



City of Copperas Cove

T E X A S

City Built for Family Living

CHAPTER 2: FUTURE LAND USE PLAN

Chapter 2: Future Land Use Plan

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INTRODUCTION TO THE FUTURE LAND USE PLAN

The Future Land Use Plan (FLUP) serves as a guide for land development, economic sustainability and managed growth. This Comprehensive Plan update sets the goals, objectives, and policies that will guide the City’s future land use decisions. The FLUP is tied closely to the City’s vision and mission.

VISION STATEMENT:

“To be the premiere family-oriented community in the Fort Hood/Central Texas region.”

MISSION STATEMENT:

“The City of Copperas Cove strives to be a community valuing opportunity and partnerships, promoting family values, a healthy environment, and enhancing the quality of life in a fiscally responsible manner.”

The FLUP designates land uses for a mixture of areas based upon the population, projections, and other components discussed in the Baseline Analysis chapter. In addition, the FLUP provides a framework that should be reflected through the City’s policy and development decisions.

The FLUP is not a zoning map, which mandates development requirements on parcels. The zoning map and decisions on parcels should be based upon the FLUP.

THE FUTURE LAND USE PLAN MAP

The FLUP map is shown within the Plan as **Plates 1 & 2**. The 2020 FLUP map is posted live on the City’s website. Land use categories have been developed through analyzing the existing land use patterns, population projections, and the thoroughfare map created in the Transportation Master Plan. The current land use categories within the existing city limits and the Extraterritorial Jurisdiction (ETJ) are shown in **Chart 2-1** below.

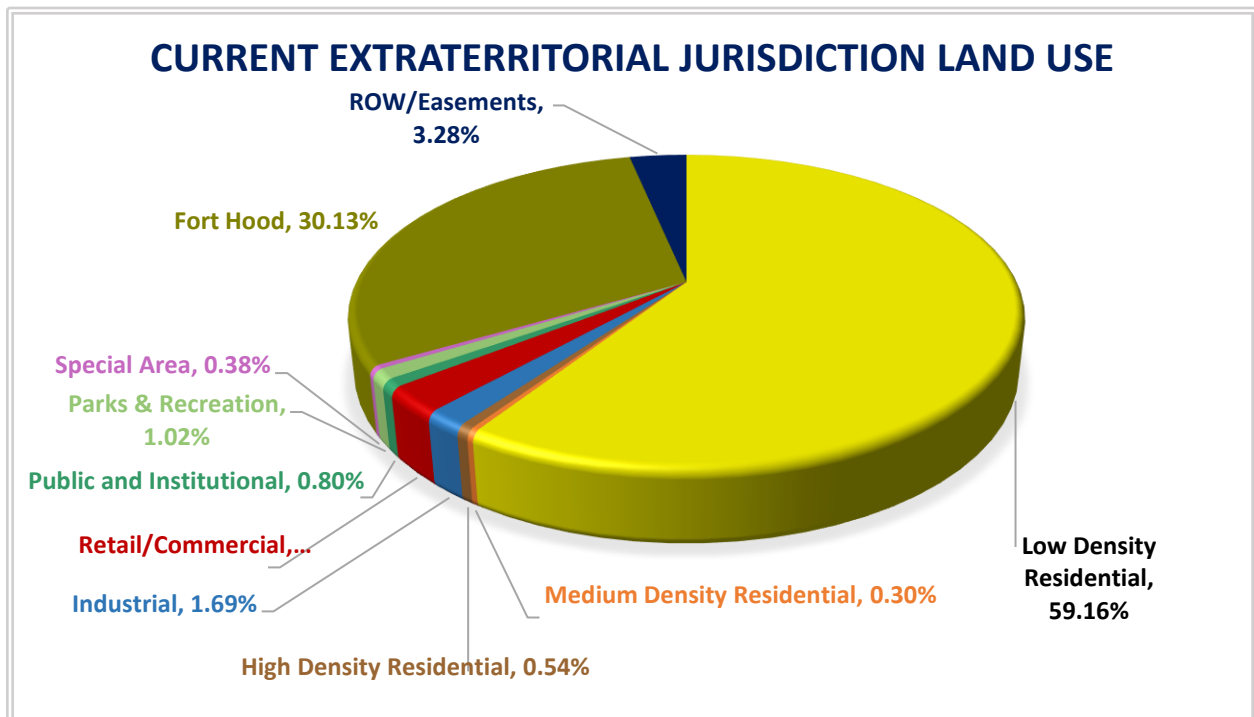


Chart 2-1: Current ETJ Land Use
Source: Development Services Department - City GIS Data Base; Feb. 1, 2019.

As discussed in Chapter 1, the FLUP anticipates a population growth of nearly 52,000 by 2040. The Transportation Plan focuses on routing traffic outside of existing residential neighborhoods while facilitating ease of access and circulation between residential and places of employment. These areas are critical elements in the development of the FLUP. The following five (5) land use areas represent the fundamental building blocks of the FLUP for the City of Copperas Cove:

1. **Residential Areas:**

- a. **LD (Low Density) Residential Land Use** (less than 6 units per acre): Low-density residential represents the majority of housing in traditional suburban neighborhoods consisting of single-family detached subdivisions. This is the largest land use category in Copperas Cove and includes many large estate custom home developments.
- b. **MD (Medium Density) Residential Land Use** (4 – 8 units per acre): Medium density includes attached dwelling units such as row houses, duplexes, townhomes and garden homes. Other types include manufactured homes, mobile home parks and recreational vehicle parks. These home types are ideal for some and offer a life-style choice for those not wanting to maintain a large estate lot or single-family home and is perhaps an affordable alternative for young families or retirees.
- c. **HD (High Density) Residential Land Use** (8 – 16 units per acre): This density includes apartments, condominiums, recreational vehicle parks, extended stay hotels and mixed-use developments. Some high-density areas can be located near mass transit facilities (buses, trains, freeways and major arterials) which are designed to handle large volumes of commuters.

2. **Employment Centers:**

- a. **Retail and Commercial Land Uses:** This land use category is intended for development of commercial, retail and service-oriented uses. Neighborhood shopping centers and services may be located adjacent to neighborhoods, while higher intensity retail and regional shopping centers should be located on major roadways with higher levels of access. These uses are intended for a variety of retail shopping, personal and business services, entertainment and dining establishments. Currently there is a limited amount of land developed as professional employment centers and most residents travel outside the community for work. Focusing future development on additional employment centers will balance the community's land use mix, add value, reduce commuting time and provide more opportunities for residents.
- b. **Industrial and Manufacturing Land Uses:** This land use category is intended to establish major employment centers, provide locations for mining, manufacturing, business parks, light and heavy industrial, transportation centers, distribution, assembly, technology & research development uses. These uses may attract significant employment and commerce. These facilities are generally located near major arterials that provide convenient access for semi-tractor trailers, panel trucks and large special area vehicles.

3. **Public and Institutional Land Uses:** This land use category includes public and private schools, institutional uses such as government buildings, hospitals and religious facilities. These are uses that tend to bind together the community for meetings, gatherings and places of worship.

4. **Parks and Open Space Land Uses:** This land use category includes both public and private parks and open spaces. Parks are located in accordance with the Parks Master Plan to maximize accessibility for residents. Floodplains are preserved to create greenbelts and manage drainage. Park and open space are a vital component for any city to have a high quality of life, especially when competing for new residents in the region. A greenbelt park system of bike and hike trails that connects different subdivisions and employment hubs should be encouraged throughout Copperas Cove.



Copperas Cove City Park

5. **SA (Special Area) and Mixed-Use Land Uses:** Special areas and mixed uses provide opportunities for a broad mix of commercial, entertainment and residential land uses. These types of uses are physically and functionally integrated through building design, site layout and pedestrian connectivity. The combined residential, commercial and entertainment uses are the primary draw to the special area or mixed-use areas. This use reduces the distance between home, work, and entertainment/retail destinations. It also serves as a logical location for transit stops and should be located adjacent to major roadways.

In areas where density is desirable, to create the most value per square foot of real estate, a vertical mixed-use concept can be employed, as seen in **Figure 2-1**. This results in an improved pedestrian environment (more opportunity within a walking-distance radius) and includes more opportunities for housing. Retail uses are focused along the sidewalk or street to encourage attractive storefronts.



Figure 2-1: Vertical Mixed Use
Source: <https://www.probuilder.com/5-keys-success-mixed-use->

The vertical special area or mixed use provides for unique places of employment featuring a mix of professional office, retail and residential uses, with some restaurant and service uses that support the office development and the employees working in this location.

The proximity of different land uses - housing, employment, shopping - to each other, impacts

how people can access these destinations. Traditional land use patterns can be mixed horizontally, where they are located close to each other but in separate structures, or integrated vertically in the same building. (See Figure 2-1). This arrangement of uses helps reduce dependence on the automobile by providing alternative transportation options. The integration of uses creates a more compact development pattern, which improves efficiency and reduces public service demands. In addition, a mixed-use development provides alternative life-styles, housing choices and maximizes convenience.

CURRENT LAND USE ASSESSMENT

To project the future land use needs of Copperas Cove, the City’s GIS data provides current land use percentages and categories, shown in **Chart 2-2**. The percentage for each is used to determine future land use acres needed for growth opportunities and economic sustainability to maintain the City’s quality of life. The results are shown in **Table 2-1**.

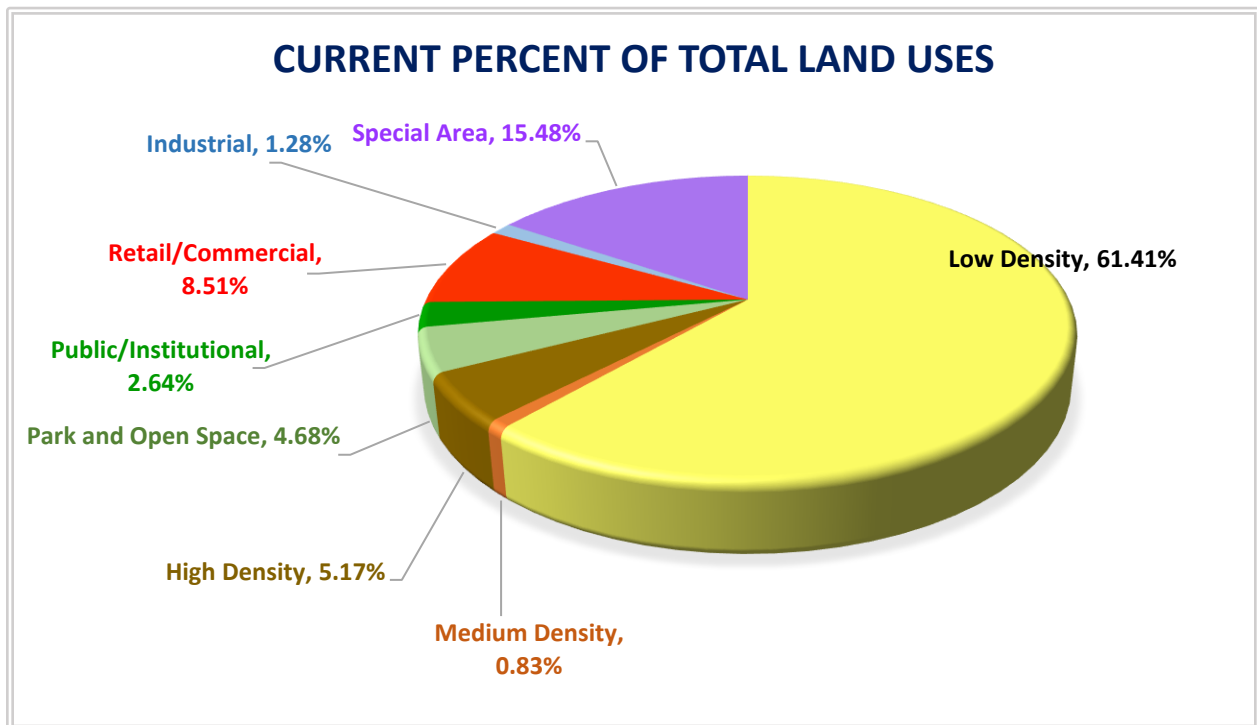


Chart 2-2 Existing Land Use. Source: City of Copperas Cove Development Services GIS Data

The land use **Chart 2-2** shows that low density single-family housing is the primary land use category for Copperas Cove at 61.41 percent. Medium and high-density residential account for 6 percent, raising the total residential land use to 67.41 percent. Retail/commercial and industrial trade account for 9.79 percent of the current land use.

The City does recognize there is a need to capture new economic development opportunities to attract new citizens, businesses and investors. Capturing these opportunities will ensure that Copperas Cove remains competitive with the surrounding Central Texas communities.

Within the last 10 years, the City has experienced modest growth and development in the retail sector. Professional office, industrial uses and major employment centers are underrepresented in the City. The City should encourage development to provide high quality employment opportunities and at the same time encourage desirable, commercial retail development that will positively impact the local

market and long-term values of Copperas Cove. This can be achieved by promoting and adopting appropriate regulations that encourage business growth and community development.

Today's workforce, especially the professional and technology classes, is choosing its employment location based upon the housing choices and quality of life availability. Building a community that is attractive to that workforce will help Copperas Cove remain competitive.

Residents, and potential businesses, are attracted to intangible qualities such as distinctive character, unique developments and uses, and a sense of place and identity. Such qualities make the community more appealing and valuable over time. These types of innovative developments can represent an opportunity to establish Copperas Cove as an attractive and unique community.



Business 190 Retail

The following statements illustrate the City's existing land use patterns and should be evaluated and considered when making future land use decisions:

1. Business 190 continues to be a major corridor for retail shopping, supermarkets, gasoline sales, restaurants, professional offices and many other business service activities.
2. Copperas Cove has parks and open spaces well established throughout the City; however, northwest of Business 190 may need parks and open space as more housing is developed.
3. Eleven Schools are well distributed within the city limits of Copperas Cove.
4. There is significant expansion northwest of Business 190 and south of Avenue B (FM 1113) in single-family housing. There has also been increased development north of Avenue B (FM 1113) and south of 1st Street (FM 116).
5. There are wide tracts of vacant land that can be used towards development or preservation given a willing buyer and seller. Natural features (slopes, floodplains, and arroyos) should be taken into consideration for possible conservation.
6. The floodplain should remain undeveloped and utilized for possible public open space.
7. The east side of Copperas Cove has a significant amount of undeveloped land near Fort Hood. This area may offer opportunities for residential and retail uses in the City.
8. Residential development and existing infrastructure will be an important consideration in the implementation of Copperas Cove's Future Land Use Plan.
9. The City will continue to work with Fort Hood in recognition of the encroachment awareness area as identified in the Fort Hood Joint Land Use Study (JLUS).
10. There are special study areas described in the FLUP which include:

- Downtown Copperas Cove.
- Business 190 Corridor.
- Vacant parcels within the Narrows Business Park.
- Undeveloped areas near the intersection of FM 2657, Business 190, and the US Hwy 190 bypass which is the gateway to Copperas Cove.

FUTURE LAND USE NEEDS

The current acres within the City is nearly 11,500 acres. For good development to occur, some flexibility must be built into the Land Use Plan. **Table 2-1** reflects the projected land use acreages needed to support a 2% Annual Growth rate for the next twenty years.

Land Use Categories	Percent of Land Use	2019 Land Use Acres	Acres Per 100 Persons Population (34,787)	Acres Needed for 2020 Population (35,483)	Acres Needed for 2030 Population (42,934)	Acres Needed for 2040 Population (51,950)
Low Density	61.41%	7078.1	20.35	7,220.79	8,737.07	10,571.83
Medium Density	0.83%	96.11	0.28	99.35	120.22	145.46
High Density	5.17%	595.62	1.71	606.76	734.17	888.35
Park and Open Space	4.68%	539.9	1.55	549.99	665.48	805.23
Public/Institutional	2.64%	304.08	0.87	308.70	373.53	451.97
Retail/Commercial	8.51%	980.66	2.82	1,000.62	1,210.74	1,464.99
Industrial	1.28%	147.03	0.42	149.03	180.32	218.19
Special Area	15.48%	1784.1	5.13	1,820.28	2,202.51	2,665.04
TOTAL	100.00%	11525.6	33.13	11,755.52	14,224.03	17,211.04

Table 2-1: Projected Population and Land Use Acres Needed. Source: Development Services GIS Data.

The total acres needed for all land use categories to support the 2040 population is approximately 17,200 acres. Using the 2% Annual Growth rate, there is future demand for nearly 10,600 acres needed for low density residential development. In addition, there will be a future demand for nearly 1,500 acres projected for retail/commercial development.

ANNEXATIONS

Annexation is a process by which a city expands its boundaries into adjacent areas not already incorporated into the municipality. This has been a common response of cities to urbanization in neighboring areas. In Texas, municipal annexations must follow the procedures outlined in Chapter 43 of the Texas Local Government Code. However, annexation laws and procedures were changed significantly on December 1, 2017. As long as Copperas Cove follows the legal steps laid out in the Local Government Code, especially in reference to the timing of service agreements to annexed areas, the annexation process should be a relatively smooth process. Within an annexation process, cities are only allowed to annex acres that equate to 10% of their current acreage.

Texas State Law

Property rights are a vital component to Texas law. Texas cities have few growth management tools available due to the limitations imposed by Texas State Law. It is important that the City understand its limitations and outline challenges associated with some of these laws when managing growth.

Vested Rights

Vested rights are the rights to develop property under a community's rules and regulations that are in place at the time a development application is submitted. The Local Government Code (§245) includes zoning-related rights. Specifically, Texas cities are prohibited from:

- Enforcing new or updated zoning regulations that affect property classifications against the holder of a vested permit
- Enforcing landscaping, tree preservation, open space or park dedication regulations against the holder of a vested permit
- Setting an expiration date that is less than two years for a permit or five years for a project

These statutes mean that a site plan approved by the City in 1995 would only be required to meet the regulations placed during the time the site plan was approved. Vested rights can make it difficult to implement growth management policies if dormant projects begin to build after new regulations are put into place. It is important for the city to take note of vested rights so the city can adhere to them when zoning requests are made.

Proportionality

A developer is only financially responsible for a "fair share" of infrastructure or facilities being built at that times capacity. A developer does not have to provide, for example, larger water or sewer lines that incorporate future growth. It becomes the cities responsibility to oversize infrastructure if needed to provide for future growth or development. It can be a challenge to define what "fair share" means in the State law.

Annexation Planning

One of the most important aspects to consider in developing a new annexation plan is the public facilities needed when annexing an area for new development. There are important infrastructure requirements to any development which include adequate right-of-way, power, water, sewer, drainage and communication facilities. Two important water service providers are the City of Copperas Cove and Kempner WSC. The City of Copperas Cove provides all the sewer utilities and fire protection services for both the City and extending into its ETJ. In some cases, this makes provision of utilities easier due to the areas already being served and an extension of service is not necessarily required by the annexation. Thus, the areas of priority for annexation should be based largely upon projected growth patterns in proximity to existing services and infrastructure.

Copperas Cove's current acreage is approximately 11,500 acres. This means Copperas Cove's next annexation plan will be able to annex approximately 1,150 acres. **Map 2-1** shows the annexation priority areas. Priority areas are defined below:

- Priority 1 – The land surrounding US Hwy 190 and undeveloped land extending northwards since the development of SH 9. Both of these areas will be important to annex so the City can maximize growth control measures.

- Priority 2 – These are remaining tracts from the 2007 Comprehensive Plan or additional land surrounding US Hwy 190
- Priority 3 – These tracts are remaining land within Copperas Cove’s ETJ. Land here is not divided into portions smaller than 1,150 acres. This is due to the priority areas being annexed first. These larger portions will increase the number of acres the City can annex in one year. After the higher priority areas are annexed, these lower priority areas can be broken down into smaller annexation areas that will be more specific to the needs of the City at that time.

Regardless of priority, the City will need to evaluate each tract for the benefits of annexation and use the Texas Local Government Code to comply with all legislation.

The main areas to focus on are located on the southern and northern portions of the ETJ. The southern area is located where Business 190 cuts through, and it would be beneficial to the City to capture that area for any retail tax revenue. The second area of high priority is north on 1st Street (FM 116). This area has been identified in the last two Comprehensive Plans as an area of high priority, and since SH 9 has been developed, the northern portion of Copperas Cove will continue to exponentially grow.

(Disclaimer: This chapter section, and **Map 2-1** do not qualify as an annexation plan under State law; however, this chapter should be used as guidance during future annexation studies.)

Land Swaps

Fort Hood provides the most obvious barrier when it comes to annexing land on Copperas Cove’s east side. Copperas Cove can participate in land swaps with Fort Hood, especially in relation to areas along the SH 9 Bypass. This corridor now provides quick and convenient access from 1st Street (FM 116) and US Hwy 190. This corridor is a major transportation corridor that will continue to influence development in Copperas Cove. Focusing on land swaps that encompass these areas can provide ideal locations to obtain prime real estate for the City. Land swaps are beneficial, and do not include the 10% of acres in an annexation plan.

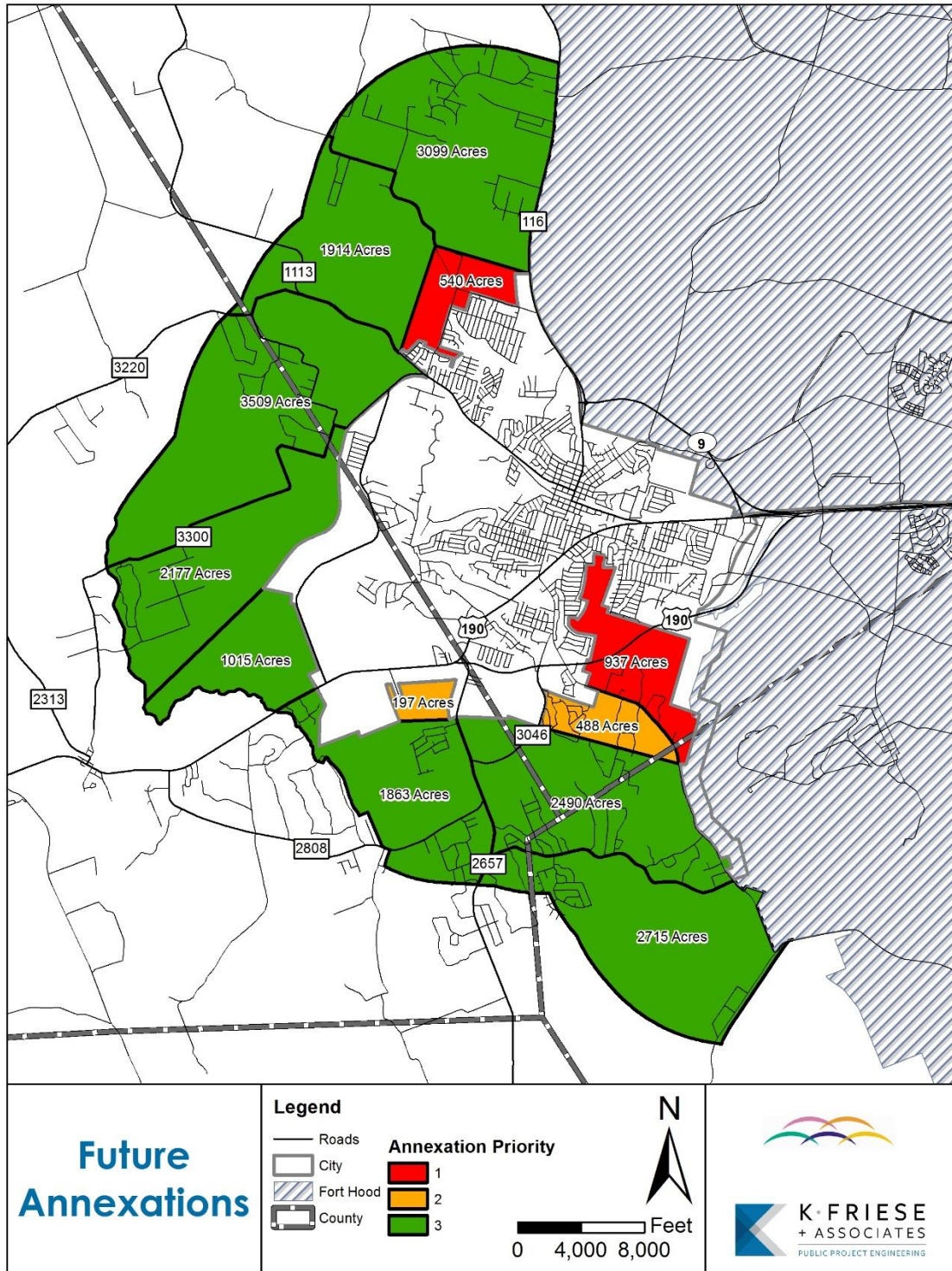
State Law Reviews

It is of the utmost importance that the City stays current and up-to-date on all rules and regulations regarding annexation procedures. This is important, not just for the City, but for both the citizens of Copperas Cove and those that live within the ETJ. The City should use both consultants and the resources such as the Texas Municipal League to help monitor changes to State Law.

City Services

As stated, when developing annexation priority areas, meeting infrastructure and service needs are of vital importance to a growing population and the annexation process. The City should continue to increase water and wastewater service availability. The City should also continue to expand fire and police services to meet the needs of Copperas Cove’s current and future population.

Some of these services will include provisions to the ETJ. These services should be provided as consistent with the Comprehensive Plan and the City’s ability to annex in the future.



Map 2-1: Future Annexation Planning

DEVELOPMENT PROPOSALS AND FUTURE LAND USE PLAN

The Future Land Use Plan (FLUP) is a guide for future land use and development patterns. It is not the community's official zoning map. The Comprehensive Plan, including the FLUP map, are developed and implemented through development regulations (zoning ordinances and subdivision ordinances), or through programs such as the Capital Improvement Plan. The zoning ordinance determines the specific development requirements and is the primary tool used to implement the FLUP.

A zoning map should reflect the FLUP. Ideally, a landowner or developer will apply for a zoning change or rezoning request and the FLUP map is also requested to be changed, when appropriate. Approval of development proposals that are not consistent with the FLUP will occur. This causes the City to amend the current zoning map through the public hearing rezoning process. In order to expedite amending the FLUP, the amendment recommendations should be made simultaneously with the rezoning requests. When development proposals occur that do not coincide with the FLUP, the City will take careful considerations and keep in mind the best interests of the community as time passes and things change.

Planning for a city's future requires balancing land uses to meet the long-term needs of the population for homes, employment, entertainment, shopping and recreation. This FLUP is focused on how the remaining vacant land should be developed to ensure a balanced mix of housing, commercial and employment opportunities. This FLUP promotes the development of Copperas Cove as a livable community with a balanced mix of high-quality housing, commercial and employment choices. The City will likely encounter proposals and opportunities that may not directly correlate or reflect the land use pattern shown on the FLUP map (**Plate 2**). The following considerations should be taken into account when reviewing these kinds of development proposals:

- Does the proposal enhance the surrounding neighborhood and existing site?
- Is the proposal an improved land use that is recommended by the Future Land Use Plan?
- Is the proposal compatible with the adjacent area, or does it negatively impact adjacent land uses?
- Is the proposal similar in nature in terms of appearance, hours of operation, and impact to the surrounding area?
- Does the proposal provide a benefit to the public health, safety, and welfare of the community?
- Does the proposal contribute to the City's long-term economic and environmental sustainability?
- Does the proposal offer mitigation measures to enhance the City's long-term objectives?

As mentioned in the beginning of this Chapter, the Future Land Use Plan (FLUP) is intended as a guide for land development, economic sustainability and managed growth for the City. For good development to occur, some flexibility must be built into it. There is a relationship between categories on the FLUP and the zoning districts within the zoning code. The relationship is not exact and allows for considerable choices, depending upon the specific type of development and its location. The Comprehensive Plan contains many policies and strategies for development.

Zoning

Zoning is a tool that cities use to implement their adopted Comprehensive Plans to govern “land uses” (e.g. residential, commercial, or industrial), the size of buildings, and how buildings relate to their surroundings, including other buildings, open spaces, and the street. In the U.S., zoning began as a tool to separate land uses from one another, and in particular, was used to separate more impactful uses such as manufacturing from the more sensitive residential uses.

Zoning does restrict a particular use to residential, commercial, industrial, or other uses. Generally, cities consider the attractiveness of a property as well as its fitness and compatibility of the surrounding uses. However, cities must enact the regulations in accordance with a well-considered and comprehensive plan intended to avoid arbitrary exercise of government power. A comprehensive plan is a general design to control the use of properties in the entire municipality. These laws generally limit size, location and dimensions in each zone. Many regulations require certain building features and limit the number and location of parking and loading areas and the use of signs. Other regulations provide space for schools, parks, or other public facilities.

Zoning helps city leaders bring about orderly growth and change. It controls population density and helps create attractive, healthful residential areas. In addition, zoning helps assure property owners and residents that the characteristics of nearby areas will remain stable.

Development Trends and Zoning Decisions

The City should encourage development of tracts that are in proximity to existing water and wastewater lines. This will prevent septic tanks and private wells from being built. This will also encourage a denser development pattern that makes distributing emergency services easier and ensures faster response times.

Zoning decisions within City limits need to be carefully considered. Decision makers should consider the surrounding land uses, the distance from major roads and infrastructure, response times for emergency services, municipal funding impacts, and effects on school districts. The City might not have zoning control over its ETJ, but it can implement subdivision ordinances for the area. Subdivision Ordinances should encourage development ideal to the zoning pattern incorporated within the City limits. All development and zoning decisions need to reflect the Comprehensive Plan. Following this document will allow the City to continue growing and increasing the quality of life for citizens.

FUTURE LAND USE GOALS, OBJECTIVES, POLICIES AND IMPLEMENTATION

Goal 2-1: Create the premier family-oriented community that accommodates residential, business, and economic growth, while enhancing a small-town atmosphere.

Objectives:

- Provide residential housing that offers a variety of housing types and life-style choices that are affordable to most.
- Locate business uses, both commercial and industrial, appropriately and allocate enough acreage to support economic growth and development efforts.

Policies:

- Designate specific areas and plan to meet projected residential growth demands and promote market flexibility. This includes encouraging growth near adequate public facilities and infrastructure to maximize cost efficiency to the community. Major extensions of utilities may be necessary to support larger residential developments.
- Promote a mixture of land uses that ensures community health, safety and general welfare by encouraging commercial, retail and service-oriented industries that meets the demand of future residents of Copperas Cove.

Implementation Measures:

- Uses should transition from areas of high density, adjacent to a major roadway, to areas of low density, such as detached single-family residential developments.
- Community development regulations should be used to protect residential uses, which should create smooth transitions between competing uses to avoid encroachment. Consider adoption of flexible standards that provide the most effective buffering to adjacent residential uses.
- Facilitate easy access to parks through planning residential uses adjacent to parks and open space. Public access to parks greatly improves the quality of life for citizens. Making sure that residential uses have adequate access to parks and open space is a vital component towards the livability of Copperas Cove, especially when trying to attract new families. Parks also provide a way to easily transition between residential and non-residential uses.
- Establish the general pattern of development in the community through the use of the FLUP map.
- Consider the inclusion of a public parkland dedication and parkland improvement fee as part of the subdivision regulations.
- Encourage a diverse set of commercial, retail, office, vertical special area or mixed use, and open space along the Business 190 corridor.
- Promote more, small to medium, employment centers to balance the City's land uses to add value and reduce commuting time for future residents.
- Create opportunities for a broad mix of commercial, entertainment and residential uses to reduce the distance between home, work, and leisure destinations.
- Commercial uses should be located near major arterials. Retail uses should occupy the most visible areas along arterials, and at intersections. Industrial uses should also be placed near the US Hwy 190 Bypass so large freight trucks can easily move to and from Interstates 14/35 and US Hwy 281. Planning for these areas will help Copperas Cove attract rail, freight and distribution industries.
- Promote land use opportunities to ensure the City remains competitive with surrounding communities and continue to utilize the natural higher elevations of the City's mesas.
- Strive to increase professional office, manufacturing and major employment centers which will make a positive impact to the City's local economy.
- Establish a cooperative redevelopment program with the Copperas Cove Economic Development Corporation and pursue Federal grant funding for infrastructure improvements.

- Establish innovative parking design criteria for retail uses to achieve better onsite circulation vs. strict adherence to minimum parking standards.
- Encourage family values, a healthy environment and enhanced quality of life in a fiscally responsible manner.
- Maintain and update the Future Land Use Plan as changes occur.
- The Comprehensive Plan and FLUP map should be continually updated as zoning, development, and subdivision regulations change over time.

Goal 2-2: Respect, conserve, and enhance important natural resource features and resources of the community.

Objective:

- Preserve areas of steep slopes, conserve natural areas of vegetation and limit development along the flood plains.

Policy:

- Retain scenic vistas; preserve green space and natural landscapes.

Implementation Measures:

- Encourage a greenbelt parks system consisting of bike and hike trails that connect subdivisions and employment centers to promote pedestrian travel.
- Maintain public access to open space and natural areas.
- Conserve ground water aquifers and maintain high water quality standards.
- Promote opportunities for water reservoir infrastructure, communication towers and recreational bike and hike trails.
- Utilize the existing flood plain to designate and create recreational open space opportunities.
- Promote intangible qualities such as distinctive character, mixed-use developments and uses that create a sense of place, livability and identity.
- Ensure water supply, wastewater treatment, and storm drainage public services adequately meet the needs of present and future residents and businesses.
- Implement sustainable storm water techniques to minimize flooding issues.
- Develop participation strategies for public facilities and utilities that will encourage public involvement.
- Develop long-range strategies that ensure adequate water supplies and wastewater capacities.
- Develop volunteer annexation policies that will address challenges associated with managing growth and the effects new development has on existing public services.

Goal 2-3: Enhance economic opportunities with Fort Hood.

Objective:

- Partner with Fort Hood on mutually important issues.

Policy:

- Participate in joint committees involving common issues such as land swaps, encroachments, infrastructure, buffers, and other similar projects and programs.

Implementation Measures:

- Participate in Fort Hood forums and similar community leadership programs
- Nurture economic opportunities and continue cooperation with Fort Hood
- Promote compatible growth strategies through regional planning efforts with Fort Hood.
- Continue to work with Fort Hood's operational and mission training needs.
- Encourage possible land trade for industrial, freight distribution, high-tech manufacturing and service industry development along the Fort Hood railroad spur.
- Support the regional planning recommendations of the Fort Hood Joint Land Use Study
- Avoid higher density uses or those uses incompatible with noise within the Encroachment Awareness Area, the Installation Boundary Zone, and the Low-Level Flight Corridors, as referenced in the JLUS Supplement (**Appendix A**).
- Consider the implementation of "dark sky" provisions to the City's Code of Ordinances to reduce the impact of light pollution to night-time training activities on the base.
- Consider a formal land use coordination protocol for development applications which may affect the JLUS Focus Area.
- Consider an amendment to the subdivision regulations requiring a notation on subdivision plats indicating the likelihood of impacts from training activities within areas of defined and potential encroachment concerns around the installation.