristics of the City and its environment. The following sections are designed to facilitate a compilation of goals and objectives to guide the Comprehensive Plan. Along with the historical background, there are five major sections of the Baseline Analysis:

1. Historical background
2. Physical Features
3. Population and Socioeconomic Characteristics
4. Housing
5. Existing Land Use

HISTORICAL BACKGROUND¹

The City of Copperas Cove originally began as a small community that centered on a single store. In 1879, the Coperas Cove (original spelling) Post Office was established with Marsden Ogletree as postmaster. The large stone building, which still stands today, also served as a relay station for the stage coach, which ran between Belton and Lampasas. The cattle industry became an important economic drive for the City during the 19th century due to a feeder route of the Chisholm Trail. The Town also saw a shift from livestock to farming. In 1901, the community changed the spelling of their name from “Coperas Cove” to “Copperas Cove.” Businesses opened to provide services for these area residents, including a steam gristmill-cotton gin, three hotels, a barber shop, and an opera house. Many of the town's early buildings remain to this day, focusing around the block of Avenue D between Main Street and 1st Street. By 1900, the population had reached 475, and residents voted to form their own school district. A private bank opened in 1906, and residents elected Jouett Allin their first mayor in 1913. He



Original post office and stage stop
Source: Wikipedia



and his wife, Emma, built their first home that same year on land she inherited from her mother.

Photo of Allin House - Designed by architect H. D. Pampel of Temple, this structure is an excellent example of the craftsman style, with features such as a frame construction bungalow plan with a three-bay front porch with box columns, a gable roof and a Palladian window. The house was among the most prominent homes in Copperas Cove. It is located at 401 N Main Street.

Source: <http://www.waymarking.com/waymarks/WM2ADJ>

¹ Portions of this historical background were excerpted from: Handbook of Texas Online, Vivian Elizabeth Smyrl, "Copperas Cove, TX," accessed October 11, 2016, <http://www.tshaonline.org/handbook/online/articles/hec04>

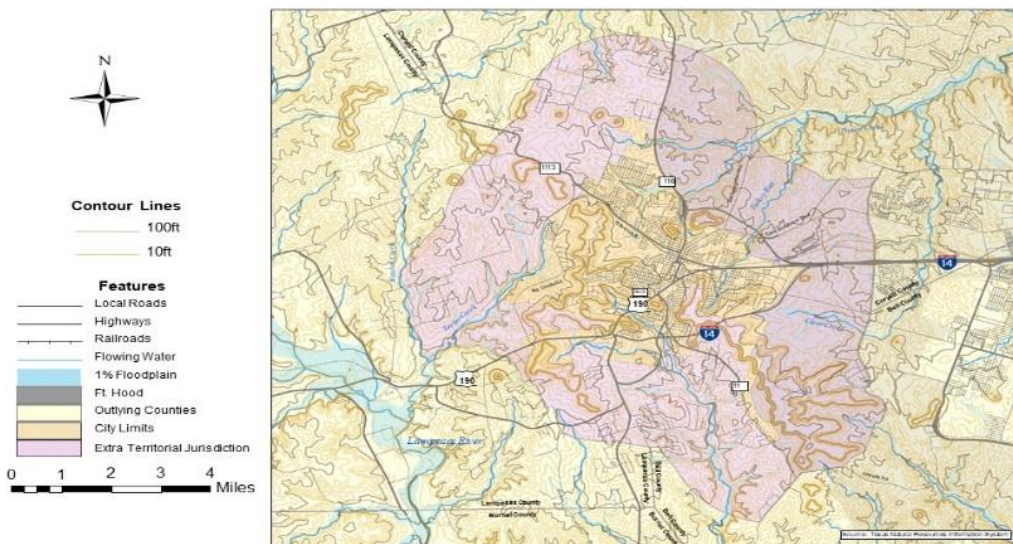
The town continued to prosper over the coming years, depending largely on local agriculture, of which cotton played a dominant role. Copperas Cove reached a peak population of 600 in 1929, but entered a state of decline with the onset of the Great Depression. During the 1930s, the local bank failed, several businesses closed, and many people left to look for work in other areas. By 1940, only 356 people remained. In 1942 Copperas Cove received a population growth due to the development of Fort Hood. By the 1950 census, the population nearly tripled to over 1,000 residents. Fast forward to 1990 and Copperas Cove had several manufacturing establishments, a wide variety of businesses, a hospital, and a population of 24,079. On June 13, 1990, United Press International (UPI) reported that the Army proceeded with plans to deactivate the 12,083 member 2nd Armored Division at Fort Hood eliminating military jobs and several civilian positions. At the time, under the Bush 41 Administration, Defense Secretary Dick Cheney's fiscal 1991 budget called for deactivating two Army divisions -- the 9th Infantry at Fort Lewis, Wash., and the 2nd Armored Division at Fort Hood -- for a savings of \$1.2 billion. The Army's decision to go ahead with the Fort Hood plan was after an environmental assessment determined there would be 'no significant impact,' and after considering 'comments from the public.'

The last Comprehensive Plan for the City of Copperas Cove was prepared by Dunkin Sefko & Associates, Inc., Urban Planning Consultants, and was adopted on May 15, 2007 (Ordinance Number: 2007-10). The City's earliest Comprehensive Plan was prepared in 1965 by Gregory, Knowlton & Ratliff, Consultant Engineers. The 1995 Plan was prepared by J.T. Dunkin and Associates and was adopted on July 16, 1996 (Ordinance Number: 1996-30).

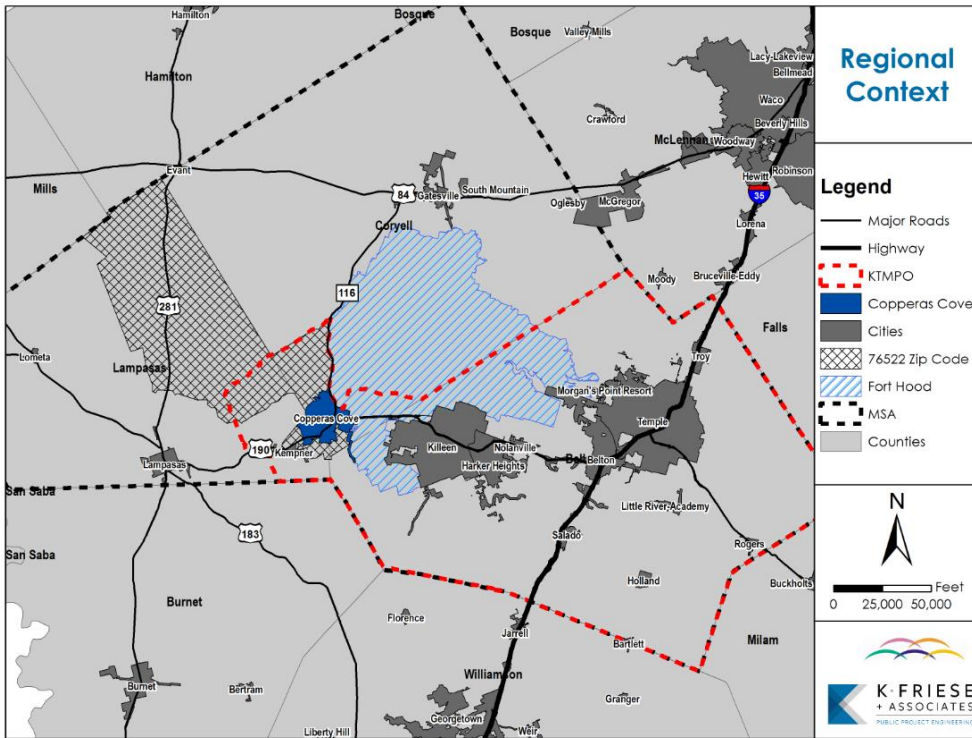
PHYSICAL FEATURES

Copperas Cove is located in southern Coryell County along US Highway 190. It is immediately adjacent to Fort Hood and is approximately 33 miles west of Interstate 35. **Map 1-1** shows the Topography whereas **Map 1-2** shows the regional relationship Copperas Cove has to the surrounding area. Gatesville is the County seat and is approximately 30 miles north, along FM 116 and US Highway 84. Lampasas is located 15 miles west of Copperas Cove and Austin is approximately 60 miles south. **Map 1-3** visualizes the planning area, including the Extraterritorial Jurisdiction (ETJ).

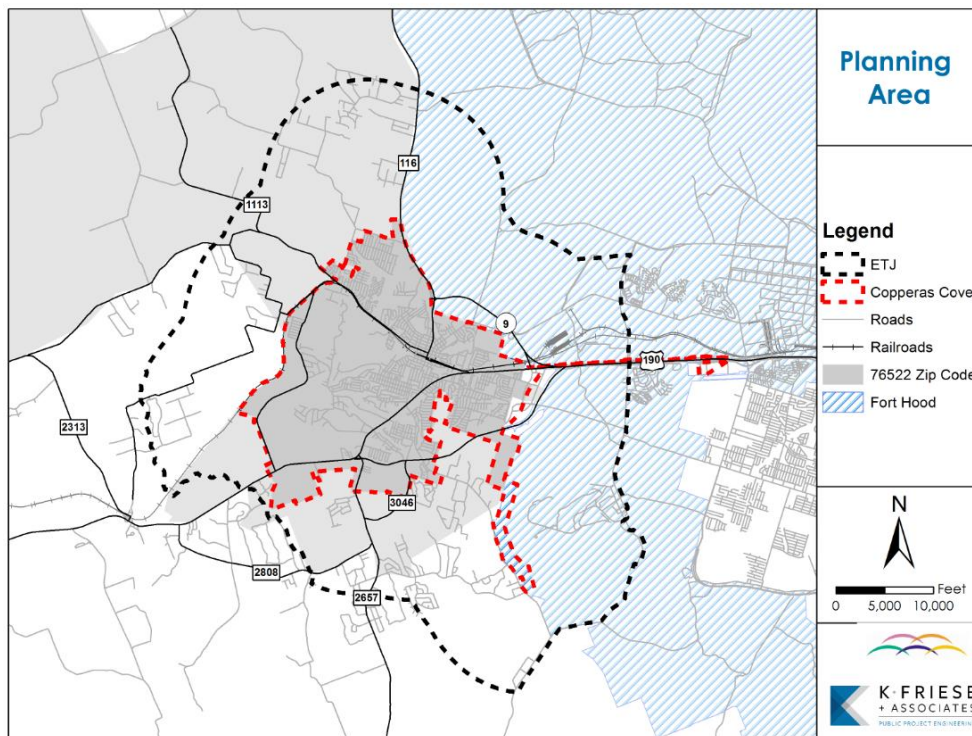
Topography



Map 1-1: Topography - (ETJ) containing 47,127.52 acres or 73.64 square miles of land.



Map 1-2: Regional Context



Map 1-3: Planning Area

Built Features

Fort Hood

Fort Hood has a major impact on the region surrounding Copperas Cove. As of January 7, 2020, Fort Hood had 36,898 assigned soldiers and airmen and 5,368 civilian employees.² In 1987, there were approximately 39,000 total authorized military personnel, and in 1991 this decreased to approximately 30,000 (probably due to Desert Storm activity in the Persian Gulf). The base has played an important role in military campaigns throughout history, including campaigns in Afghanistan and Iraq. Notably, troops from Fort Hood's 4th Infantry Division captured Saddam Hussein in December 2003. It is the only post in the United States capable of stationing and training two Armored Divisions. It is also the home of the 1st Cavalry Division.



*Fort Hood 1st Cavalry and Apache Helicopter
Photograph by Lee Letzer, Camera Artistry Photography*

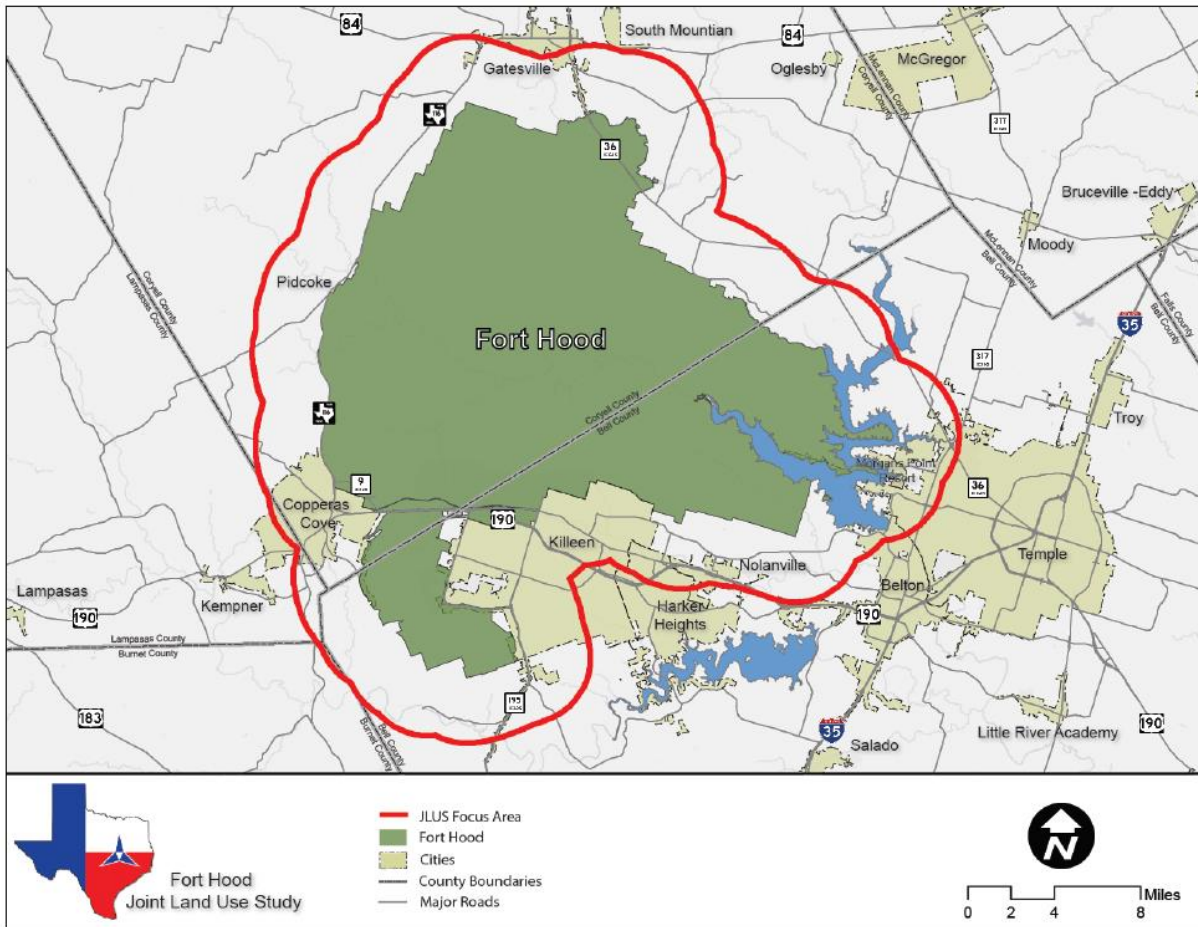
Fort Hood has a huge social, economic, and physical impact on Copperas Cove. According to the Heart of Texas Defense Alliance (HOTDA), 2,482 Fort Hood soldiers exited the military in 2017. These individuals provide a highly skilled and high-tech trained labor force for Copperas Cove. The City's ability to capture this labor force will have a significant impact on the future growth and development of Copperas Cove. According to the 2017 Texas Comptroller of Public Accounts, Fort Hood has a \$24.56 billion annual economic impact on Texas economy³.

Fort Hood occupies 342 square miles of Bell and Coryell Counties. The majority of development on Fort Hood is located in the vicinity of Killeen, along US Highway 190. The installation contains 218,823 acres

² Fort Hood January 7, 2020 Fast Facts

³ Fort Hood Estimated contribution to Texas Economy, 2017. Texas comptroller of Public Accounts, Data Analysis and Transparency Division

with 132,626 used for maneuver, 64,272 used as a Live Fire and Range area, and 22,026 acres for the installation’s Cantonment Areas.⁴ Fort Hood is the largest single site employer in Texas, with the total employment estimated at 150,155 persons.⁵ Fort Hood has also continued its regional planning efforts with the Joint Land Use Study (JLUS), which seeks to promote compatible growth strategies to protect Fort Hood’s operational testing and training missions from encroachment and general incompatibilities among jurisdictions.⁶ The JLUS focus area is shown in **Map 1-4**, covering most of the City of Copperas Cove. Policy recommendations from the JLUS are discussed in Chapter 3: Future Land Use of this Comprehensive Plan Update.



Map 1-4. Source: <http://www.forthood-jlus.org/>

Area Jurisdictions

Fort Hood is the primary eastern physical boundary for the City of Copperas Cove. There are three small communities just outside of Copperas Cove: Topsey to the north, Kempner to the west, and Oakalla to the south. Topsey is an incorporated community in Coryell County with a population of 114 persons and is approximately ten miles to the north of Copperas Cove. Kempner is another incorporated community

⁴ USAG Fort Hood Fact Sheet (3 March 2017)

⁵ Texas Comptroller of Public Accounts. <https://comptroller.texas.gov/economy/economic-data/military/fort-hood.php>

⁶ <http://www.forthood-jlus.org/>

in Lampasas County with a population of 1,117 persons and lies approximately six miles to the west. Oakalla is an unincorporated community in Burnet County with a population of 204 persons. It is located approximately ten miles to the south. The City of Killeen does share a common boundary with Copperas Cove to the east along Highway 190 with the shared annexation boundary for the Central Texas College - Killeen Campus.

Regional Employment Generators

Coryell and Bell Counties contain various regional employment sectors. These include medical, transportation and distribution, correctional facilities, and higher education. The Scott and White Hospital and Olin Teague Veterans Center are two of many nationally recognized medical centers located in Temple. Temple is also a major rail destination for the Burlington Northern Santa Fe (BNSF) Railroad, a major source of employment for the region. There are six Texas Department of Criminal Justice correctional facilities (and one state jail), located in the City of Gatesville (the County seat for Coryell County). These facilities combined employ approximately 2,631 people.⁷ The University of Mary Hardin-Baylor is located in Belton, which is also the County seat for Bell County. There is also Central Texas College (CTC) located within the eastern City limits of Copperas Cove. CTC is the fifth largest employer in the region. They employ 1,487 people according to the Killeen Chamber of Commerce, January 2015.

Access

Access to the City from US Highway 190 and Interstate 14 to Interstate 35 are two important factors involved in Copperas Cove's future development. Interstate 35 is one of Texas' most important corridors, connecting Dallas to Austin to San Antonio. Fort Worth, Waco, Temple, and San Marcos are all scattered along this corridor. The concentration of water resources, educational facilities, industries, military outposts, and people make this a significant corridor to consider on Copperas Cove's growth. US Highway 190 and Interstate 14 are thoroughfares that connect Copperas Cove to Interstate 35, as many commercial services are found along these primary access corridors.

Utility Expansion

Utility services are a major feature influencing future development. The Kempner Water Supply Corporation (KWSC) serves the area beyond Copperas Cove's Certificate of Convenience and Necessity. Many subdivisions and newer developments have been built in Copperas Cove's Extraterritorial Jurisdiction (ETJ). A community's ETJ is based upon its population (Local Government Code, Section § 42.021). The City has no power to zone land within the ETJ, but it can enforce subdivision regulations. Rural water systems encourage semi-urban developments; this can cause rural water systems to become overloaded. These areas tend to use private sewer systems due to wastewater supply and infrastructure having limited distribution. Private sewer systems and septic tanks are not considered ideal for preserving and protecting ground water quality.

⁷ Texas Department of Criminal Justice. https://www.tdcj.texas.gov/unit_directory/

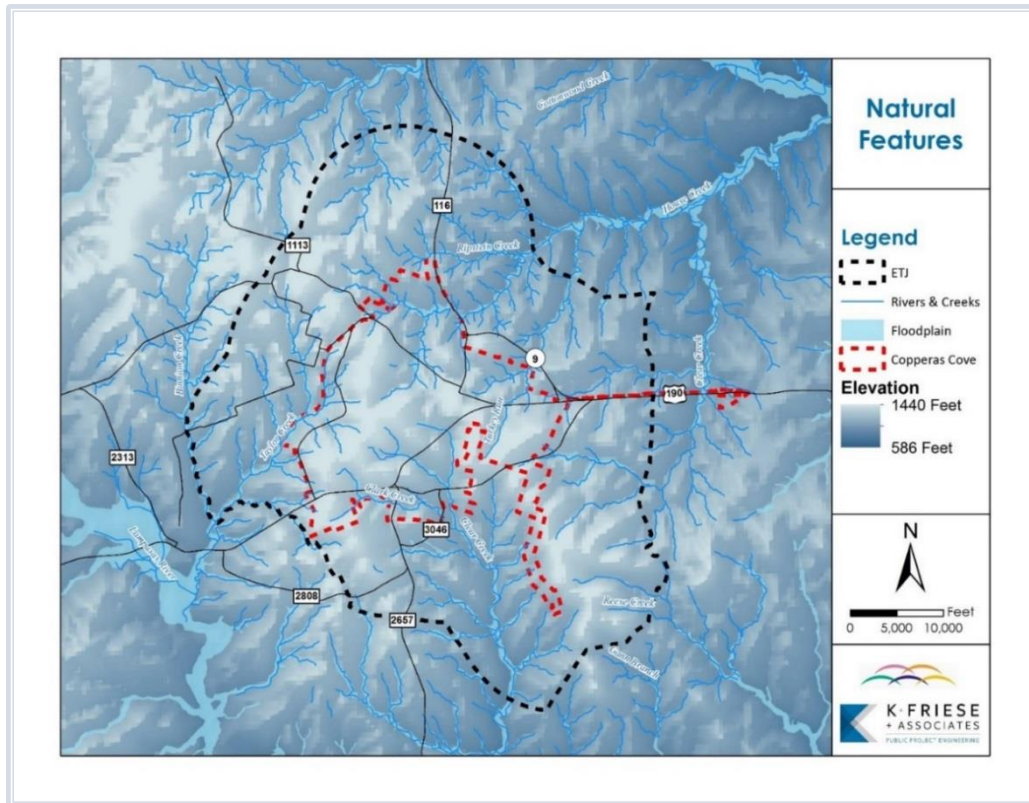
Environmental Features

Terrain

Copperas Cove is on the edge of Texas Hill Country or what is considered the Edwards Plateau. Elevations range from 1,000 to 1,300 feet above sea level. There are numerous mesas that exist throughout Copperas Cove. The slopes from the mesas create urban development and expansion opportunities. However physical characteristics of the topography have natural constraints for development.



Photo looking northwest from Skyline Drive



Map 1-5: Natural Features

All the drainage in Copperas Cove drains either north to Cowhouse Creek or House Creek, or south to the Lampasas River. Taylor Creek and Clear Creek eventually drain south into the Lampasas River but neither has significant flood plains. Urban area expansion is relatively unaffected by flood plain areas. **Map 1-5** visualizes the slopes and floodplains for the region.

Coryell County is on the edge of the Edwards Plateau while lying within the Cross-Timber Ecoregion of Texas. This results in a variety of vegetation. Much of the vegetation within the Cross-Timber Ecoregion resembles what is found in the Edwards Plateau/Hill Country. The average annual rainfall in Coryell County is 33.09 inches, which is higher than most Hill Country counties. There are around 33 native tree species in the Cross-Timber Ecoregion, and there are 58 species of trees in the Edwards Plateau. Copperas Cove's predominant tree species are Pecan, Red Cedar, Bur Oak, Live Oak, Red Oak, and Cedar Elm. Native grasses include Blue Gramma, Red Gramma, Buffalo Grass, Curly Mesquite Grass, and some inland Salt Grass.

Surface Geology

The geological strata existing through Coryell County is the cretaceous series, which extends throughout Texas from the Rio Grande to the Red River. The Edwards, Comanche Peak, Walnut, and Biloxi geological formations are contained within this system.

The Trinity Aquifer is a major water source that underlies Coryell County. It extends from Dallas/Fort Worth through Waco and continues south to Comal, Kendall, and Medina Counties. This aquifer has been overused in many areas causing declining water levels in recent years.

The principal stratum within Copperas Cove is limestone, which contains shallow soils. Even though shallow soil causes complications for underground utility line installation, future development in Copperas Cove is feasible due to limestone providing good footing and stable building foundations.

Soils

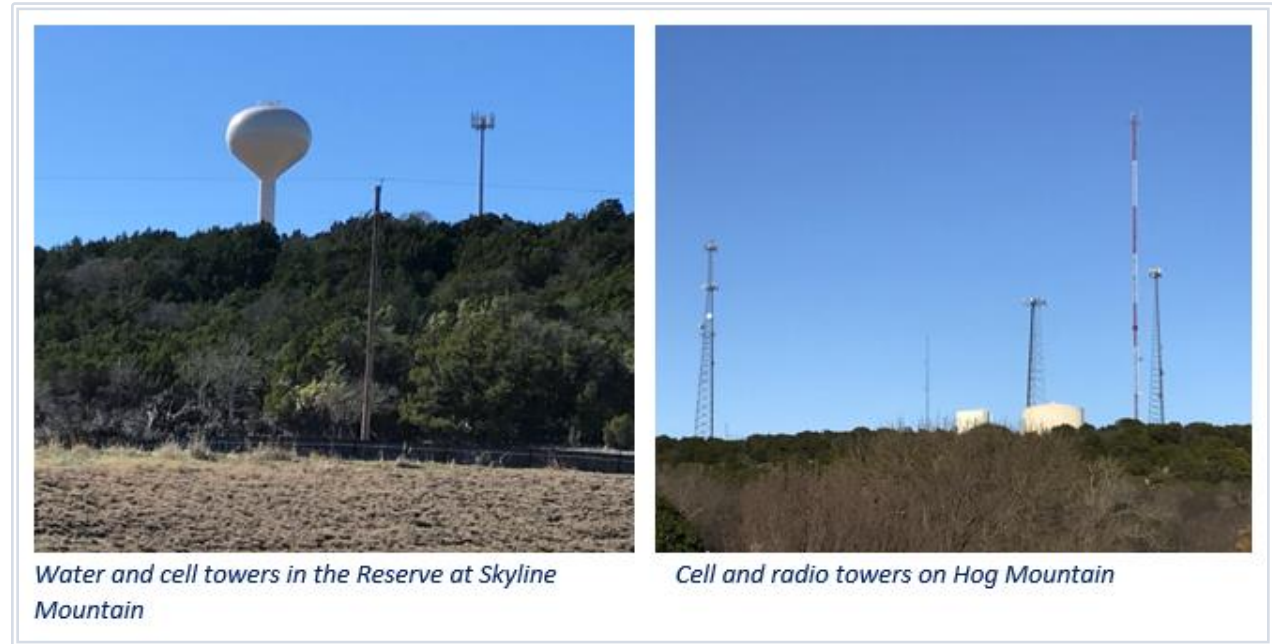
The Grand Prairie Group is the basic soil characteristic of Coryell County and Copperas Cove. This soil group is in the transitional sub-area of the Edwards Plateau. The predominant soil types for the Grand Prairie Region are Tarrant, San Saba, and Denton with small areas of Crockett, Crawford, Brackett, Krum, Lewisville, and Catalpa. These soils are derived from limestone and other limey materials. The northern portion of the region produces cash crops like cotton and grain. The southern portion of Copperas Cove within Coryell County has an economy based on livestock and feed crops from native vegetation and rangelands. Frequent droughts and prevalent hot, dry growing seasons greatly affect native vegetation in the rangeland. Livestock numbers are frequently adjusted due to variable rangeland forage production.

The southern end near Copperas Cove in the Grand Prairie Region becomes steeper, rougher, and rockier. The Edwards Plateau transitional area just south of Copperas Cove is mostly rough and broken or it is composed of shallow, rocky soils. There are some constraints to the expansion of Copperas Cove resulting from geologic formations (steep slopes) or shallow soils.

As shown, there are several physical and environmental factors influencing future development in Copperas Cove. The most obvious and largest limiting physical factor is Fort Hood. Expansion within the eastern and northern portions of Copperas Cove are highly limited due to the military installation, and these boundaries are unlikely to change in the future. Land trades between the military and City can be accomplished, but these trades take time and are only considered in very specific circumstances. Copperas Cove should encourage industrial, freight distribution, high-tech manufacturing and service industry development that goes beyond retail to decrease the dependence on those dollars to stimulate the local economy. This will create a wider diversity of jobs that military personnel can seamlessly transition to, so they can stay and work in Copperas Cove.

Some limiting environmental and physical factors in Copperas Cove are the steep slopes and its natural floodplain. However, higher elevation points can provide opportunities for water reservoirs, radio,

cellular and television broadcast towers, and recreational bike and trail opportunities. Most of the housing in Copperas Cove has avoided developing in the floodplain, which should continue to be utilized as recreational open space. These are both positive development trends that Copperas Cove should continue when developing its Future Land Use Plan.



POPULATION AND SOCIOECONOMIC CHARACTERISTICS

Copperas Cove’s growth is linked closely to economic opportunities available. Copperas Cove’s ability to provide quality municipal services and facilities will allow it to capture new families moving to the region. Copperas Cove’s population is reflected in **Table 1-1**.

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
2010	32,032	2,440	8.24
2019	34,787*	2,755	8.6

*Table 1-1, Source: US Census, *Estimated Projection
 City of Copperas Cove Population Change*

Copperas Cove’s population is greater than that of surrounding cities of Harker Heights, Belton, and Lampasas. However, Copperas Cove has a much lower annual growth rate than Harker Heights, Belton, Temple, and Killeen. With the surrounding areas experiencing a surge in growth, Copperas Cove has the opportunity to monetize on the increased attraction in the region for new residents.

Copperas Cove’s proximity to Fort Hood and the Temple/Belton/Killeen metropolitan areas can be assumed to be responsible for much of the growth within the region. Copperas Cove’s ability to provide adequate public facilities, a close-knit family environment,

and a higher quality of life will affect its ability to continue to capture new residents and attract vibrant business opportunities. Copperas Cove’s most recent average household size (2013 – 2017) is only slightly lower at 2.63 persons per household, than the state of Texas average at 2.84 persons per household.

Race⁸

In 2016, there were 3.49 times more White residents (19,447 people) in Copperas Cove, TX than any other race or ethnicity. There were 5,572 Hispanic and 4,586 Black residents, the second and third most common racial or ethnic groups. Copperas Cove displays a gradually increasing Hispanic population.

The following **Chart 1-1** shows the 8 races and ethnicities represented in Copperas Cove, TX as a share of the total population.

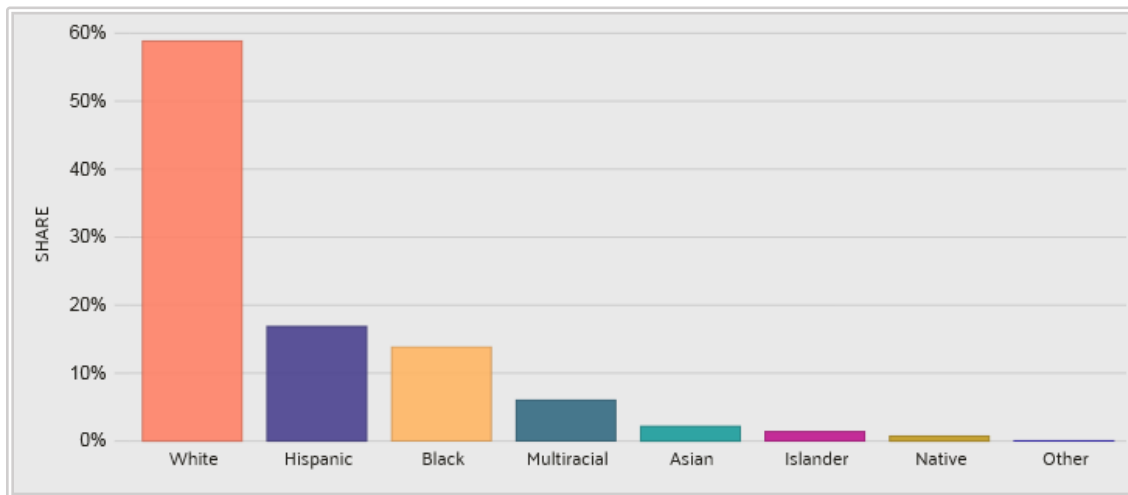


Chart 1-1

Income

Retail trade and personal services are largely affected by the household income of consumers and customers. According to the US Census 2013-2017 American Community Survey 5 Year Estimate, the median household income in Copperas Cove, TX is \$52,017, which is slightly above the Killeen-Temple, TX Metro Area but less than that for the State of Texas.

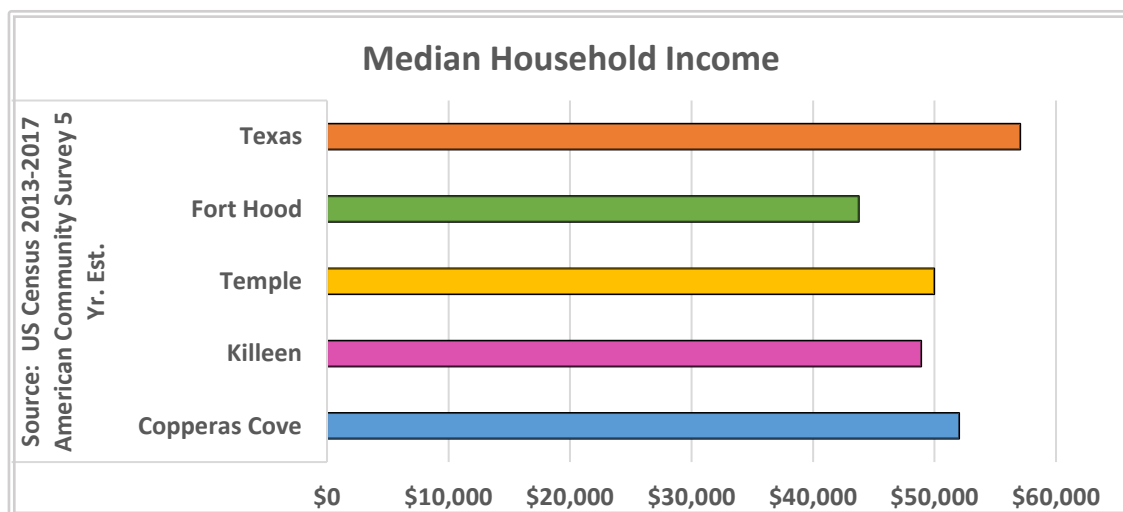
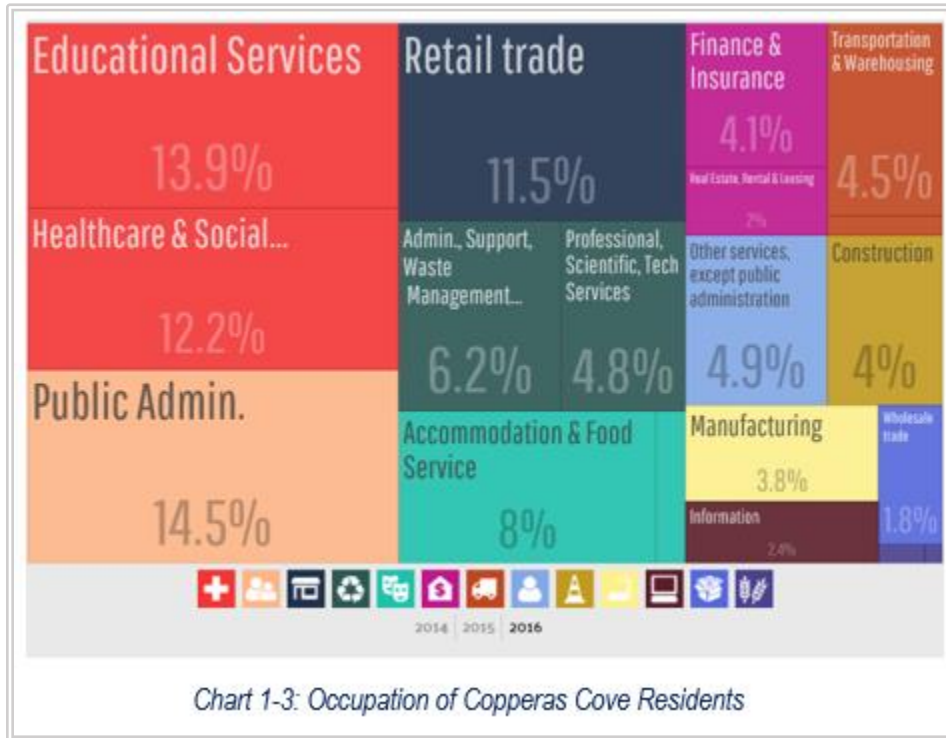


Chart 1-2

⁸ Data USA

Employment

Employment opportunities from Fort Hood and the surrounding metropolitan areas have contributed to the growth of Copperas Cove. The American Community Survey for 2014 – 2016 estimated that from 2015 to 2016, employment in Copperas Cove, TX grew at a rate of 2.73%, from 12,176 employees to 12,509 employees. **Chart 1 – 3** displays the occupations for residents of the City.



The most common employment sectors for those who live in Copperas Cove, TX, are Educational Services, Healthcare & Social Assistance, and Public Admin. This chart shows the share breakdown of the primary industries for residents of Copperas Cove, TX, though some of these residents may live in Copperas Cove, TX and work somewhere else. Census data is tagged to a residential address, not a work address.

This table is consistent with previous Comprehensive Plans. The largest employer was the Copperas Cove Independent School District as noted in the 2007 Comprehensive Plan. This is consistent with the American Community Survey estimate that educational services, health care and social assistance are the largest occupations, besides Armed Forces.

Increased demand for infrastructure and specific land uses are taken into account when establishing a Future Land Use Plan. Population estimates and projected populations are foundations towards developing the Future Land Use Plan. Analyzing growth trends for both the City and surrounding communities can help predict the expected growth. It can also help Copperas Cove to change land uses to help attract more people to live in the area, rather than in surrounding communities.

Population Estimates (Past Population Numbers)

Copperas Cove has experienced growth every decade since 1950. Copperas Cove had a median Annual Growth Rate for the region between 1990 – 2010, shown in **Chart 1-4**. This signifies that Copperas Cove has ample opportunities through its Comprehensive and Future Land Use Plan to create a region more attractive to new residents. Harter Heights and Killeen both grew exponentially larger than Copperas Cove.

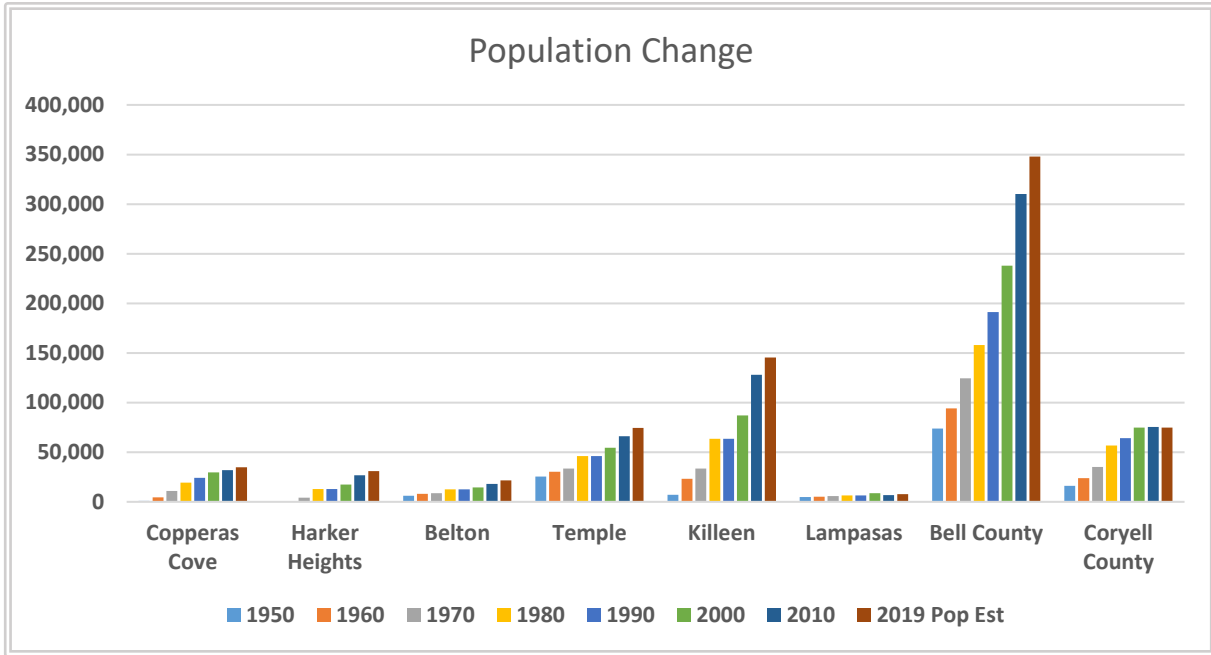
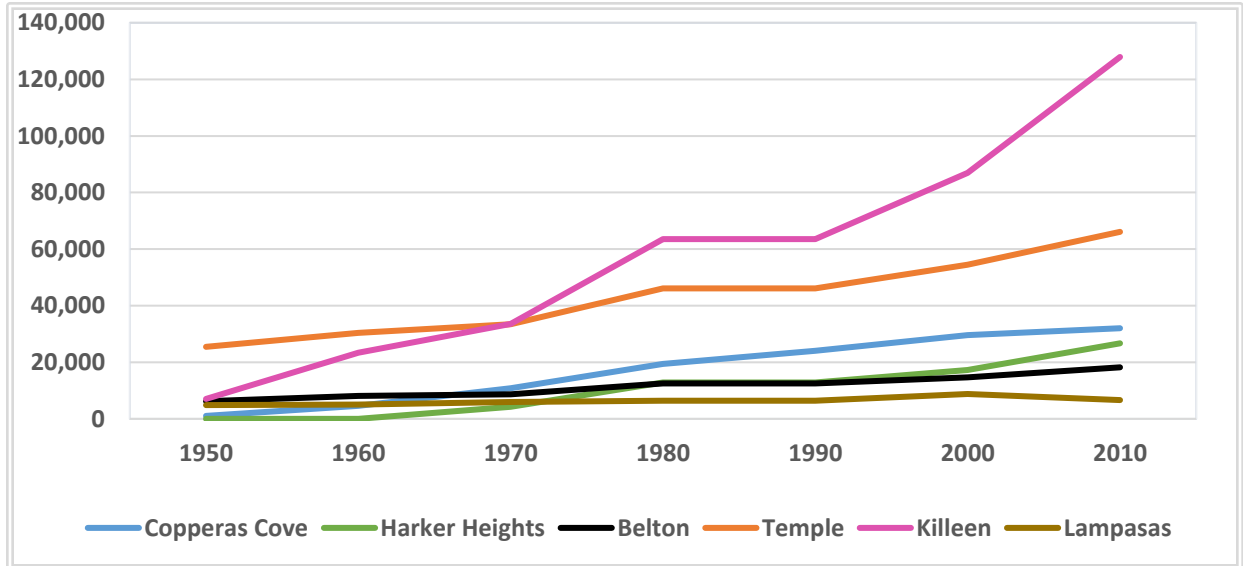


Chart 1-4 Population Change
 Source: US Census

Coryell and Bell Counties have significantly different growth rates. As seen in **Chart 1-4**, Bell County has a growth rate by nearly 2% greater than Coryell County. These two growth rates can be good indicators for regional interest in the area due to County populations incorporating only the areas outside of the City and within the County boundary. The overall percent change in population reveals that Copperas Cove increased a modest 33% between the years of 1990 and 2010. Besides Lampasas, this is the lowest percent change for the regional communities. **Graph 1-1** displays the population growth for the cities, excluding the counties. **Graph 1-1** shows that Killeen has seen a significant population growth when compared to other cities in the same region. It can be important to acknowledge Killeen’s growth in the Comprehensive Plan to understand why new residents are increasing exponentially in the Killeen area, when compared to other cities in the region. Temple is also increasing in population, and it has a much larger population (nearly double that of Copperas Cove). As previously mentioned, residents may work in other cities but live in Copperas Cove. This Land Use Plan can create opportunities for infrastructure and economic development to encourage people to live and work in Copperas Cove.



Graph 1-1 Population Change for Copperas Cove and Surrounding Communities
Source: US Census

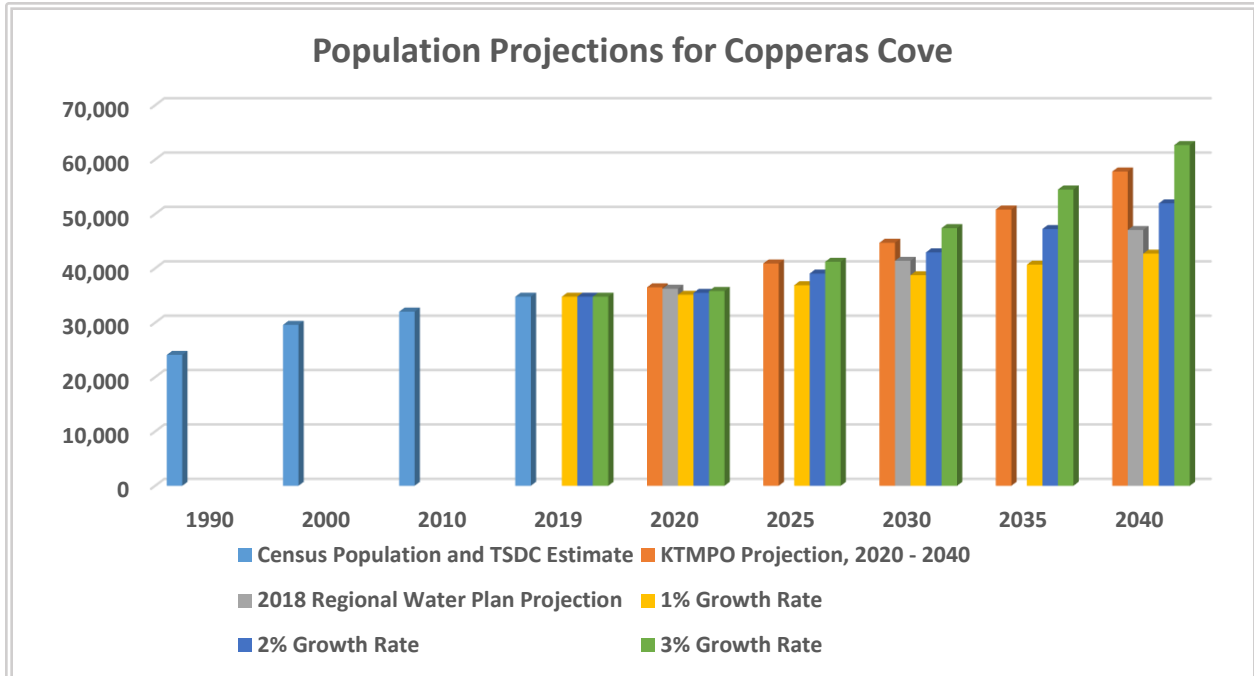
Population Projections for 2040

The following scenarios depict the types of growth that Copperas Cove may expect to experience in the near future, **Table 1-2** displays the different projection methods.

	Census Population and TSDC Estimate	KTMPPO Projection, 2020 - 2040	2018 Regional Water Plan Projection	1% Annual Growth Rate	2% Annual Growth Rate	3% Annual Growth Rate
1990	24,079					
2000	29,592					
2010	32,032					
2019*	34,787			34,787	34,787	34,787
2020		36,498	36,253	35,135	35,483	35,831
2025		40,887		36,892	39,031	41,205
2030		44,696	41,385	38,736	42,934	47,386
2035		50,815		40,673	47,228	54,494
2040		57,800	47,053	42,707	51,950	62,668

Table 1-2: Population Projections for Copperas Cove 2015 -2040
Source: US Census, *Per City Council Action on January 15, 2019

These different estimates incorporate data from the Census, water meter surveys, and the Killeen-Temple Metropolitan Planning Organization (KTMPPO). KTMPPO and the 3% projection are the two highest, both indicating a growth between approximately 57,000 and 62,000 people. This seems relatively high, considering the lower growth rate indicated by the US Census. A graph displaying this data can be seen in **Graph 1-2**.



Graph 1-2: Population Projections for Copperas Cove
 Source: US Census, KTMO, Regional Water Plan

For the purposes of this Future Land Use, a growth rate of 2% and the Regional Water Plan projection seems more reasonable, with a prediction of approximately 47,000 to 51,000 people. The City representatives and consultants both agreed that this number best represents the future for Copperas Cove and what should be planned for.

Copperas Cove’s population has been consistently and steadily growing since its establishment in the early 20th century. Its annual growth rate between the years of 2000 and 2010 is one of the lowest when compared to the surrounding regional cities. This means that the City needs to take extra efforts in this Comprehensive Plan to attract new residents. Copperas Cove’s aging population signifies a need to entice younger families looking to grow roots in the region. The best way to accomplish this is to attract new jobs to the area that are independent of retail and food services. Copperas Cove’s highly skilled, high-school educated force means that the City needs to focus on technical and blue-collar labor jobs that these current residents can fulfill. The City is largely a blank slate, meaning that it is not currently specialized enough that one industry will cause mass economic devastation. This provides ample opportunities to entice a number of new businesses to set up shop in Copperas Cove. Copperas Cove is expected to grow by at least 50,000 by the year 2040. This Comprehensive Plan has the opportunity to lay the perfect foundation towards a thriving and sustainable City.

HOUSING

Housing conditions and availability will have a significant impact on the future growth of Copperas Cove. The community has expressed an interest in attracting new businesses and residents, while providing adequate, affordable housing. Analyzing the existing housing distribution and conditions are important factors in estimating future housing requirements. Areas with a variety of housing options, convenient locations for parks and open spaces, adequate streets, and good sanitation and drainage are consistent with healthy neighborhoods. Blighted or partially blighted neighborhoods will consist of poorly

provided features and low accessibility to public facilities; these can lead to a number of problems for residents and surrounding communities. Chapter 3 will examine the trends in housing supply, housing values and rental rates, and then analyze the housing survey update completed for this Comprehensive Plan.

EXISTING LAND USE

The majority of the existing land uses show that Copperas Cove is largely residential (high density, medium density and low density), with the largest of housing types being low density residential. Within the ETJ, Fort Hood is the second largest designated land use. Some areas are available for land development while other areas are limited by physical barriers along slopes near existing mesas. Yet, this provides a unique opportunity for the City to guide future land uses and denser development patterns through the Comprehensive Plan to provide an abundance of new housing and economic opportunities towards a strong, sustainable city.

SUMMARY

As stated at the beginning of this Baseline Chapter, the Comprehensive Plan is a vision for the community's future growth and development in relation to public policy, economic viability, and environmental sustainability. The plan is comprised of interrelated elements incorporating demographics, economic development, infrastructure, parks and recreation, housing, transportation, community image/urban design, and facilities. This chapter provides a foundational understanding of the physical and social characteristics of the City and its environment.