



Growing Copperas Cove Rotary Club Presentation

Robert (Bobby) A. Lewis, Development Services Director



City of Copperas Cove

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January 25, 2024





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As of January 25, 2024		
New Development Activity Since March of 2018:	Lots:	Status:
Church Mountain (<i>Annexation - Coryell Co.</i>)	1,332	Conceptual Design. Dev. & Annex Agmt. Master Plan.
Clayton Ranch - Phases 1 & 2	212	30% Complete. Ph-2 - Under Construction.
Clear Creek Estates - Phases I, II & III (<i>ETJ - Lampasas Co.</i>)	120	Final Plats Recorded. Under Construction.
Creekside Estates (LR/PD)	16	Completed.
Creekside Hills - Phases 1, 2 & 3 (LR/PD)	514	Nearly 100% Complete.
Creekside Hills - Phase 4 (LR/PD)	286	Final Plat Recorded. Under Construction.
Creekside Hills - Phase 5 (LR/PD)	304	Preliminary & Final Plat Approved.
Deer Run Estates - Replat No. 1	6	Final Plat Recorded.
Freedom Ranch by WB Dev. (LR, MR & HR/PD)	350	Final Plat Approved. Under Construction.
Halter Duplex & SF Development (FLUP & Rezone)	30	Concept Plan & Pre-App. Completed.
Heartwood Park - Phase 3 (LR/PD)	147	Final Plat Approved. Under FEMA review.
Heartwood Park - Phase 4 (LR/PD)	133	Nearly 100% Complete.
Heritage Place Addition (See Revised Phase 1)	184	Preliminary Plat Approved.
Heritage Place - Phase 1 (MR & RC/PD)	296	Final Plat Approved. Rough grading.
Hoffpauir - 4H Dev. CR 3300 (<i>Annexation - Lampasas Co.</i>)	2,557	Conceptual Design. Developer & Annex Agreement.
Joy Drive-in RV Resort - 3055 Barr Lane - Jodie Nobles	75	Site Plan Approved. Under Construction.
Liberty Star Addition Ph. 1 & 2 & Replat	207	95% Complete. Replat of 8 lots adds 17 DU's
Mashburn Place (<i>Annexation - Coryell Co.</i>)	576	Conceptual Design. Dev. & Annex Agmt. Master Plan.
Northern Hills (<i>ETJ - Coryell Co.</i>)	88	50% Complete.
Perkins Mountain Addition (<i>ETJ - Coryell Co.</i>)	34	Preliminary Plat Approved. Need FEMA Flood Study.
Persimmon Springs Phases 1, 2 & 3 (<i>ETJ - Bell Co.</i>)	177	Phases 1 & 2 - 100% Complete. Ph-3 - Grading.
Reata Ranch Phase 2 (<i>ETJ - Coryell Co.</i>)	24	75% Complete.
Ryatt Ranch (<i>ETJ - Coryell Co.</i>)	53	Final Plat Recorded. Under Construction.
Singing Quail Estates, Phase Two (<i>ETJ - Bell Co.</i>)	8	Completed.
Starkie Gap (<i>ETJ - Lampasas Co.</i>)	838	Conceptual Design. Dev. Agmt. Master Plan.
The Ranches at Twin Mountain (<i>ETJ - Coryell Co.</i>)	16	Completed.
The Ranches at Live Oak - Phase 1 & 2 (<i>ETJ - Coryell Co.</i>)	15	Completed.
The Reserve at Skyline Mountain	57	Nearly 100% Complete.
The Reserve at Skyline Mountain - Phase 2	30	Preliminary Plat Approved.
The Village at Skyline Mountain	147	Preliminary Plat Approved. CCN transfer complete.
The Settlement - Phase 1	112	Preliminary Plat Approved.
The Settlement - Bellfas, Inc. 335 acres (Big Divide)	1452	Conceptual Design. Dev. Agmt. Master Plan.
The Quarry at Deorsam Point (<i>Annexation - Coryell Co.</i>)	357	Conceptual Design. Dev. & Annex Agmt. Master Plan.
Valley at Great Hills (LR, MR & RC/PD)	903	Ph-1 (309 Lots) Recorded. PH-2 Under Construction.
Village at Walker Place - Phase 1 & 2 (LR & MR)	193	Ph-2 Final Plat Approved. Under Construction.
New Planned Residential Lots	11,849	



Active Percentage of Growth	Total Lots	Development Activity
8.2%	966	Completed or nearly 100% complete
20.9%	2,481	Under Construction
10.6%	1,260	Preliminary and Final Plat Approved
60.3%	7,142	Conceptual Design/Annex/FLUP/Zoning
100.0%	11,849	

DU's:	Resolution:
132	Resolution No. 2018-16
192	Resolution No. 2019-4
194	Resolution No. 2020-02
311	Resolution No. 2021-01
211	Resolution No. 2022-1
375	Resolution No. 2023-05
432	Resolution No. 2024-02
1,847	Total Dwelling Units (DU's)
16%	Total Percentage Built

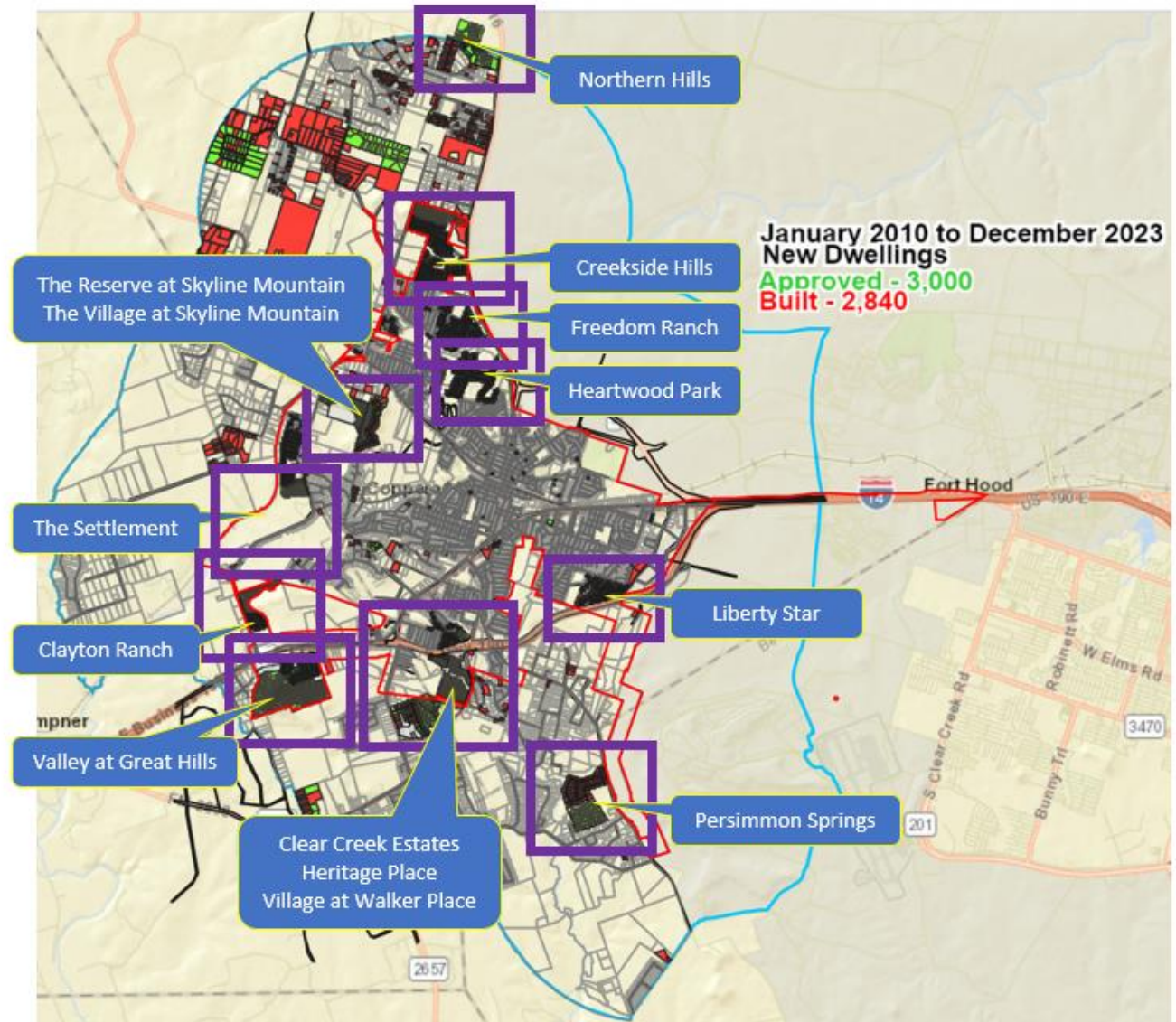
4,822	Annexation Lots
40.7%	Percent of Activity

1,373	ETJ Lots
11.6%	Percent of Activity

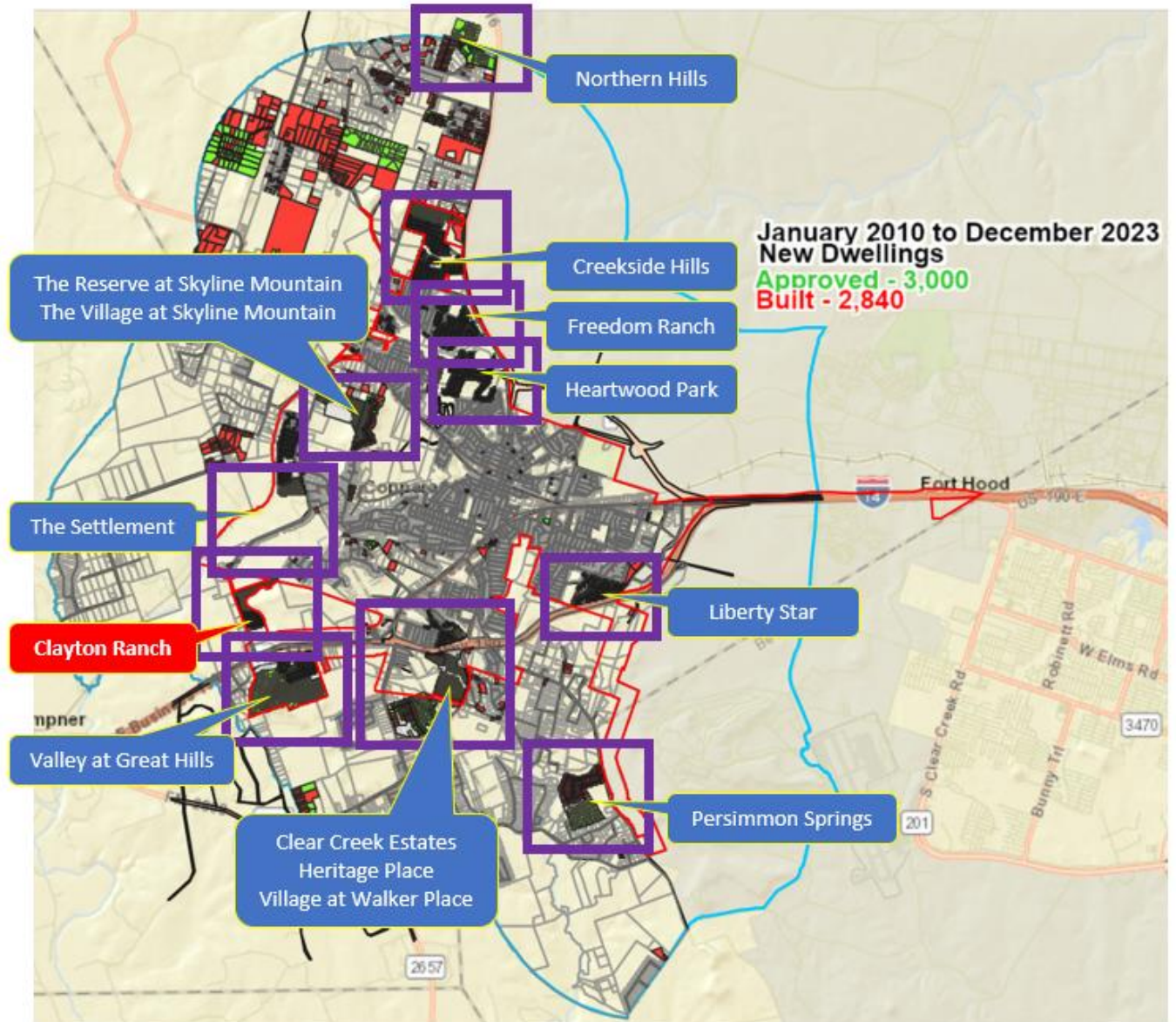
5,654	City Boundary Lots
47.7%	Percent of Activity

39,627	2024 Adopted Population
36,670	2020 U.S. Census Population
8.1%	Growth Rate - 2020 Census

New Residential Developments



New Residential Developments

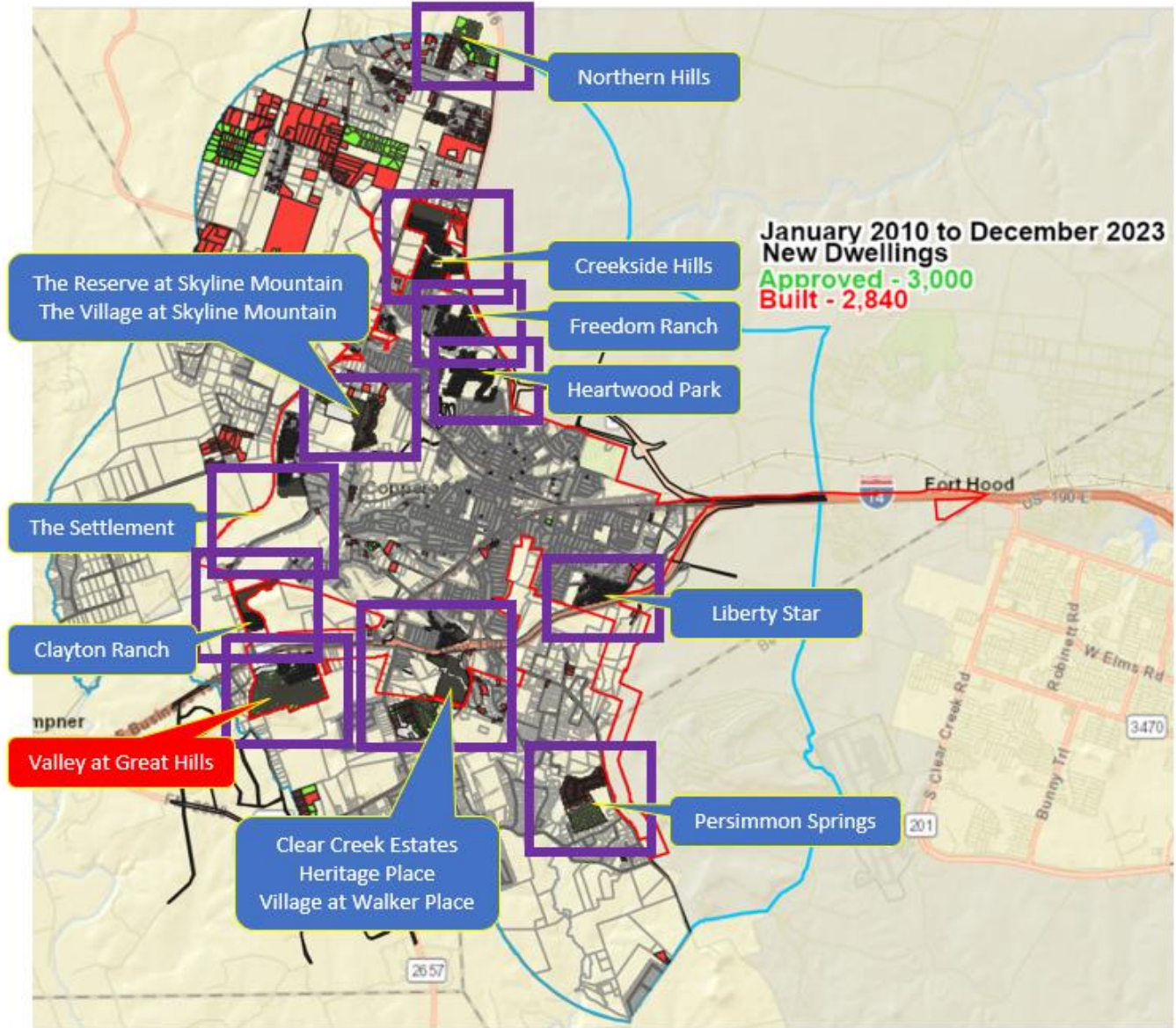


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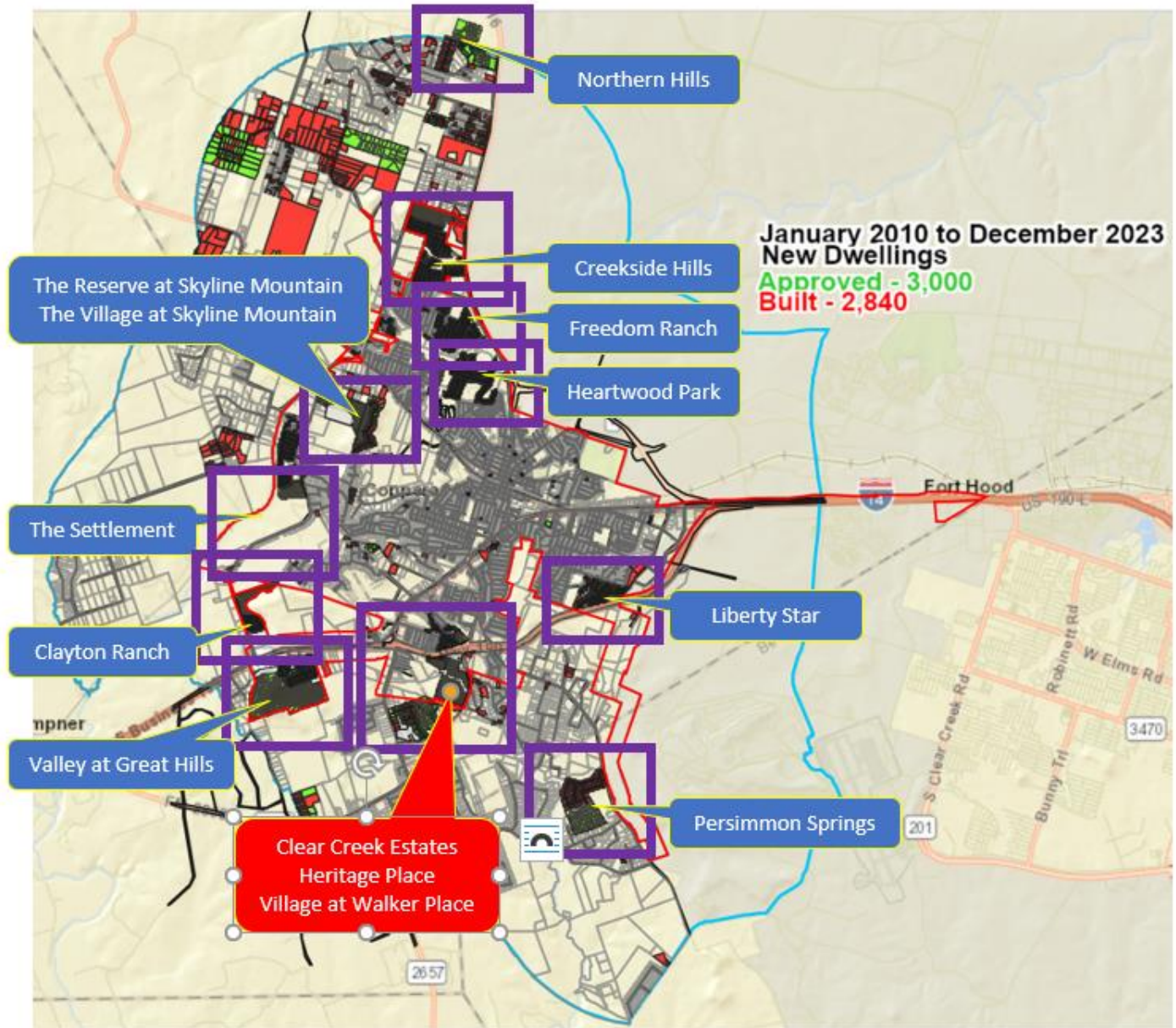


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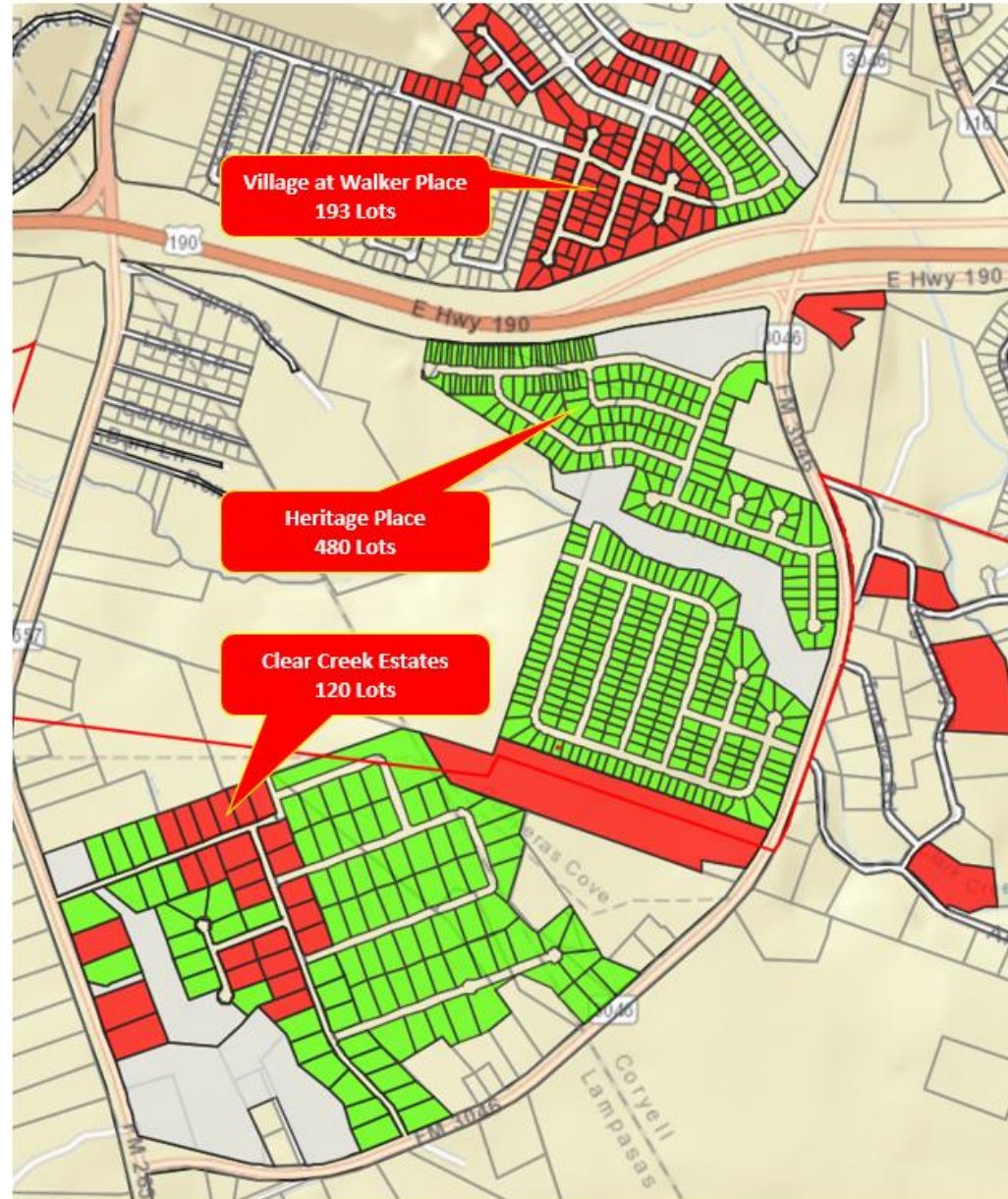


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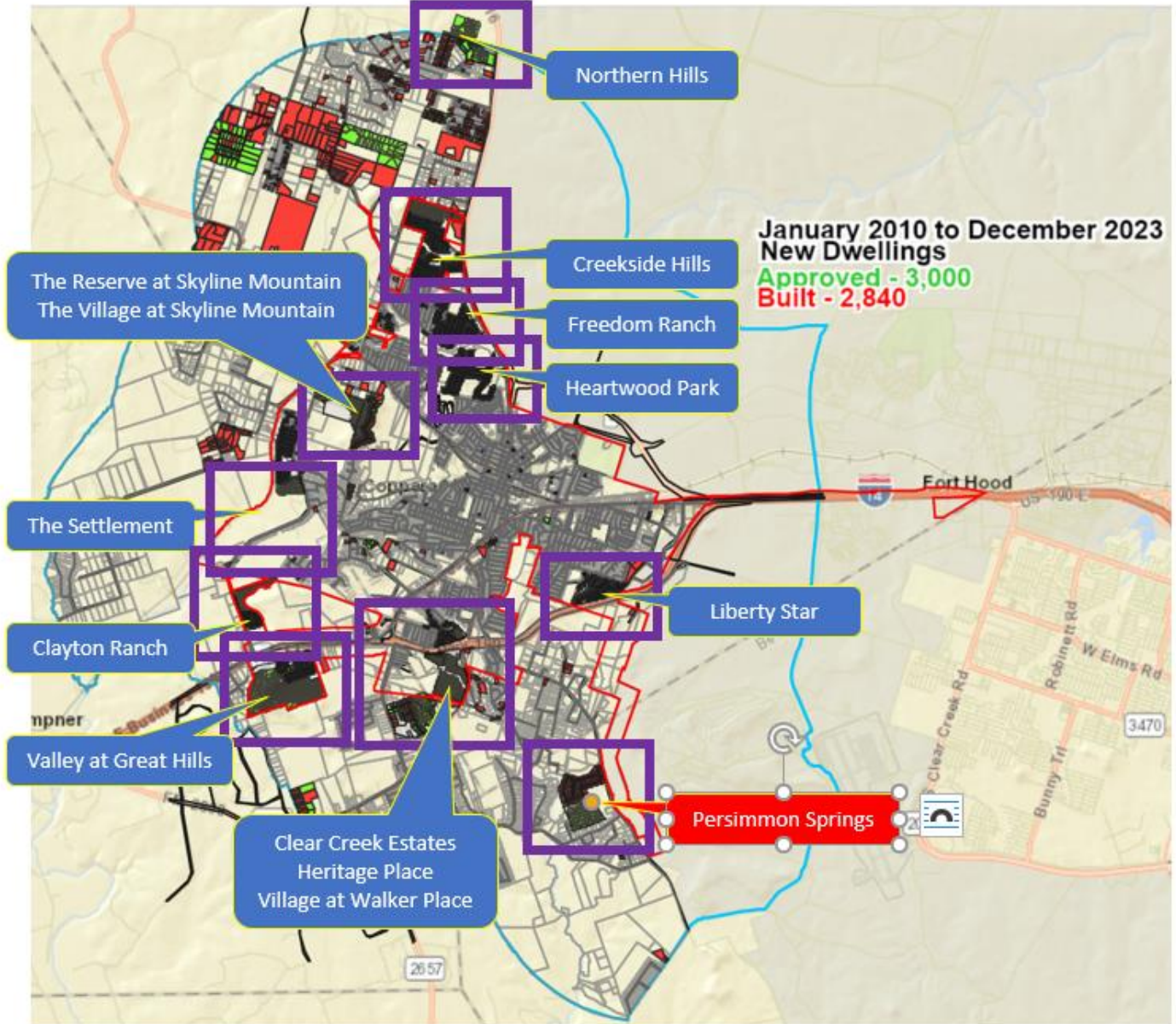


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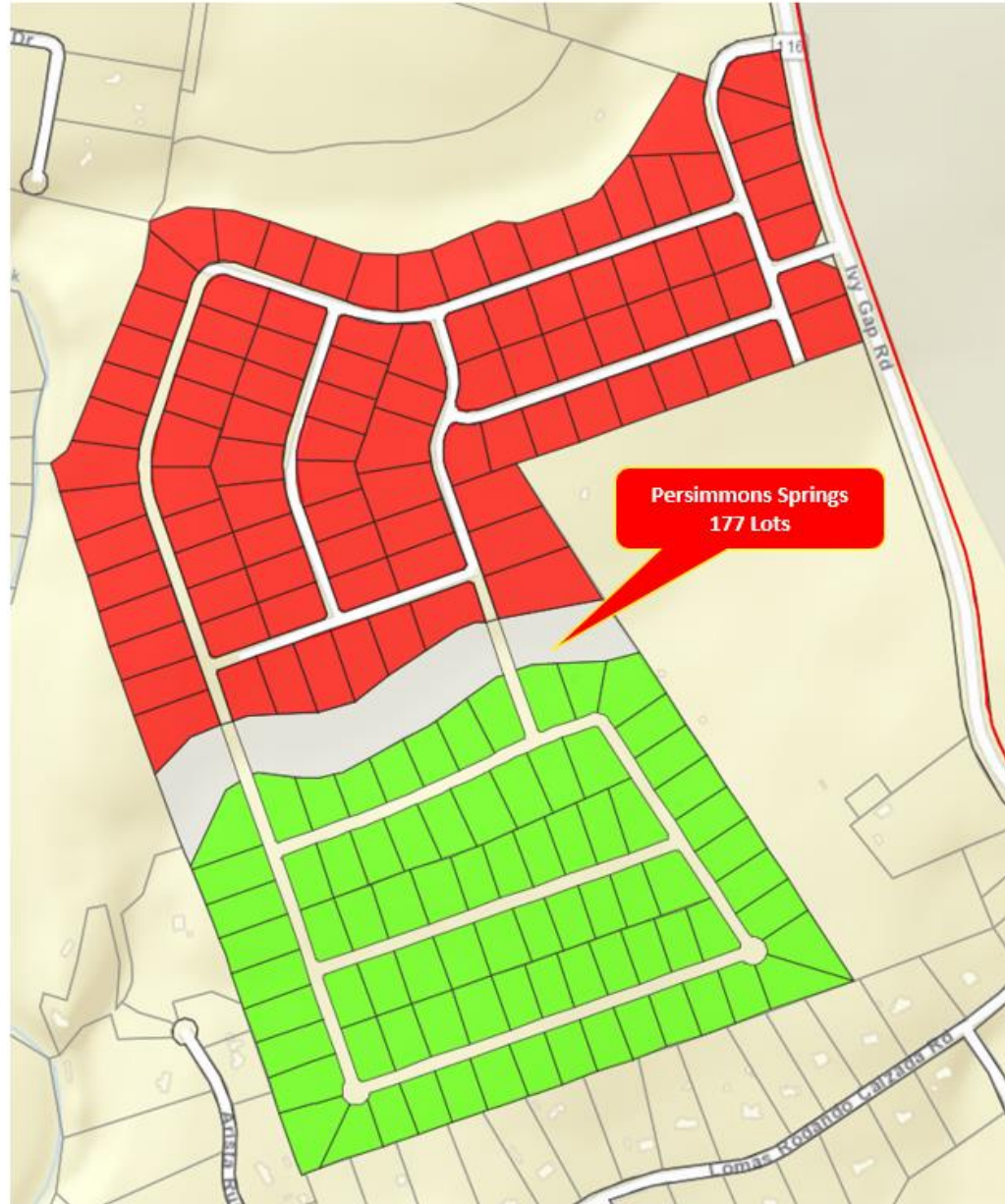


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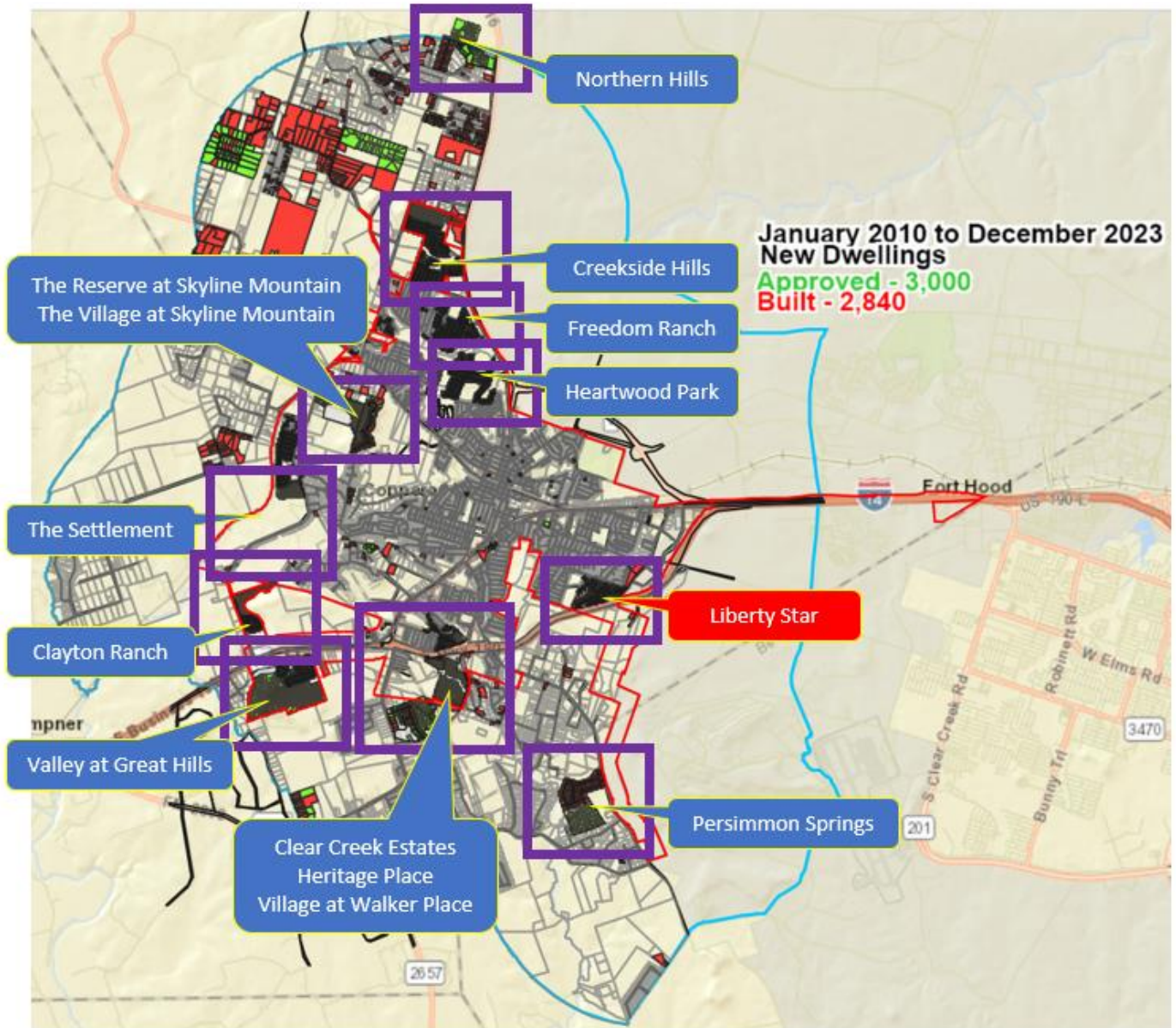


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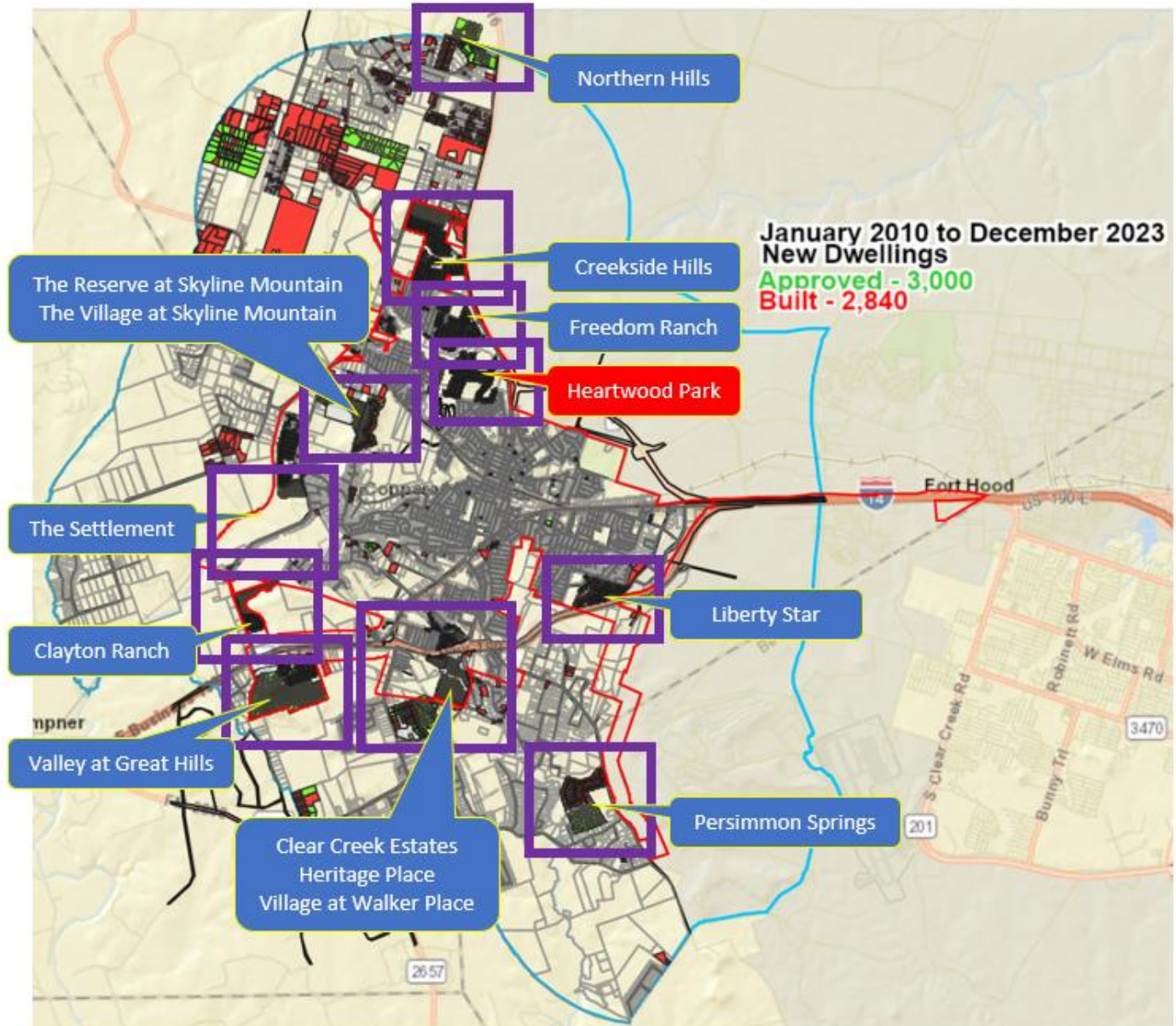


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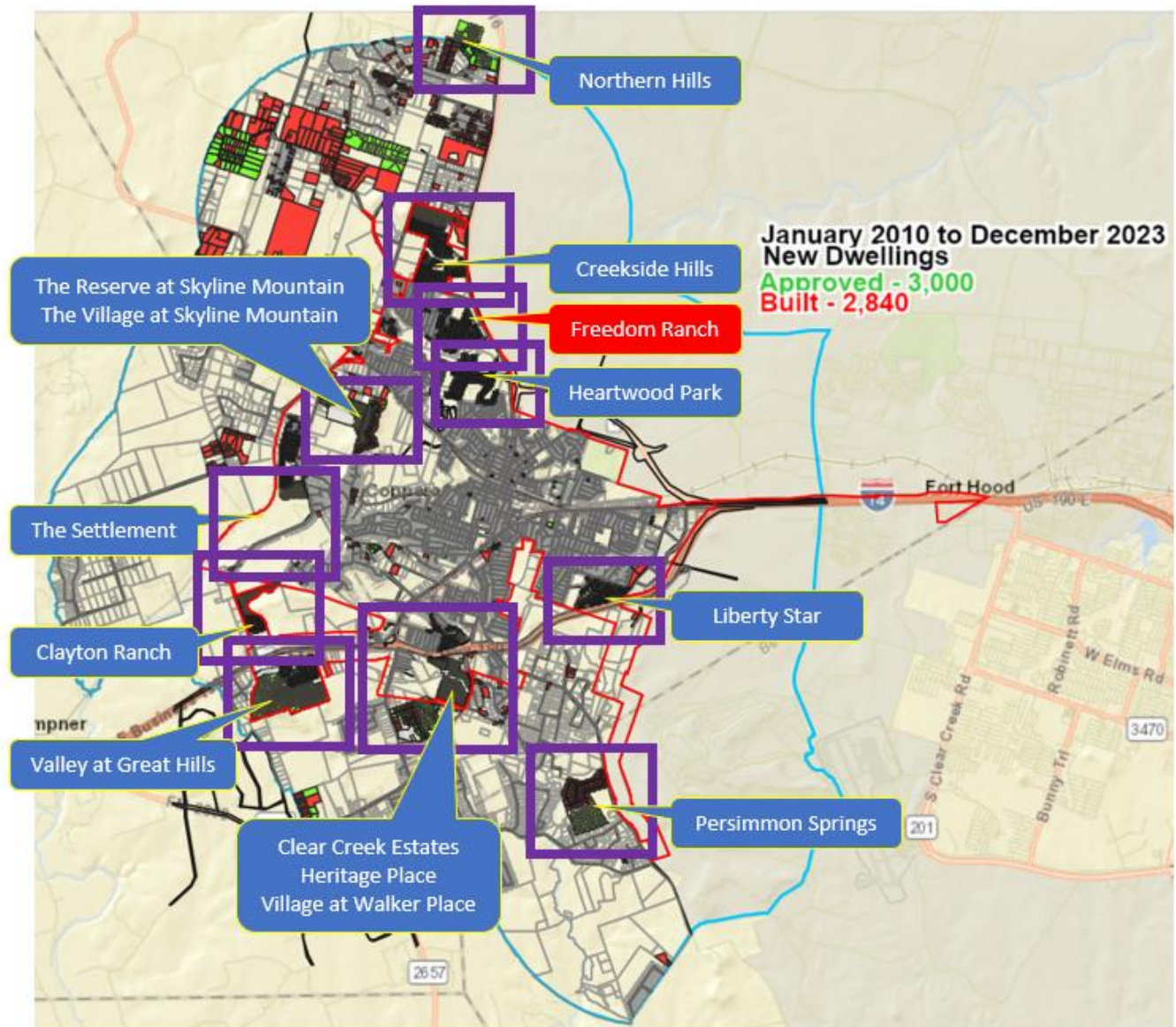
Heartwood Park - Phase 3
147 Lots

Heartwood Park - Phase 4
133 Lots

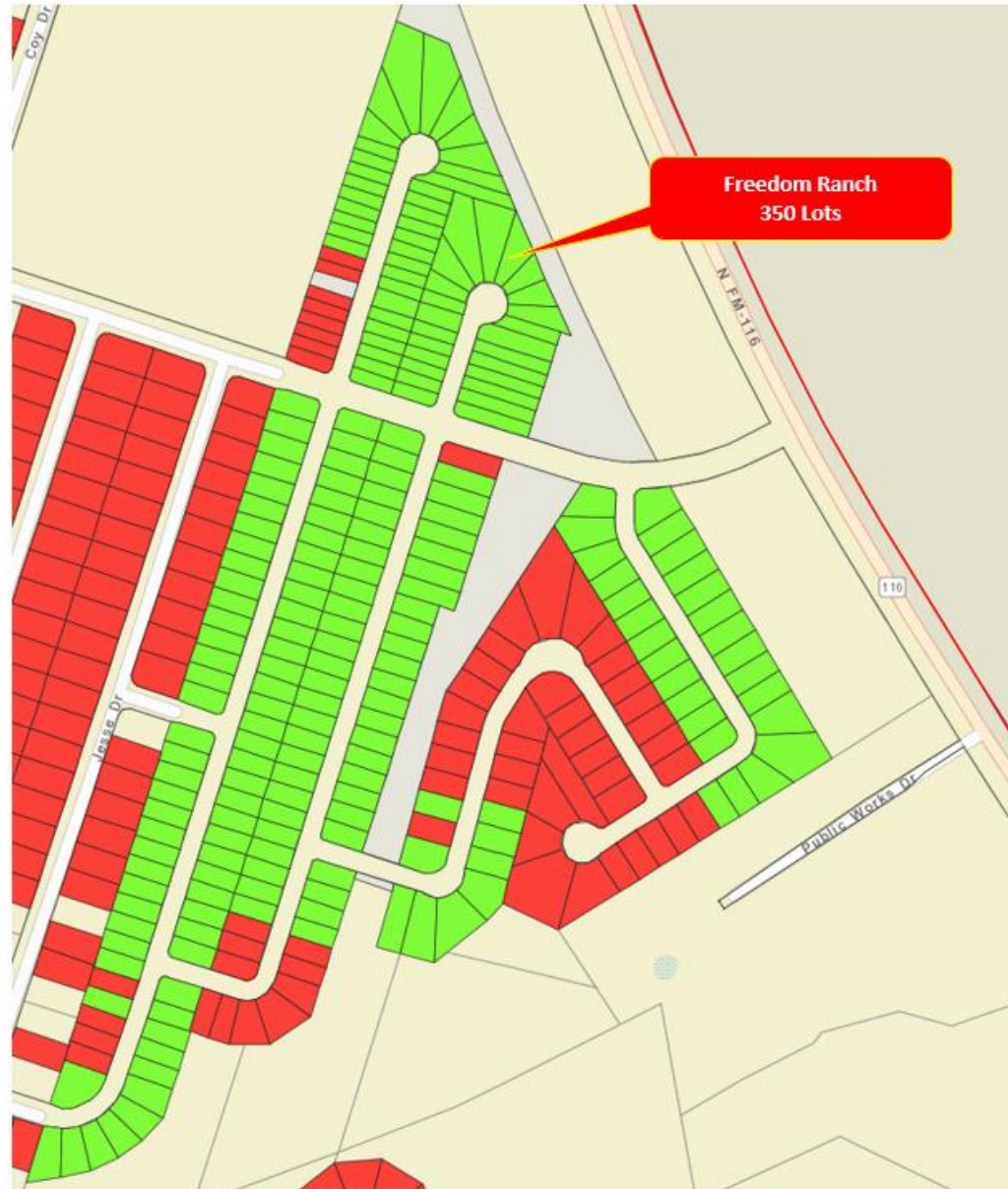


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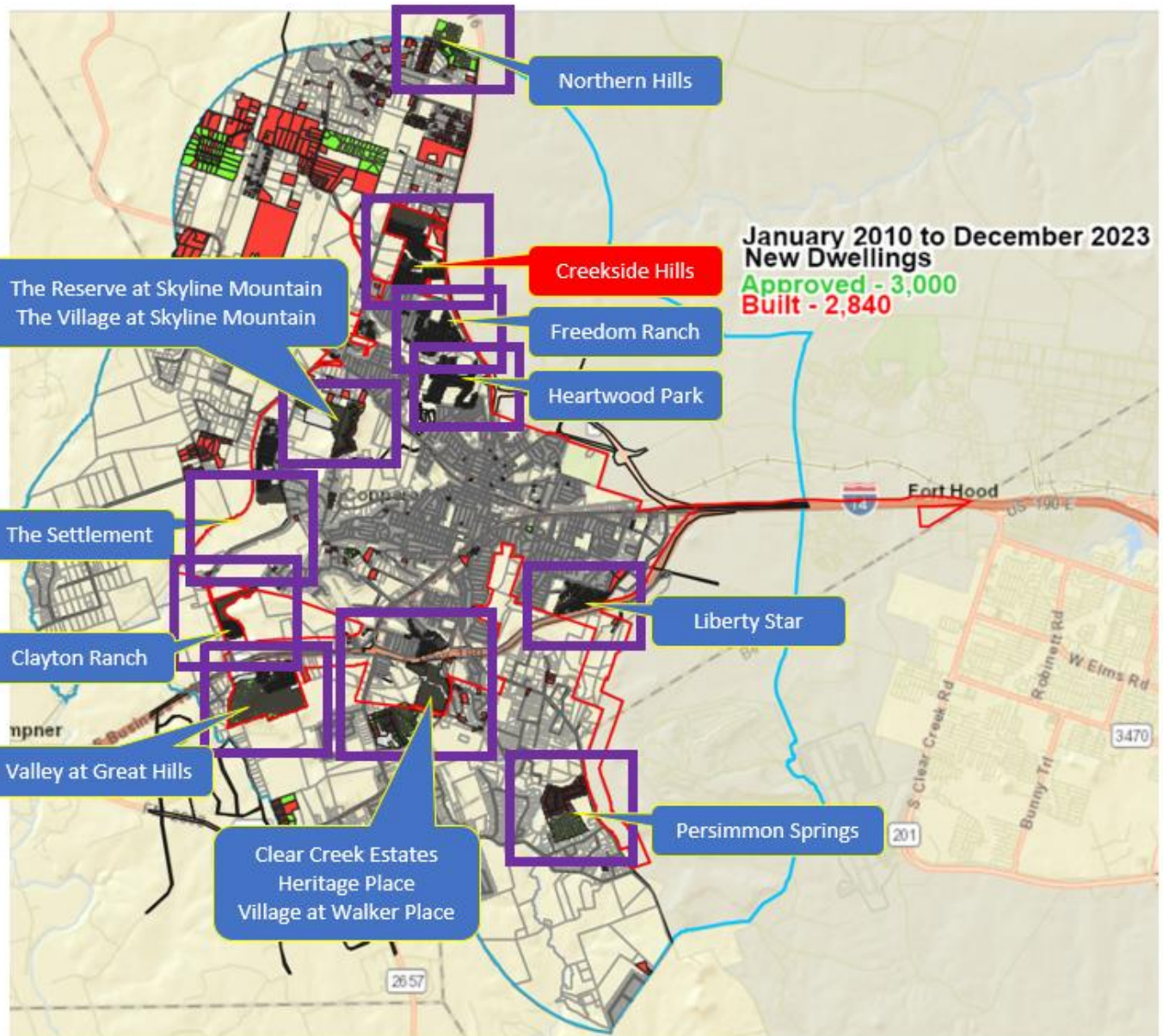


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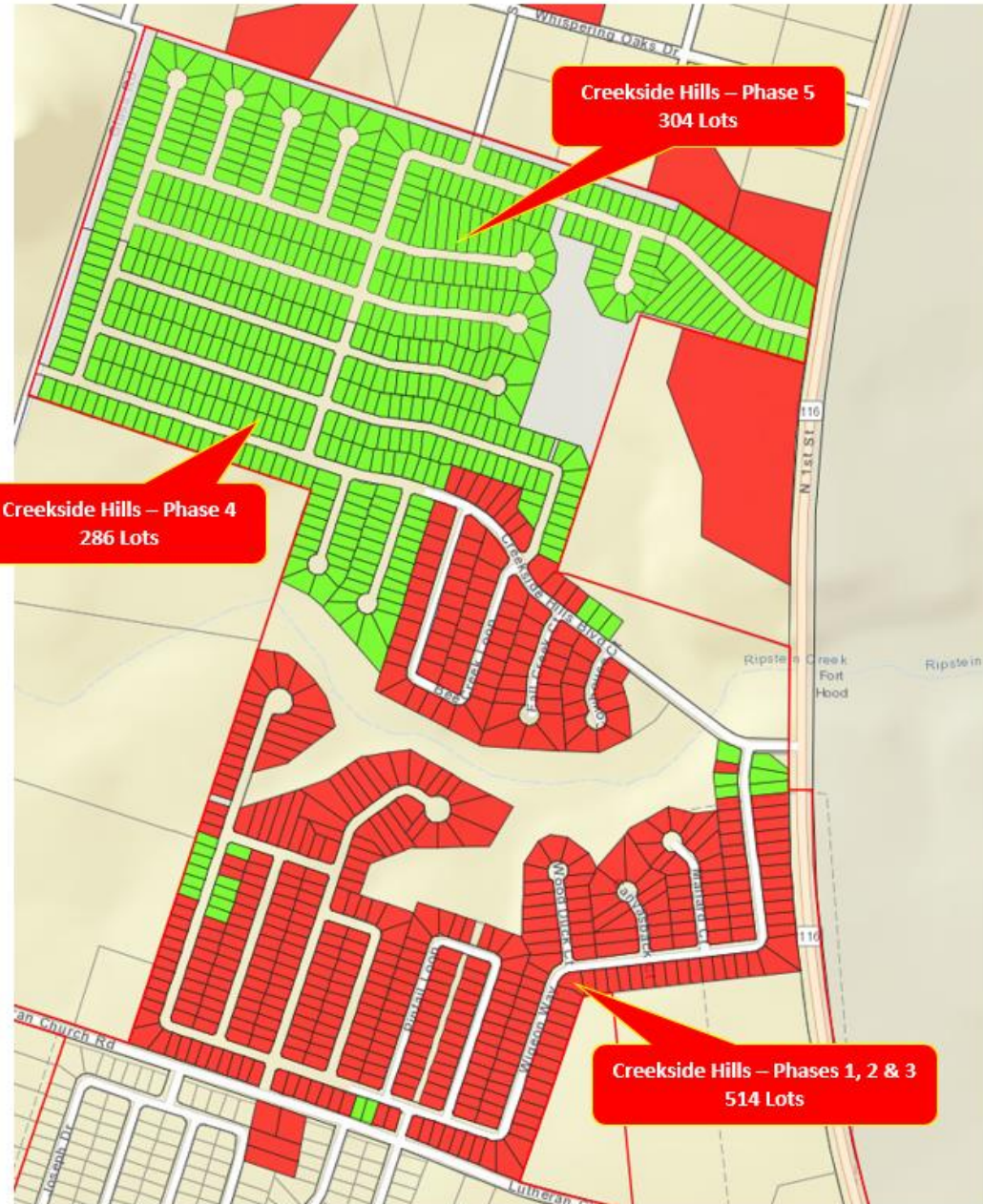
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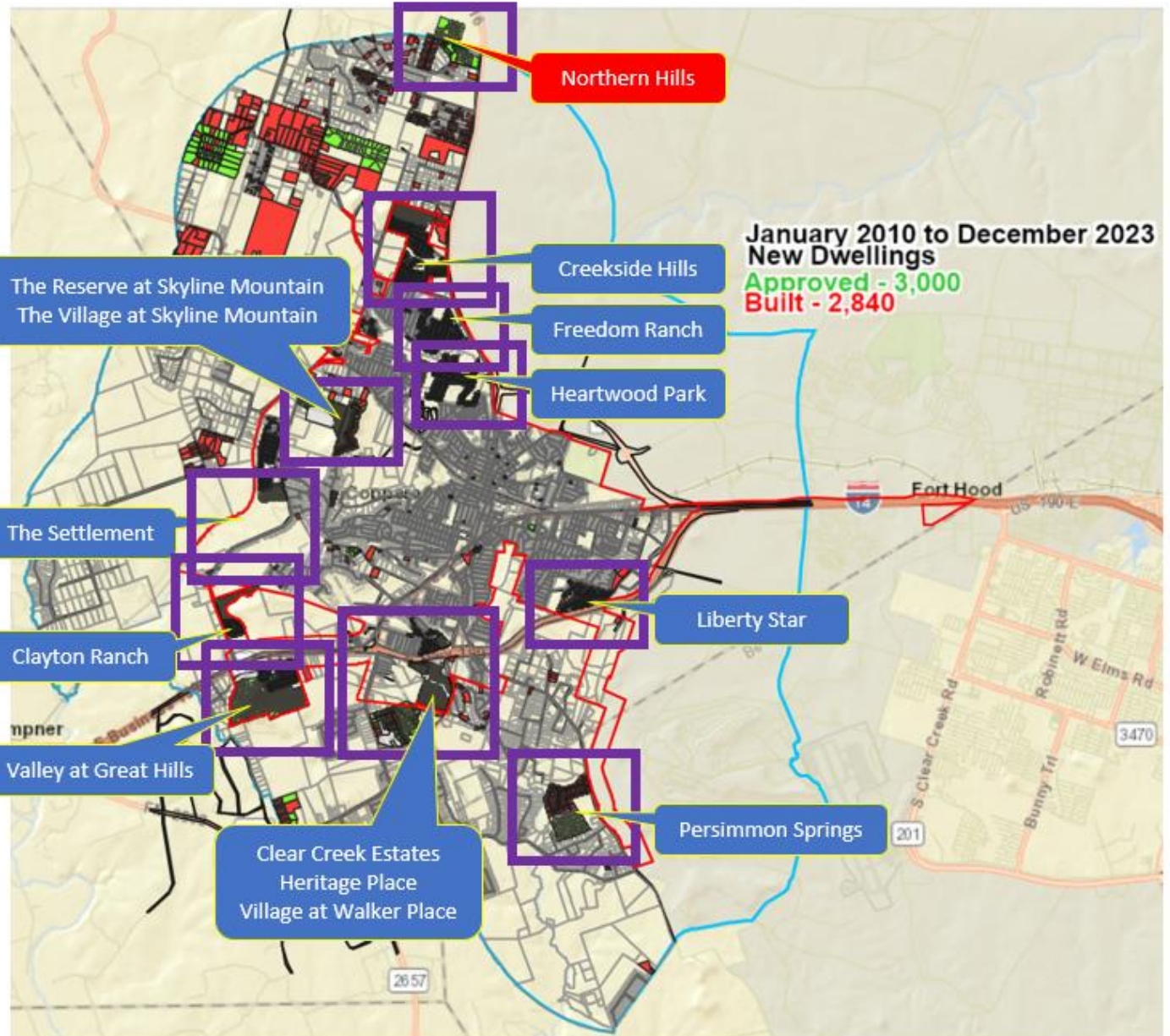
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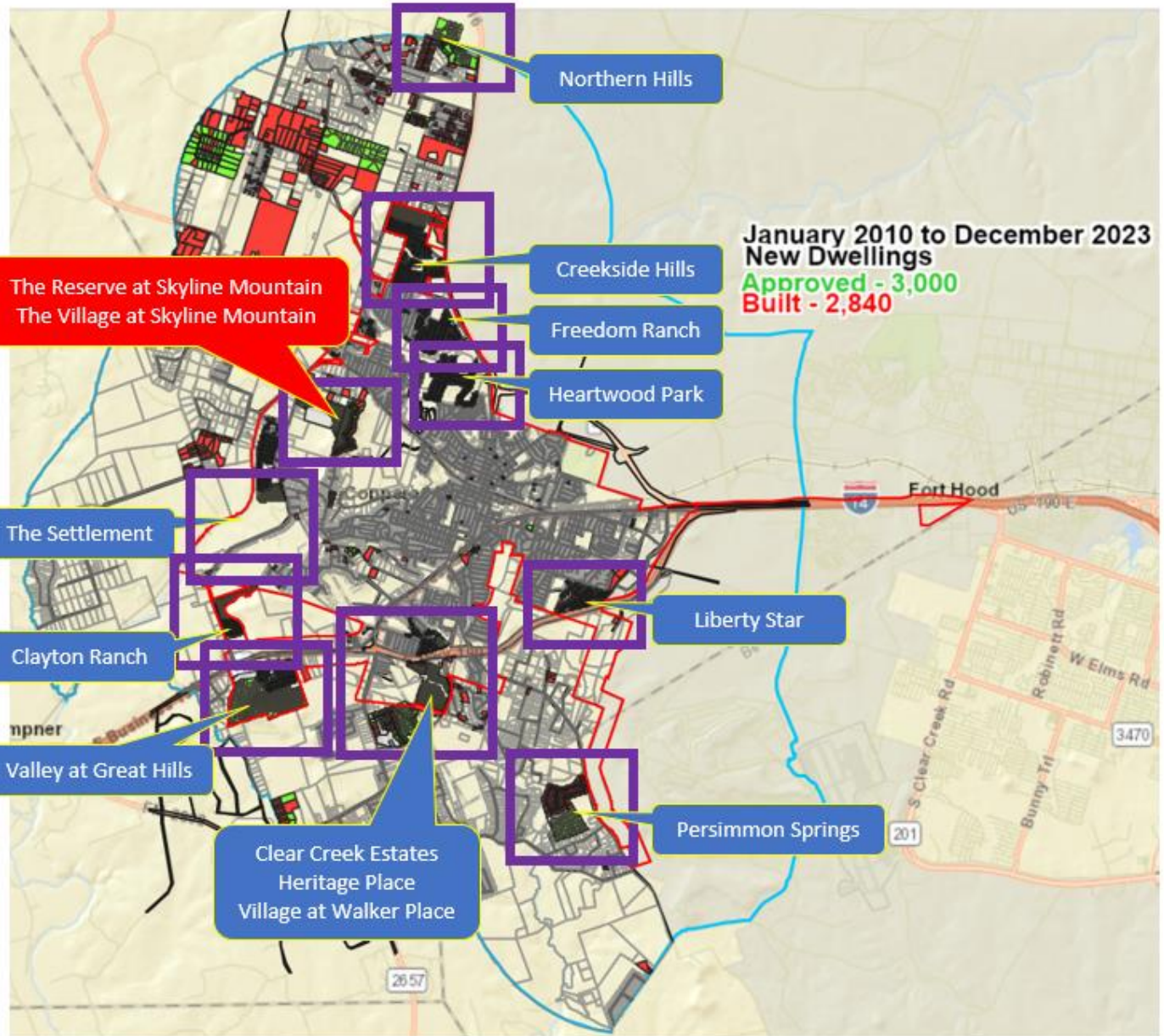
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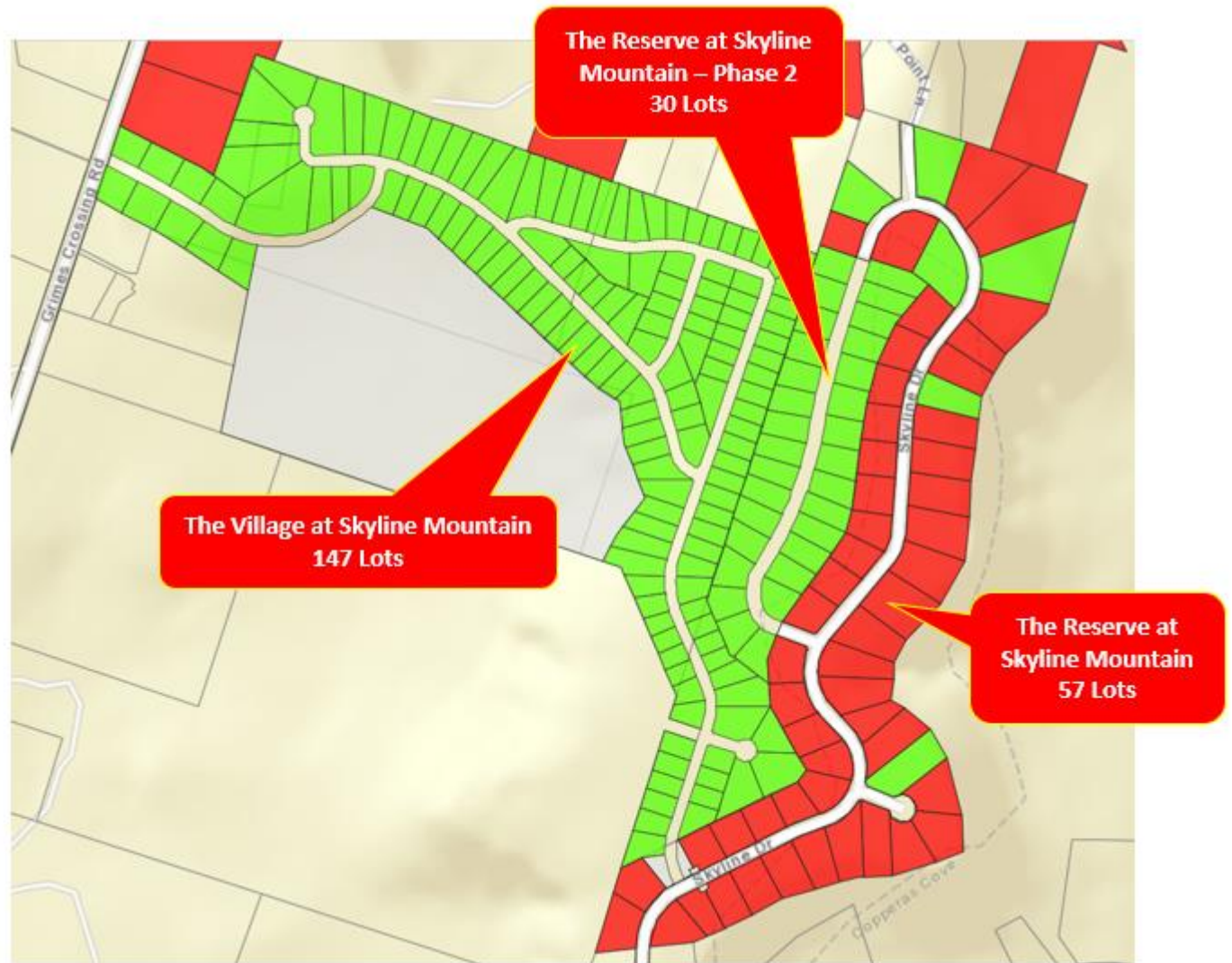


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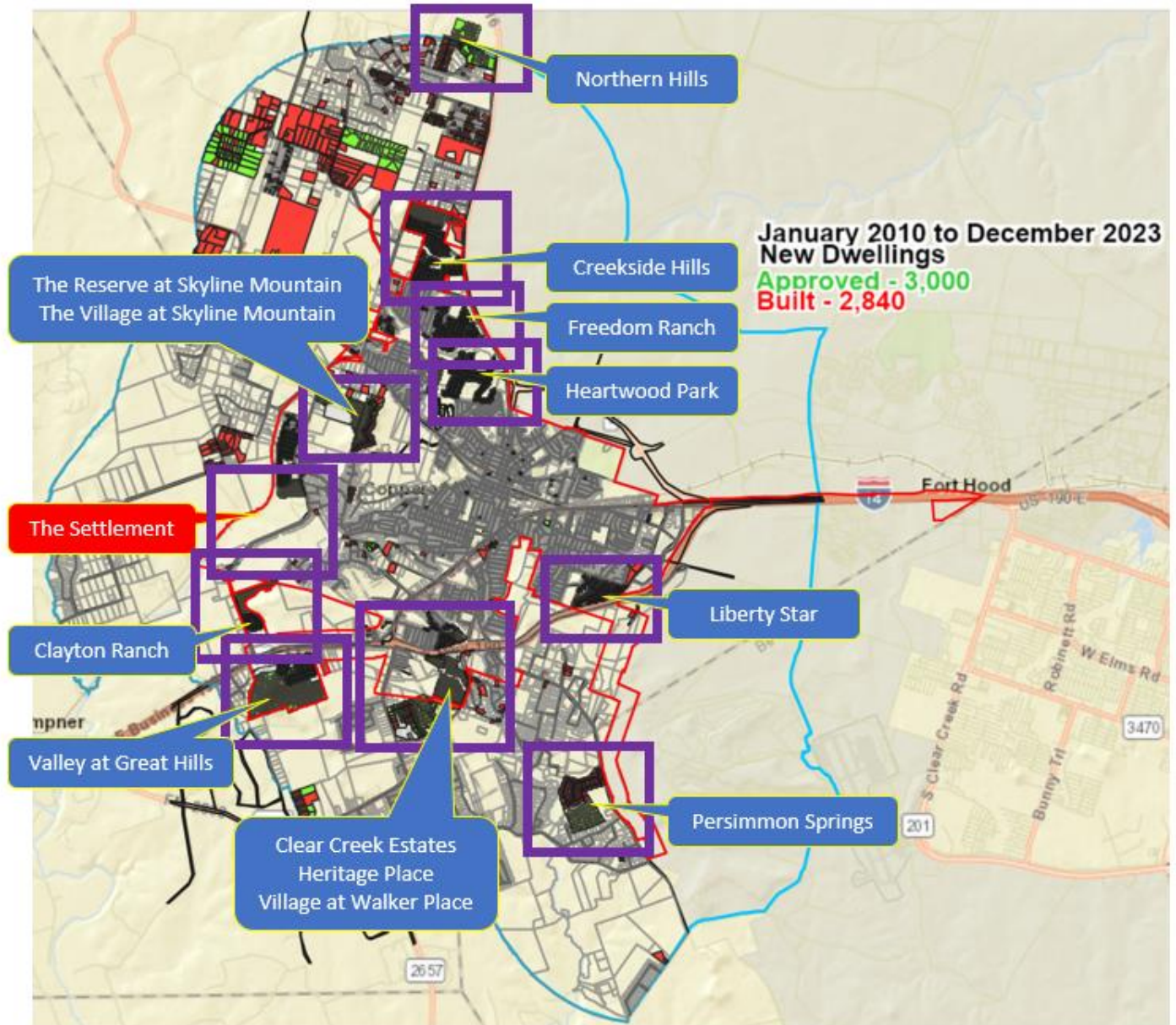
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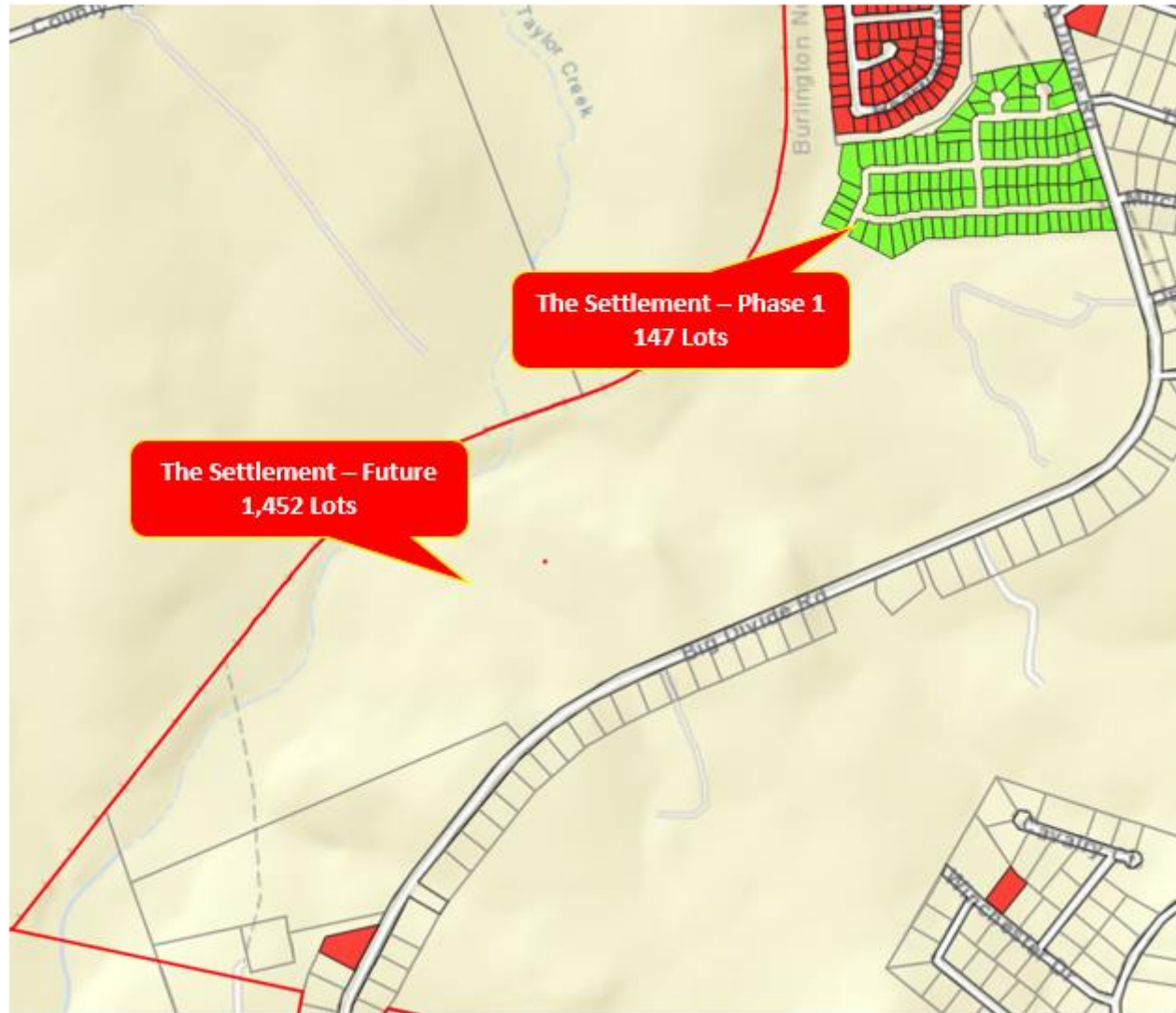


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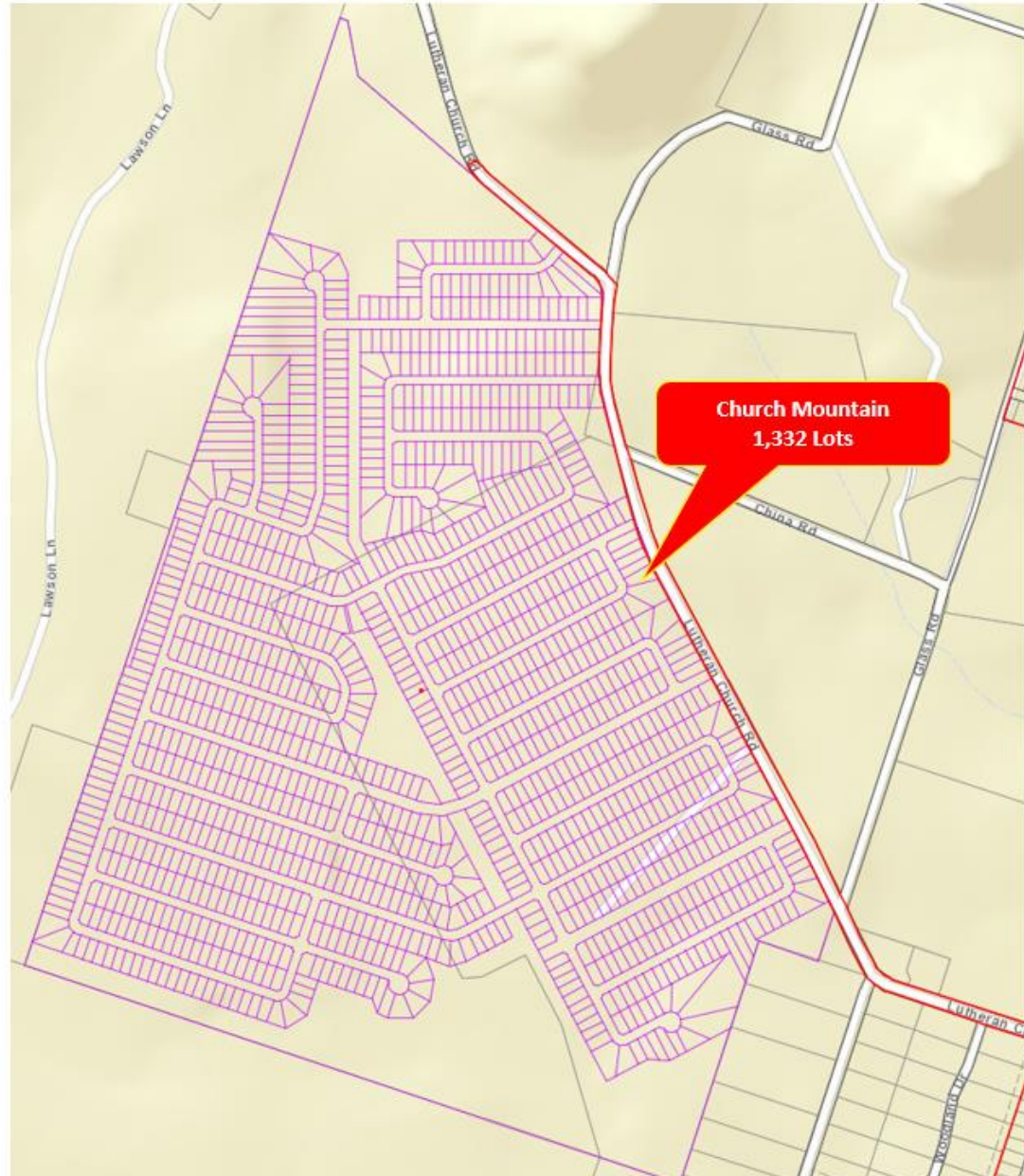


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Future Developments



Future Developments



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