

Land Use Fiscal Analysis

Using math, maps, and fiscal data to inform development, infrastructure, and investment decisions

Coppell, TX City Council Work Session

May 27, 2025

We believe prosperity is *cultivated.*

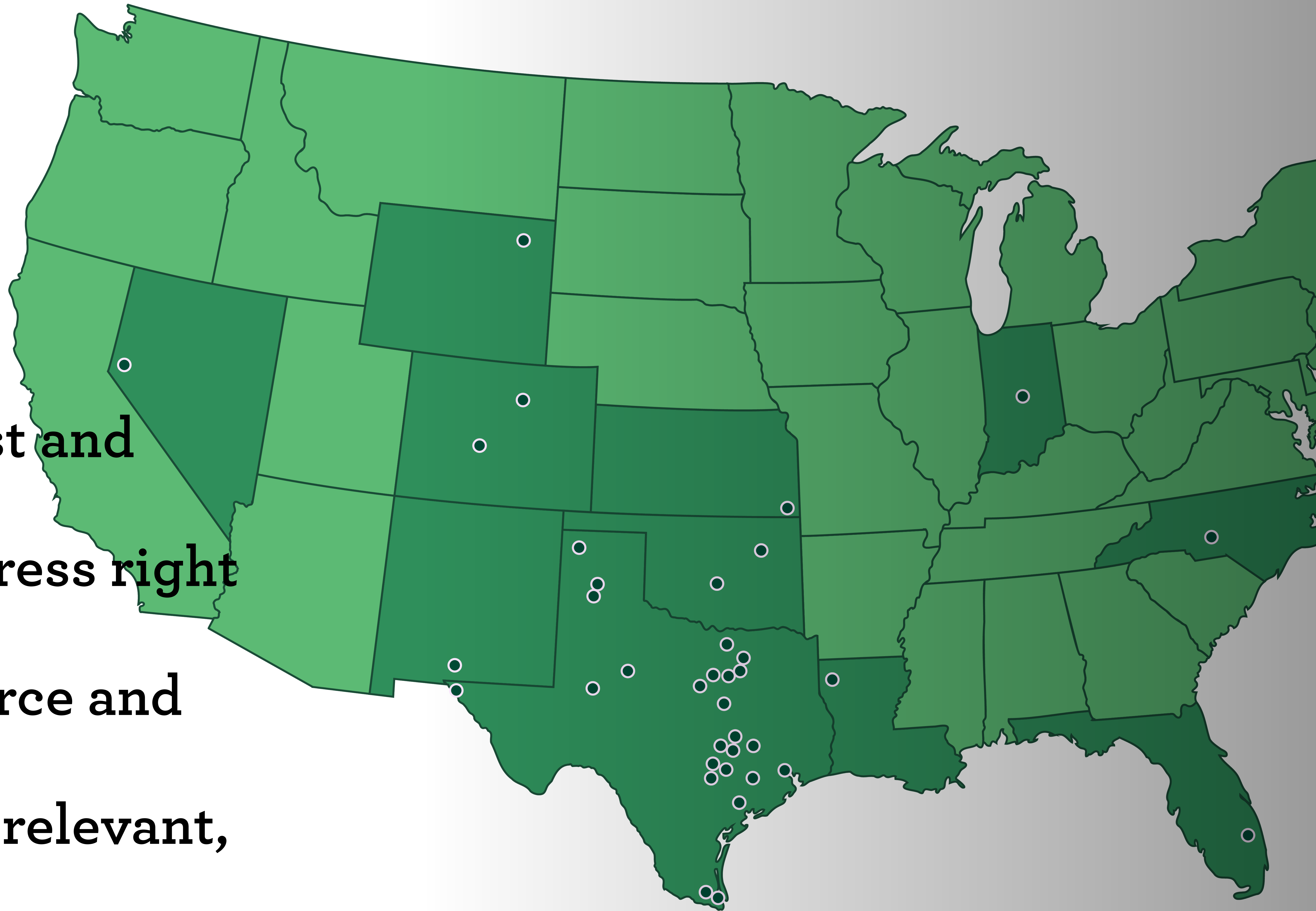
And we aim to help you...

Create a culture of trust and
collaboration;

Make meaningful progress right
now;

Close your city's resource and
affordability gaps;

Make your community relevant,
unique, and lasting.



Where, when, and how fast development happens is directly related to a city's budget and long-term fiscal health.

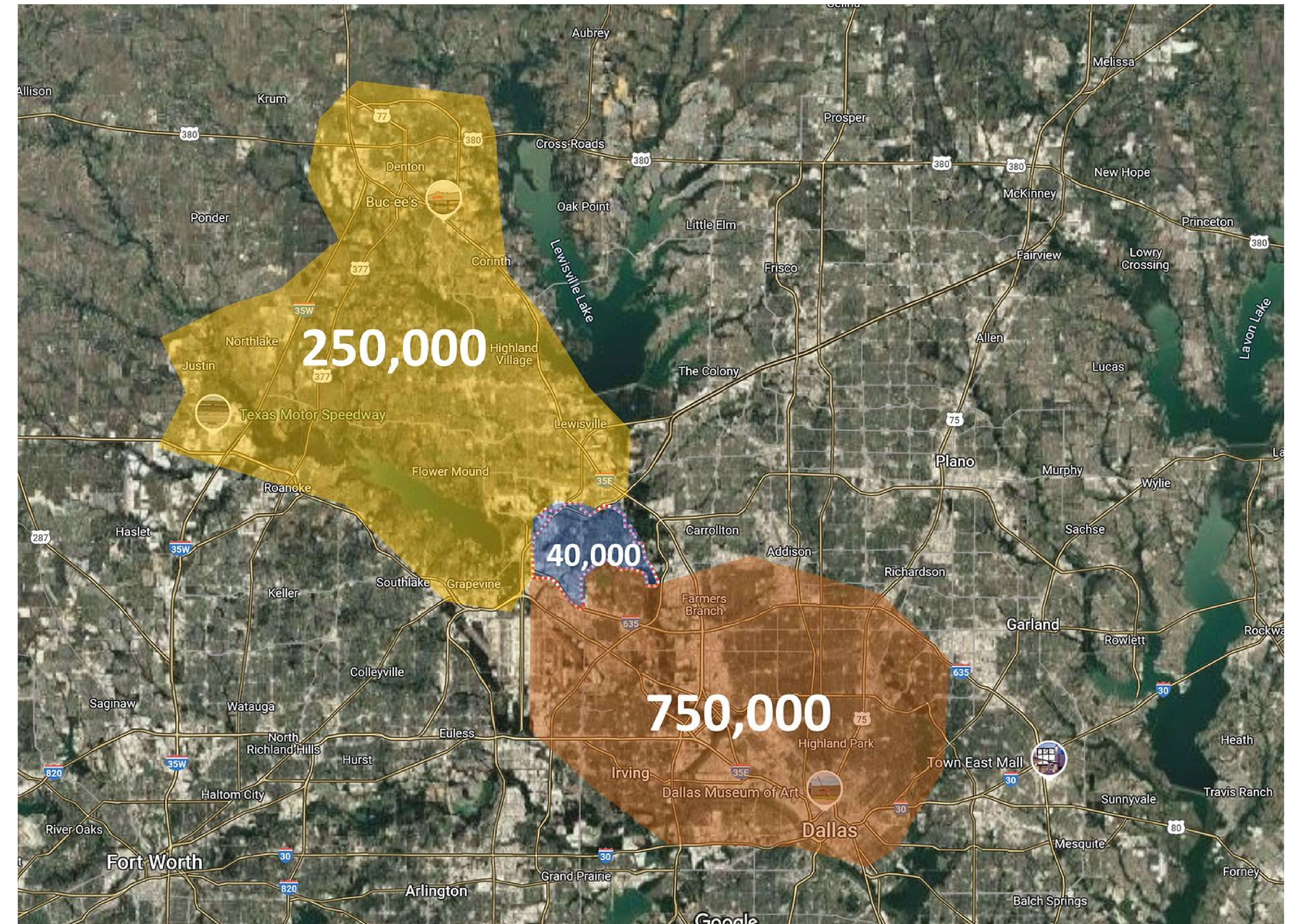
Land Use Fiscal Analysis maps and analyzes the fiscal productivity of development patterns and provides data to make more informed decisions on land use, infrastructure, and investments.

Key Questions to Prepare for Your Next Comprehensive Plan

- Rapid population and business growth in the region is expected to continue.
 - What residents, employers, and businesses does Coppell want to retain and recruit?
- Rising land and construction costs and limited housing supply in the region are driving housing prices up.
 - How much is Coppell concerned about housing attainability and workforce housing?
- Demographic preferences for housing and lifestyle are evolving.
 - What types of housing, neighborhood, and working preferences does Coppell need?
- Facility and infrastructure costs are shifting from preventative maintenance to more expensive maintenance and replacement.
 - Does the City have the resources it needs to continue to providing high quality services, facilities, and infrastructure Coppell residents have come to expect?

Initial Observations

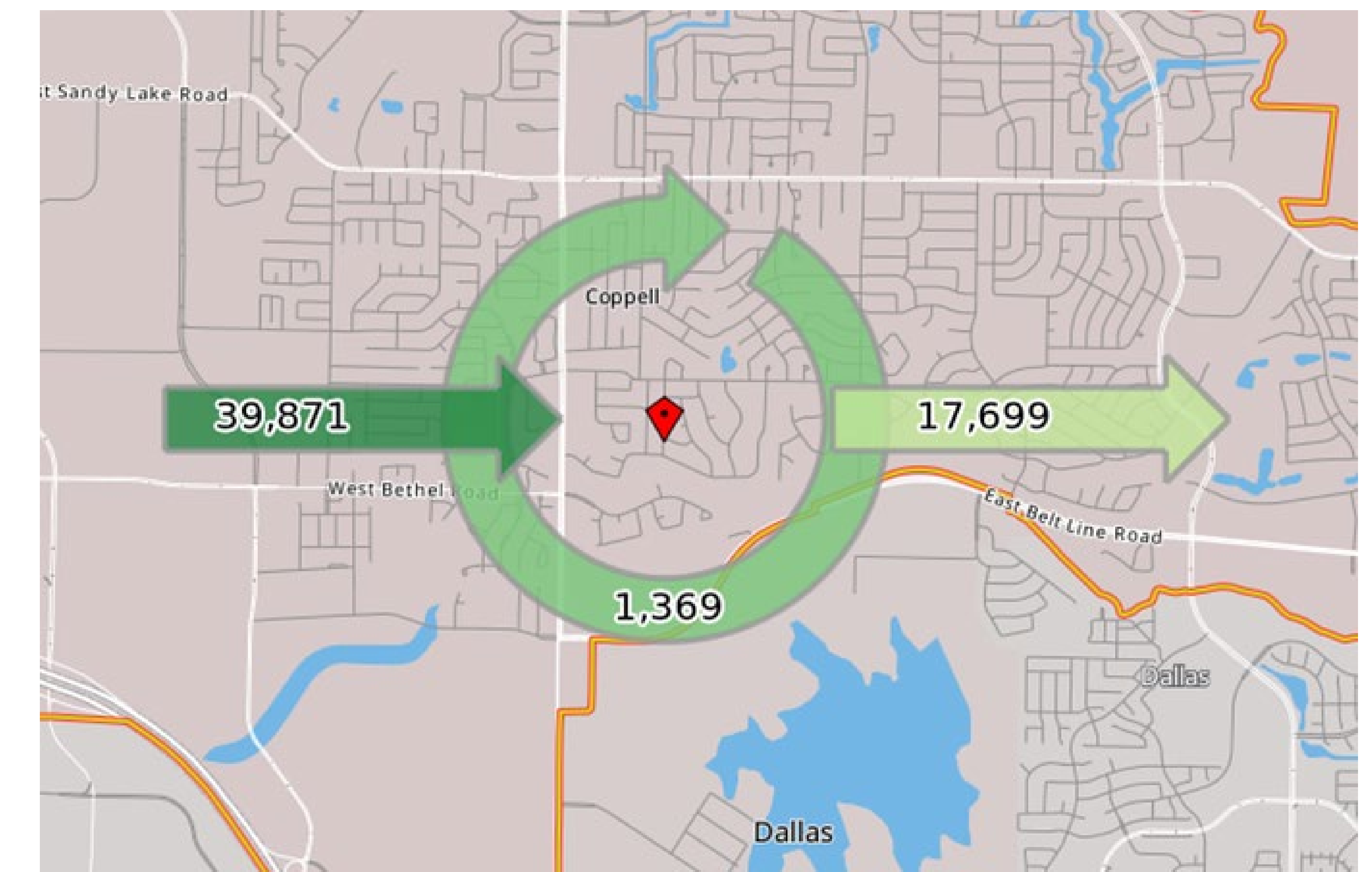
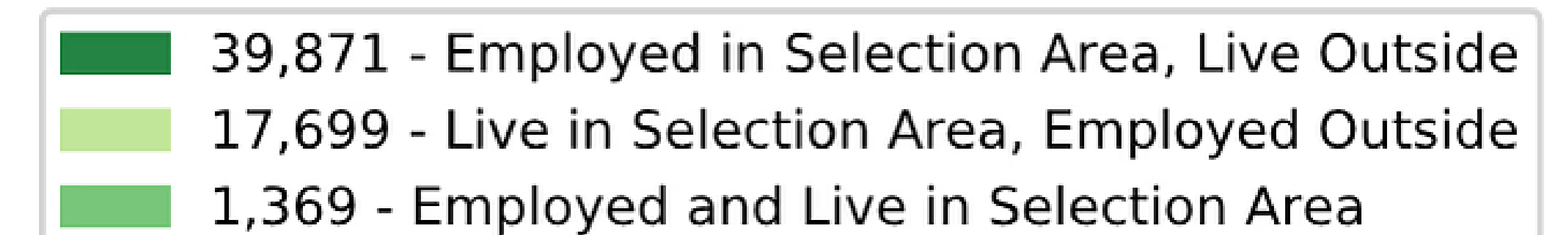
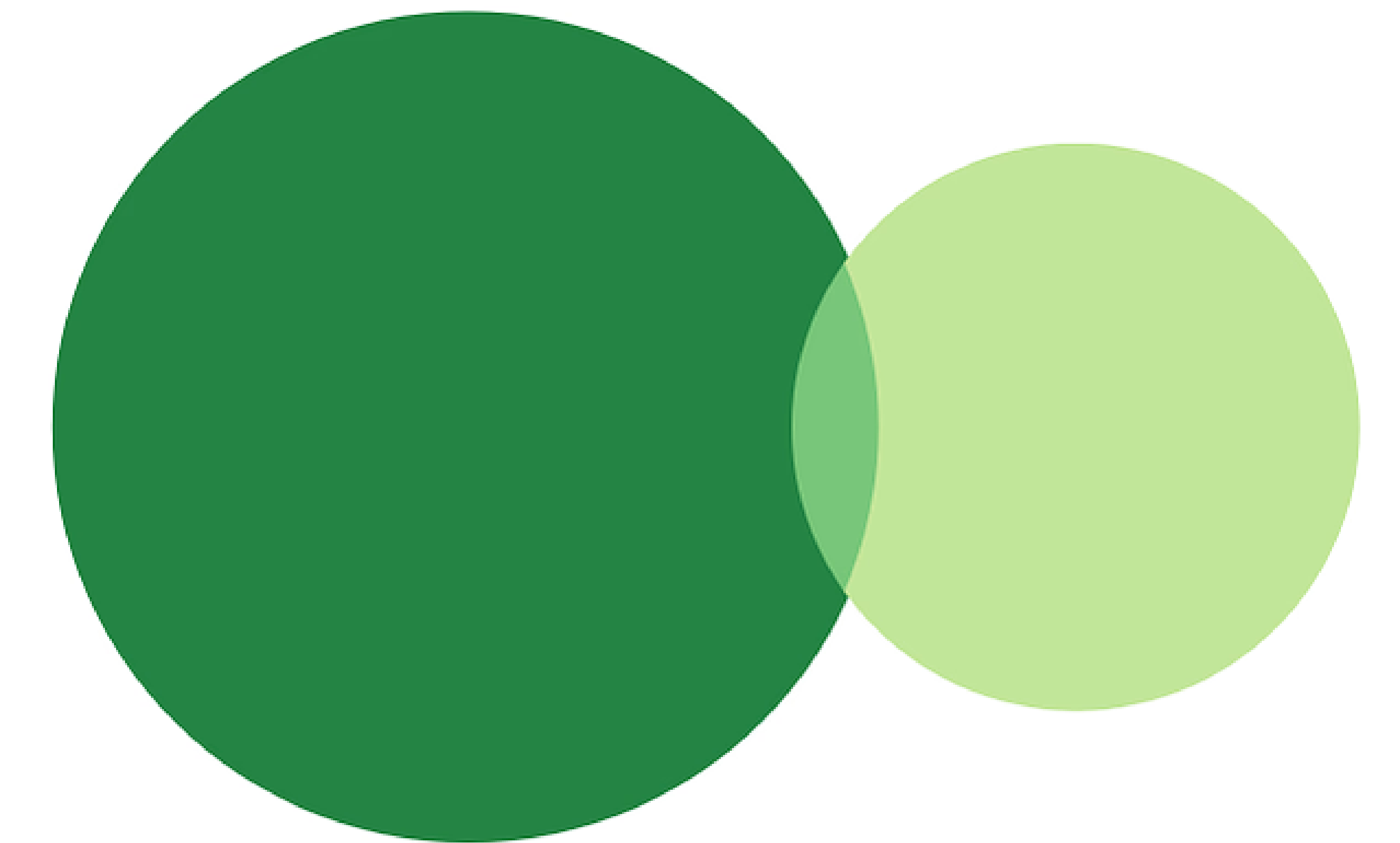
- Coppel is financially strong – but may be vulnerable
 - One of the highest revenue per household levels in the Metroplex.
 - A significant portion of city revenues come from distribution sales tax. This is a windfall, not a stable foundation. If legislation changes, this could erode quickly.
 - Limited land available to generate needed revenue. Since reducing services is likely not an option, need to increase *value per acre*.



Initial Observations

- Is Coppel *really* a bedroom community?
 - You *export* 18,000 workers and *import* 40,000.
 - Only 1369 people live and work in the city.
- This reveals a housing/jobs mismatch
 - You don't have housing for the kind of jobs you host.
 - You don't have jobs that match the people who currently live in Coppel.
 - Very few people are spending enough time in Coppel to connect with the community as both a resident and employee, which limits potential to cultivate a self-sustaining local economy and authentic civic identity.

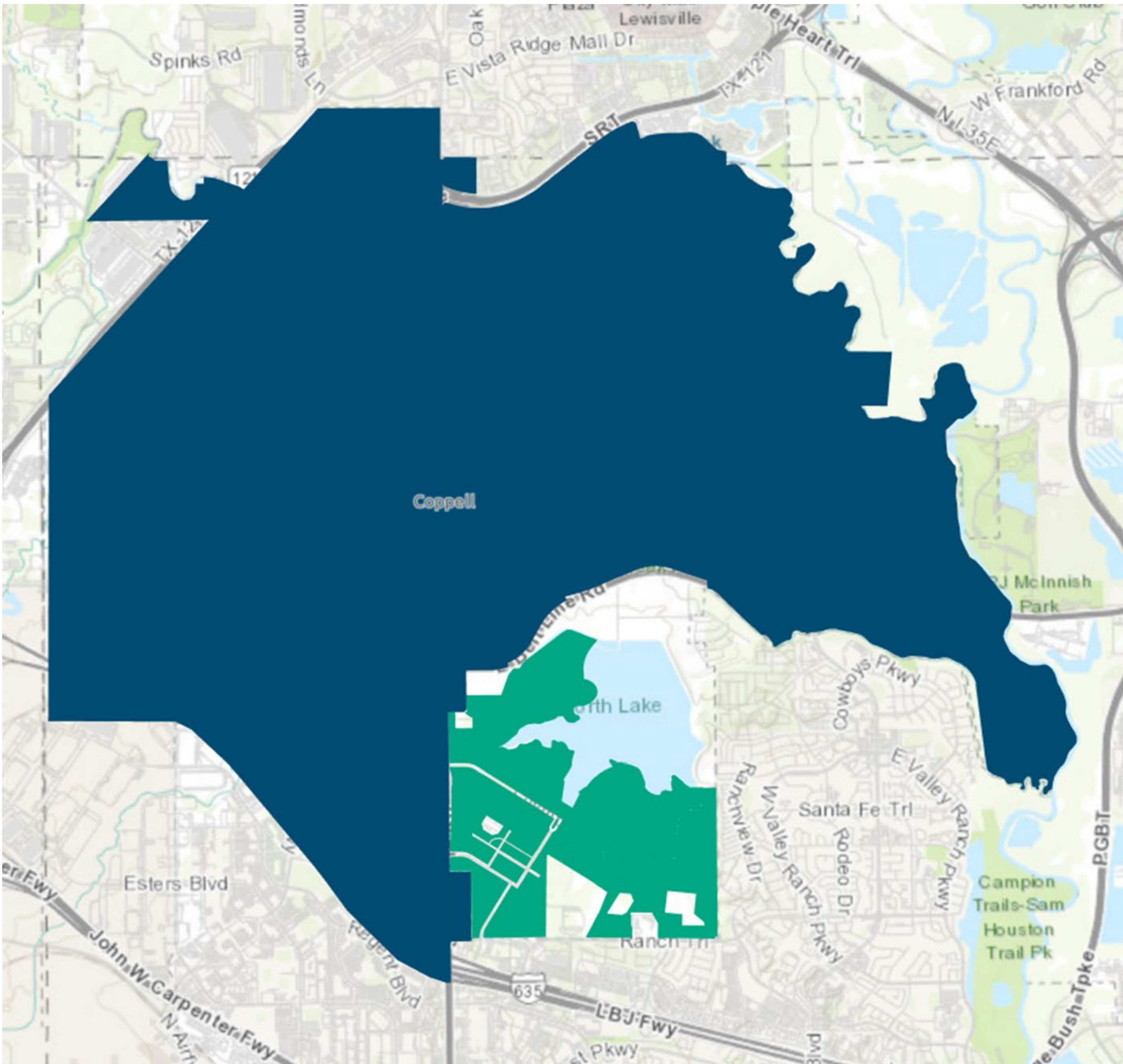
Inflow/Outflow Job Counts in 2022
All Workers



Doing Some Math...

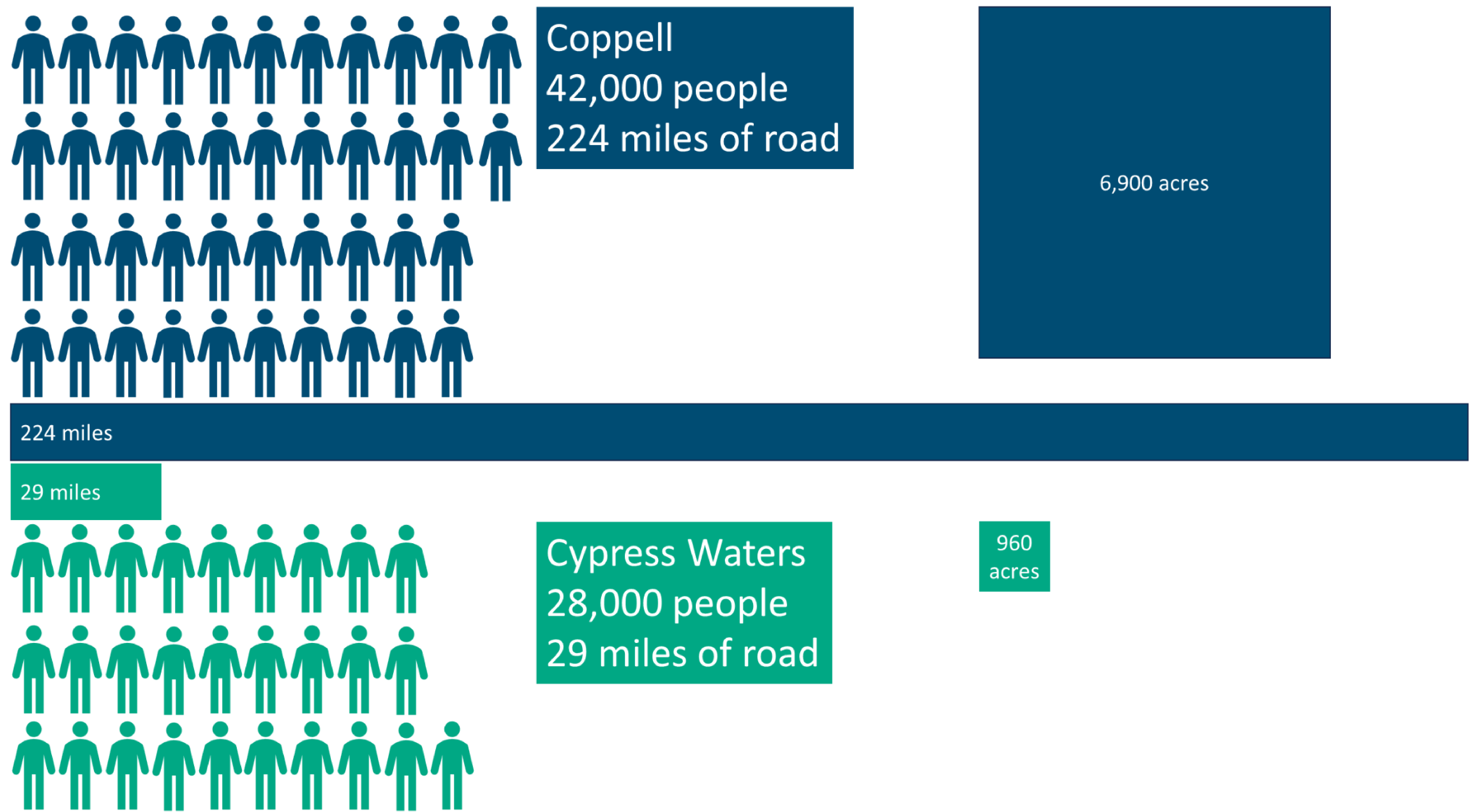
Cypress Waters offers a useful comparison – not because you should copy it, but because it illustrates what efficiency looks like:

- 4x the density
- 1/2 the land area
- 2x the tax value per acre
- 1/8 infrastructure per resident



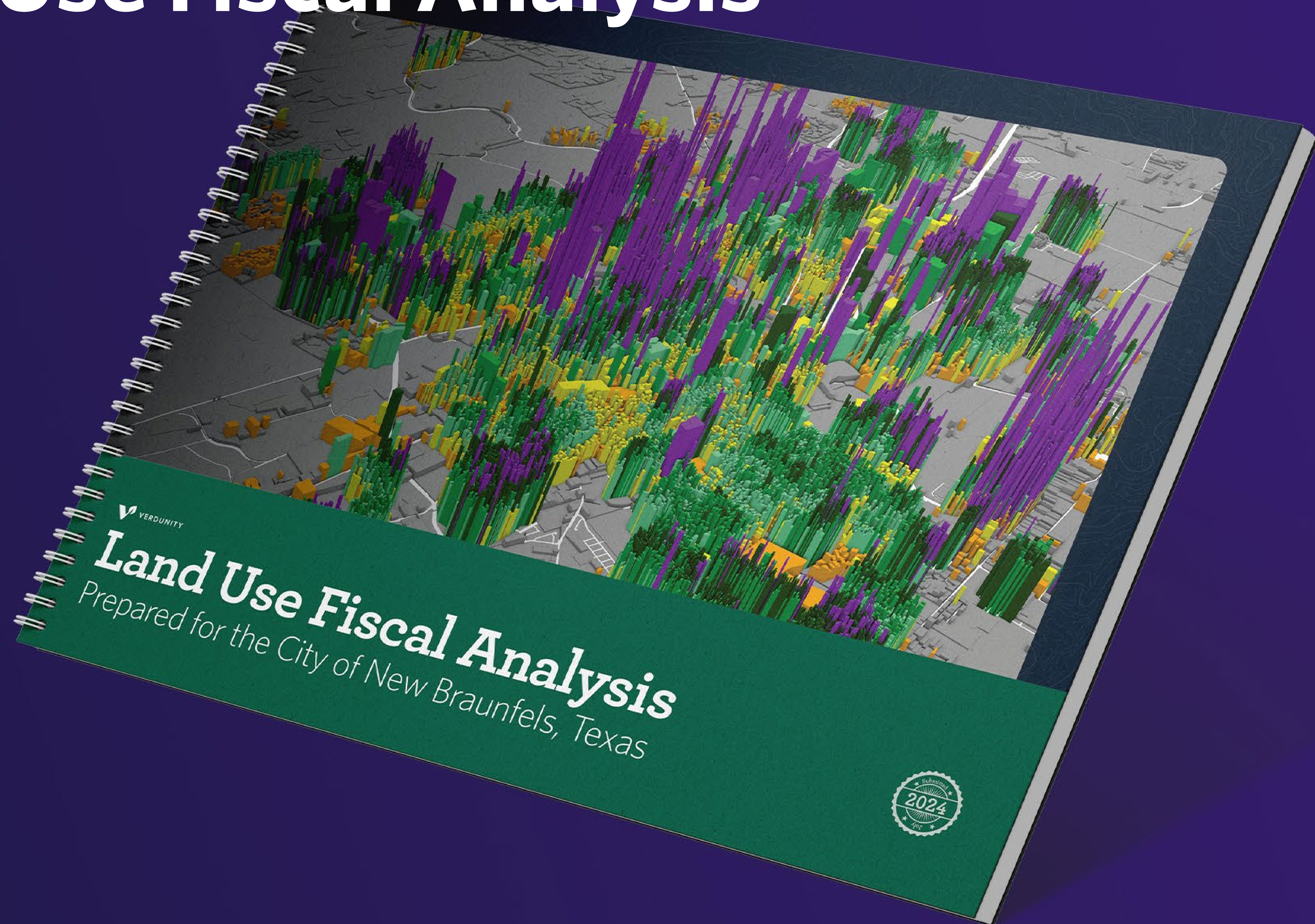
	coppel	cypress build out	
population	42,000	28,000	0.67
acre	6,863	960	0.14
density	6.12	29.17	4.77
tax value	9,846,257,009	2,768,479,994	0.28
avg vpa	1,434,778	2,883,833	2.01
roads	224	29	0.13
road cost	13,440,000	1,740,000	0.13
units	15,000	10,000	0.67
office	1,300,000	10,500,000	8.08
retail	490,000	450,000	0.92
industrial	30,500,000	-	-
road per household	79	15	0.19
road cost per household	896	174	0.19

Infrastructure Burden per Person



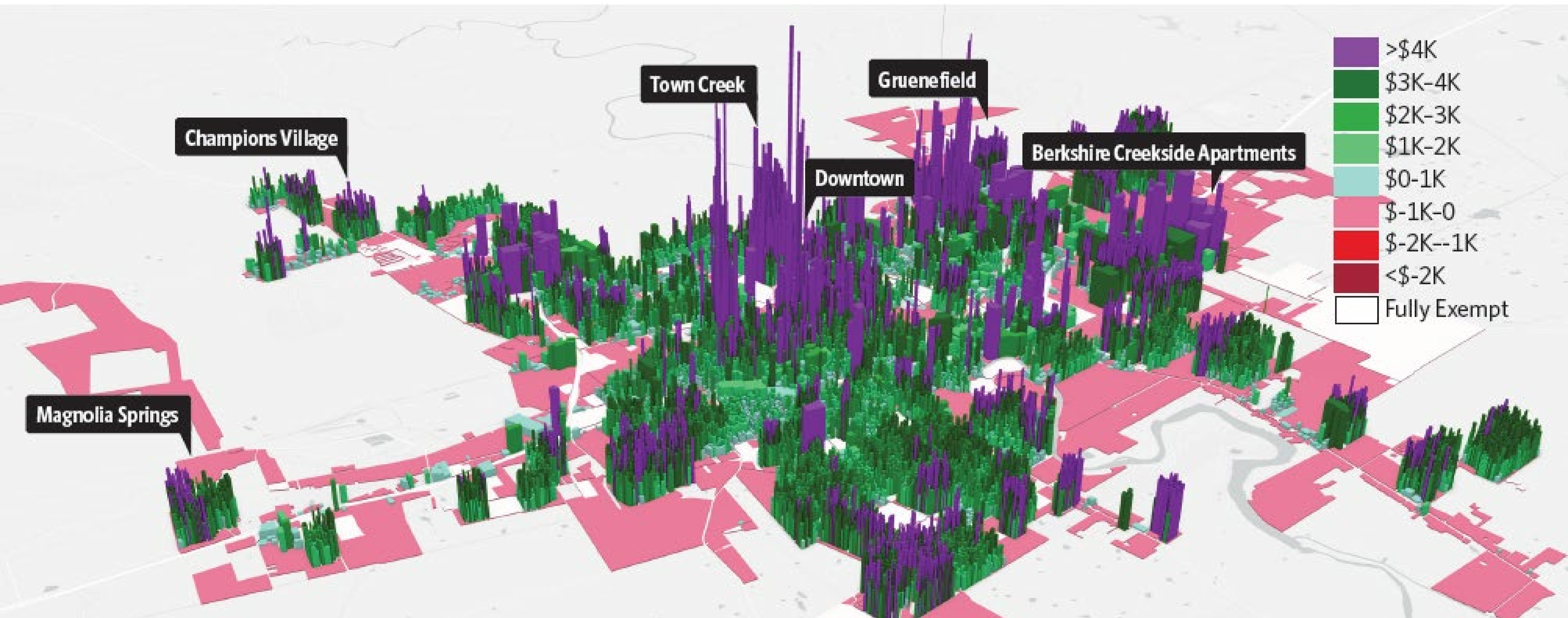
**What can the City do to align
(re)development, services, and
affordability?**

Land Use Fiscal Analysis



Net Revenue Per Acre: Current Budget

What You Have Today



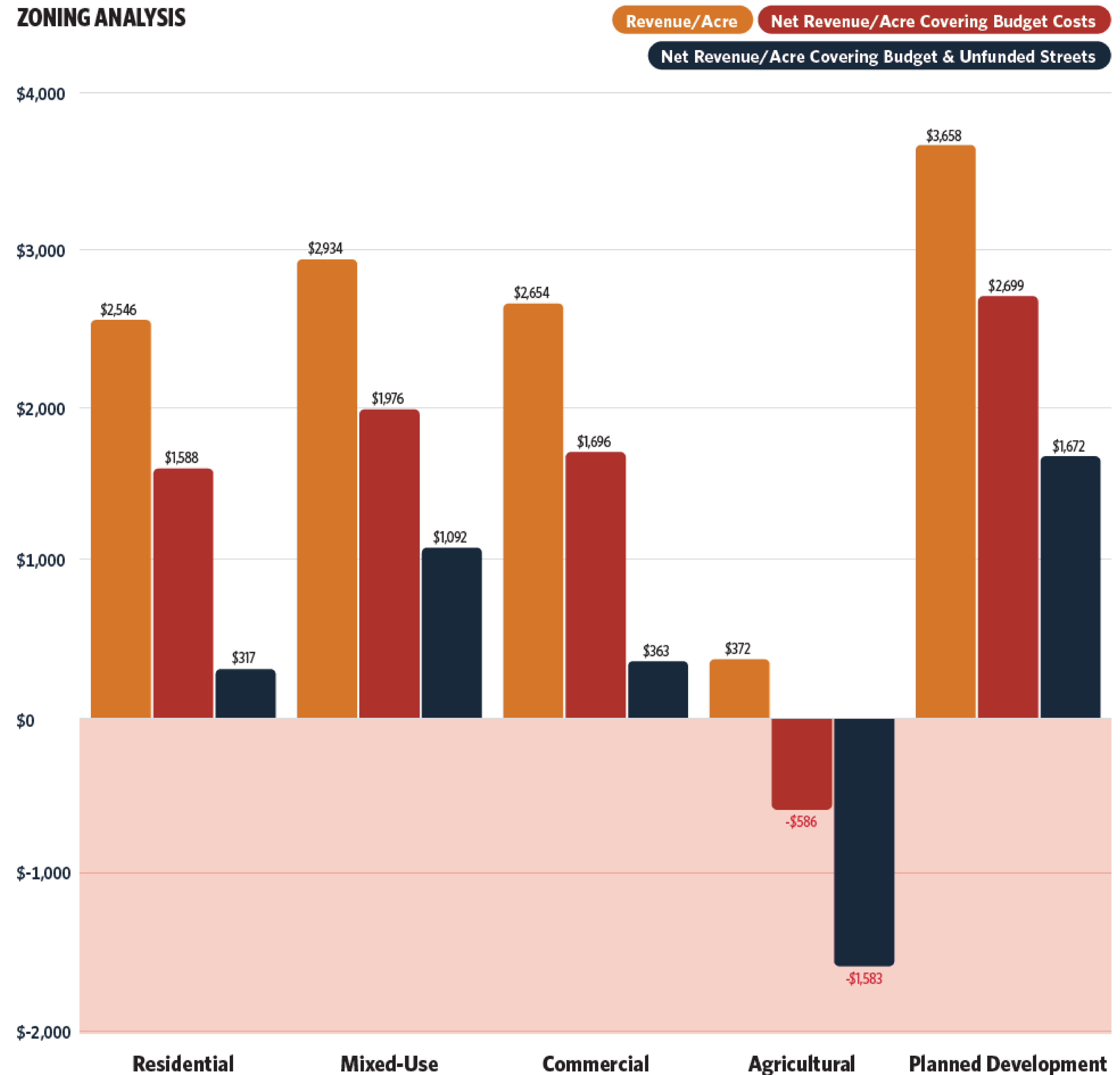
Net Revenue Per Acre: Budget + Deferred Liabilities

What You Really Need



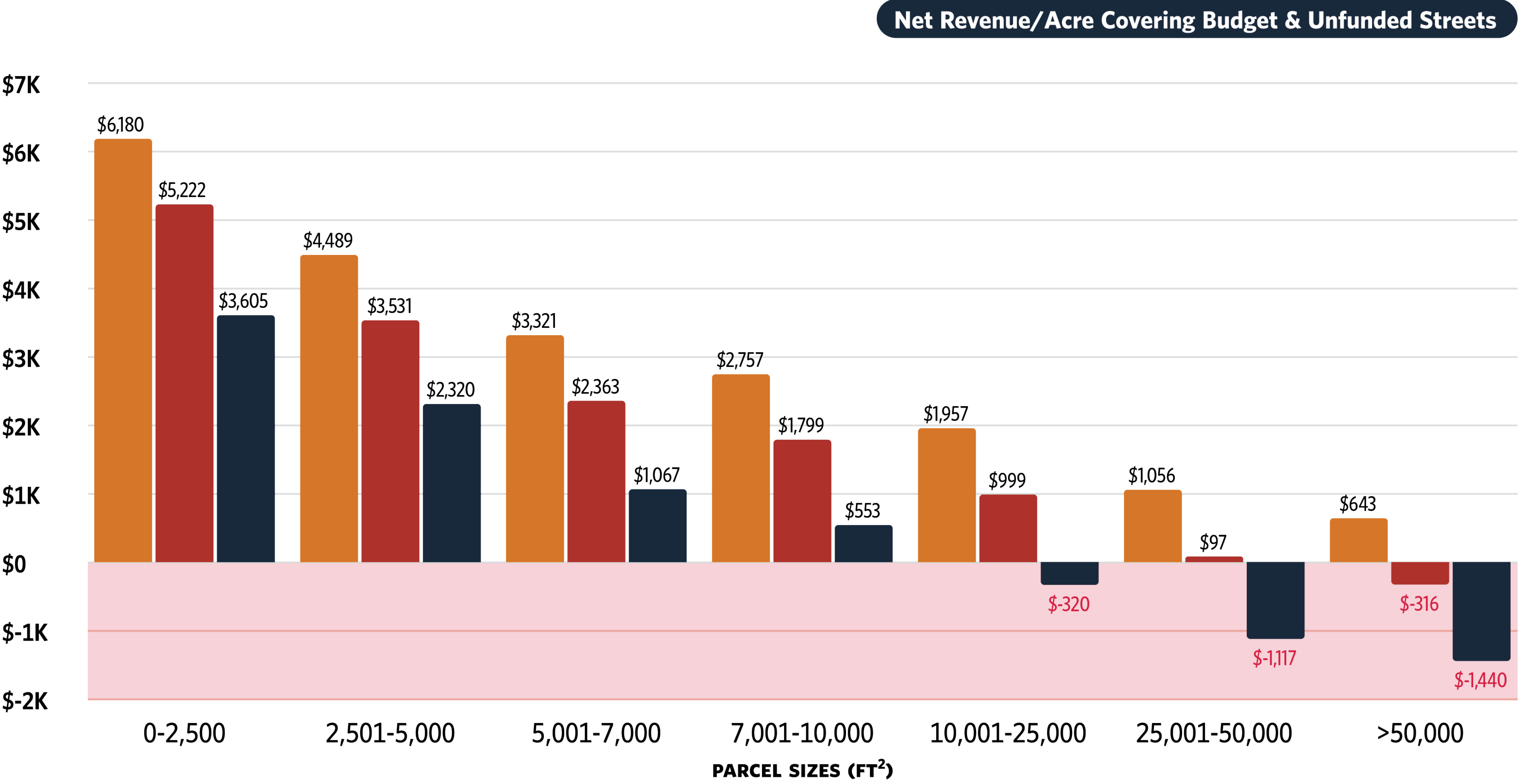
Analysis by Land Use and Zoning Districts

ZONING ANALYSIS

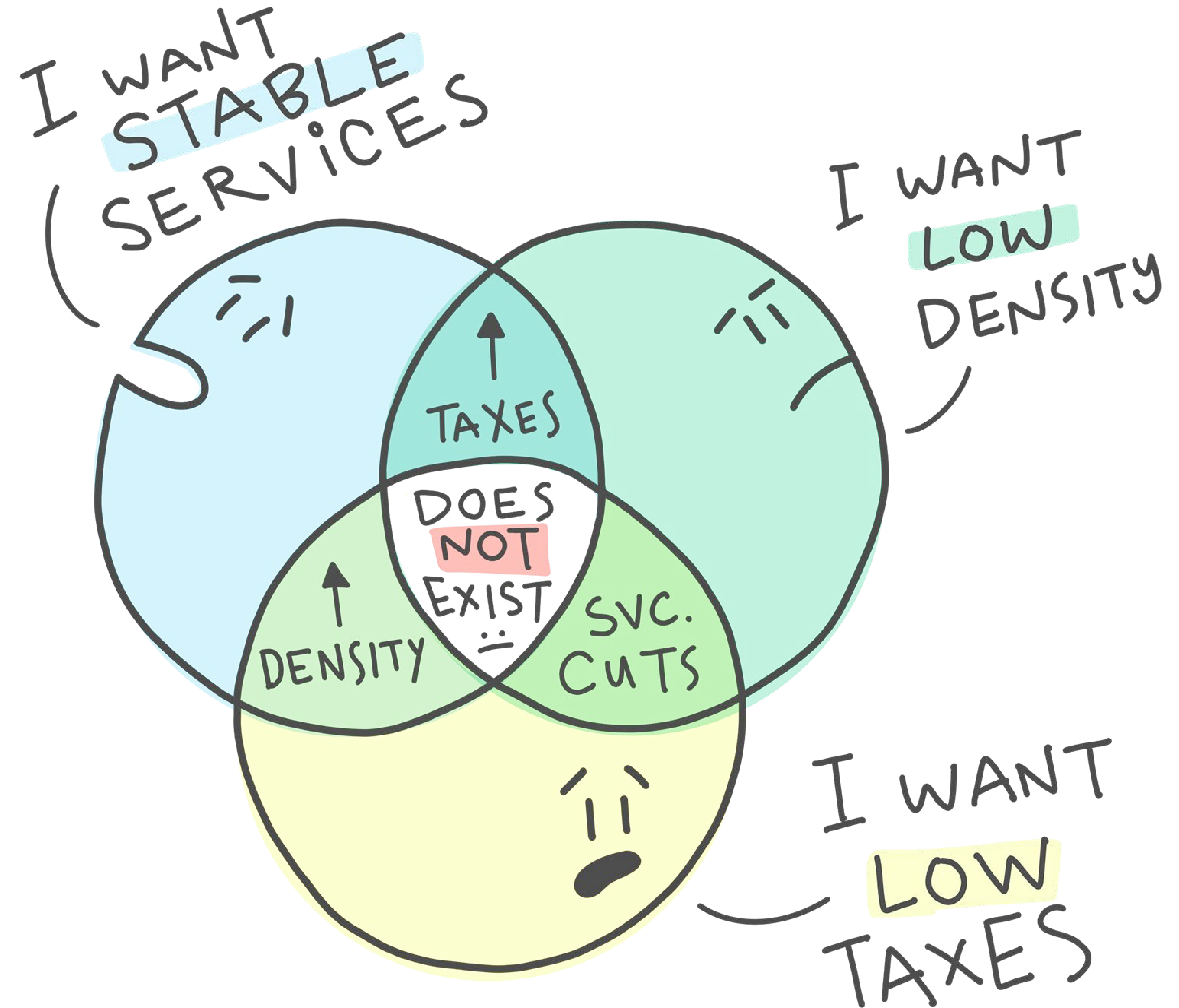


Small Residential Lots Perform The Best

RESIDENTIAL REVENUE PER ACRE



Ultimately, it's about balancing development and services with what Coppel residents are willing and able to pay for.



Next Steps

- **June**

- Complete baseline analysis of existing conditions
- Identify 4–6 potential “Development Concepts” that reflect potential future development in Coppell
- Refine with staff

- **July**

- Council Work Session on 7/8 to present baseline model results, key takeaways, and preliminary recommendations
- Report preparation

- **August**

- Staff, P&Z, and Council workshops to present final report and discuss how to incorporate recommendations into future activities
- Community conversation – prepare for what’s ahead in the Comprehensive Plan process

Questions and Discussion