

Melissa Development Quarterly Update

Period Ending December 2016

Melissa Population (1980 – 2017)							
Year	Population	Year	Population	Year	Population	Year	Population
1980*	604	2003	2,524	2008	4,185	2013	6,154
1990*	557	2004	2,846	2009	4,483	2014	6,703
2000*	1,539	2005	3,172	2010*	4,695	2015	7,800
2001	1,885	2006	3,536	2011	5,200	2016	9,000
2002	2,211	2007	3,869	2012	5,700	2017 est.	9,750

*Official Census figure

Building Permit Summary

Development Type	4th Quarter 2016		2016 Summary	
	Permits Issued	Valuation	Permits Issued	Valuation
Single Family	56	\$16,922,806	226	\$62,264,507

Building Permit Comparison - Single Family Permits

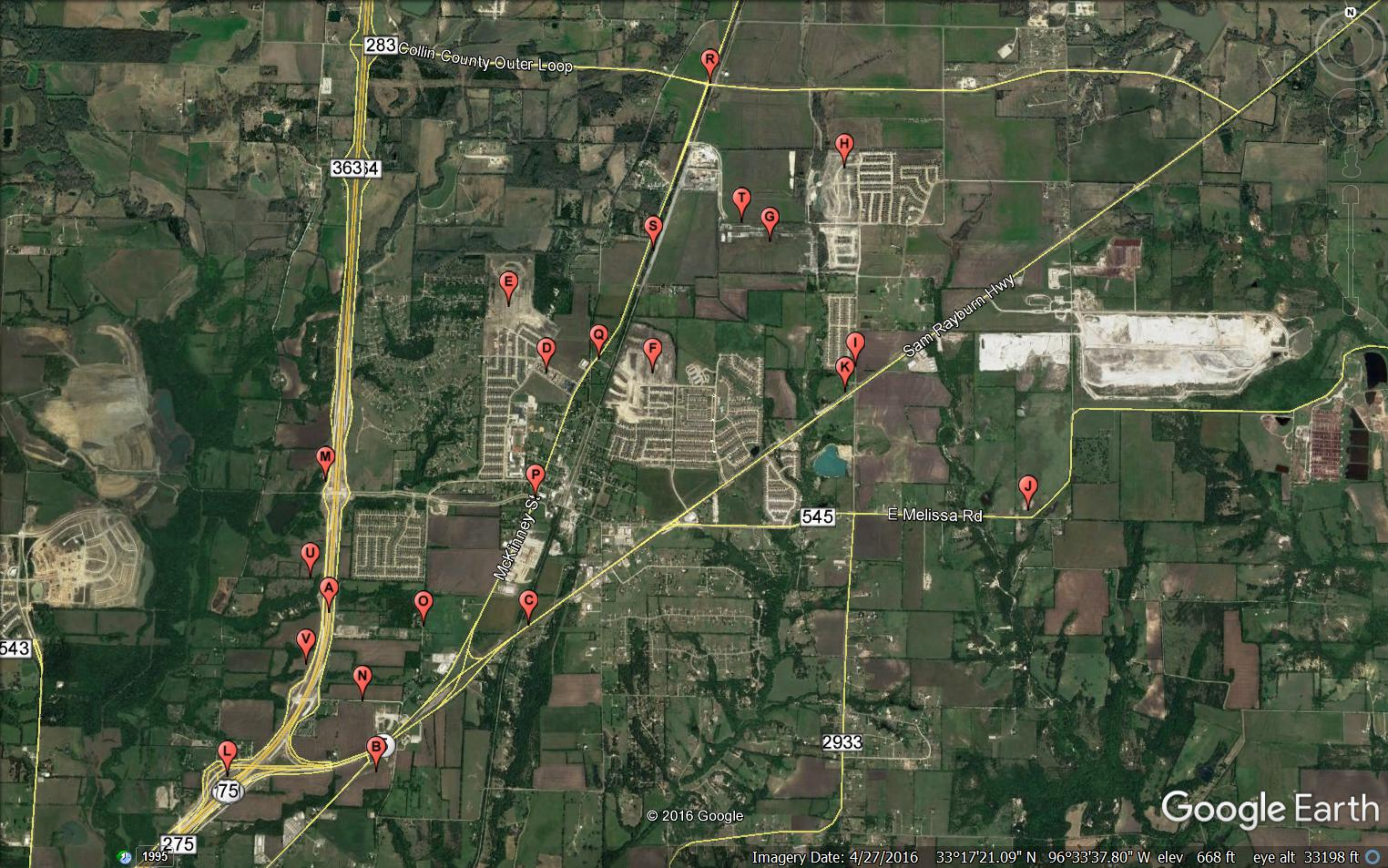
Quarter	2014		2015		2016	
	Permits	Valuation	Permits	Valuation	Permits	Valuation
1 st	27	\$6,380,982	87	\$18,135,286	66	\$17,034,039
2 nd	108	\$20,793,972	78	\$17,861,085	61	\$16,445,888
3 rd	82	\$14,456,936	141	\$30,825,289	43	\$11,861,774
4 th	29	\$6,053,140	71	\$15,929,122	56	\$16,922,806
Total	246	\$47,685,030	377	\$82,750,782	226	\$62,264,507

Approved Single Family Platted Lots

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2016	-	-	81	-	-	-	-	167	-	-	-	-	248
2015	108	-	-	-	85	-	-	-	-	140	341	-	674
2014	-	-	76	96	-	-	-	137	-	-	-	-	309
2013	61	-	-	83	84	70	-	-	88	92	-	-	478

Sales Tax Comparison

	2016 Sales Tax to Date
McKinney	\$46,738,793.21
Roanoke	\$14,532,772.40
Prosper	\$5,646,082.25
Fairview	\$3,245,368.35
Sunnyvale	\$2,897,146.61
Melissa	\$2,270,454.34
Princeton	\$1,889,461.51
Anna	\$1,564,581.44
Celina	\$1,480,371.06
Van Alstyne	\$1,100,436.89



283 Collin County Outer Loop

363

Sam Rayburn Hwy

E Melissa Rd

McKinney St

545

2933

175

275

543

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Google Earth

Imagery Date: 4/27/2016 33°17'21.09" N 96°33'37.80" W elev 668 ft eye alt 33198 ft

1995

Point	Project	General Description
A	US 75 Reconstruction	Reconstruction from two lane to six lane section to Melissa Road; Estimated completion late spring 2017
B	Highway 5 realignment	With the SH 121 project, SH 5 intersection will realign with CR 339 between RaceTrac and First National Bank of Trenton.
C	SH 121 Reconstruction	SH 121 will be widened from SH 5 to west of the Outer Loop Anna. It is expected to take approximately two and a half years to build the project and the estimated completion is spring of 2018. Lane shifts are expected, and the continuous left turn lane will no longer exist as it will become the southbound lane between the DART Railroad bridge and the Landfill. Temporary widenings have been completed to provide for turn lanes at the intersections and the busier un-signalized intersections. The pouring of the southbound lanes are expected in the first quarter 2017.
D	City Hall Park	2 acre park with enhanced paving, gazebo, spray fountain, additional landscaping. Veterans Memorial in production; Ribbon cutting spring 2017.
E	Villages of Melissa	Villages of Melissa subdivision expansion; 161 lots
F	Liberty	204 lots approved, along with the connection of Pennsylvania Avenue to SH 5.
G	Creek Crossing	Phase 1 with 98 residential lots approved.
H	North Creek II & North Creek Estates	235 residential lots in various phases.
I	Milrany Lane Reconstruction	Reconstruction of a two lane road to a two lane, 40 foot section with a 12 foot raised median; design include street lighting and deceleration lanes. The second phase on schedule and expected to be completed in mid to late January prior to next traffic shift. Overall project is expected to be completed by spring 2017.
J	100 acre City Athletic Complex	Phase 1 of a multi phased facility; Phase 1 will consist of practice field, two competition baseball fields with shade structures with stadium type seating, concession stand/ restroom building, bullpen & soft toss screen, and competition soccer fields (unlit soccer fields with 4 practices baseball backstops). Estimated completion is summer 2017.
K	Brookside	New 296 lot subdivision. First phase is expected to be completed in mid-2017.
L	TxDOT Green Ribbon Grant Funding	City awarded \$1.75 million grant from TxDOT for the beautification of the US 75 and SH 121 interchange. Design is under review by the State. Construction likely to begin in late 2017
M	Tilson Homes	Project approved to remove existing model homes and reconstruct new model homes.
N	Davis Road	2007 Bond Election project; design underway.
O	Fannin Road	2007 Bond Election project; design underway.
P	Traffic Signal	TxDOT to install traffic signal at Fannin and SH 5; anticipated by early 2017.
Q	Pennsylvania/SH 5	The traffic signal study did not meet TxDOT warrants, thus the signal was denied; City was encouraged to reapply in September 2017, which will be done.
R	Outer Loop/SH 5	City requested TxDOT traffic signal warrant study. TxDOT approved the intersection for signalization. Design and installation will likely be in mid to late 2017.
S	SH 5	City requested TxDOT warrant study for speed limit reduction.
T	Throckmorton Road	Extension from SH 5 to Milrany; design underway.
U	Auburndale	Clearing of area for future single family lot development.
V	Davis Road Sewer Line	Gravity Sanitary Sewer extension from the Trinity River to the SH 121/US 75 intersection. Estimated completion date, summer 2017.