

Melissa Development Quarterly Update

Period Ending September 2016

Melissa Population (1980 – 2016)							
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 est.	9,000
2002	2,211	2007	3,869	2012	5,700		

*Official Census figure

Building Permit Summary

Development Type	3rd Quarter 2016		2016 Summary	
	Permits Issued	Valuation	Permits Issued	Valuation
Single Family	43	\$11,861,774	170	\$45,341,701

Building Permit Comparison - Single Family Permits

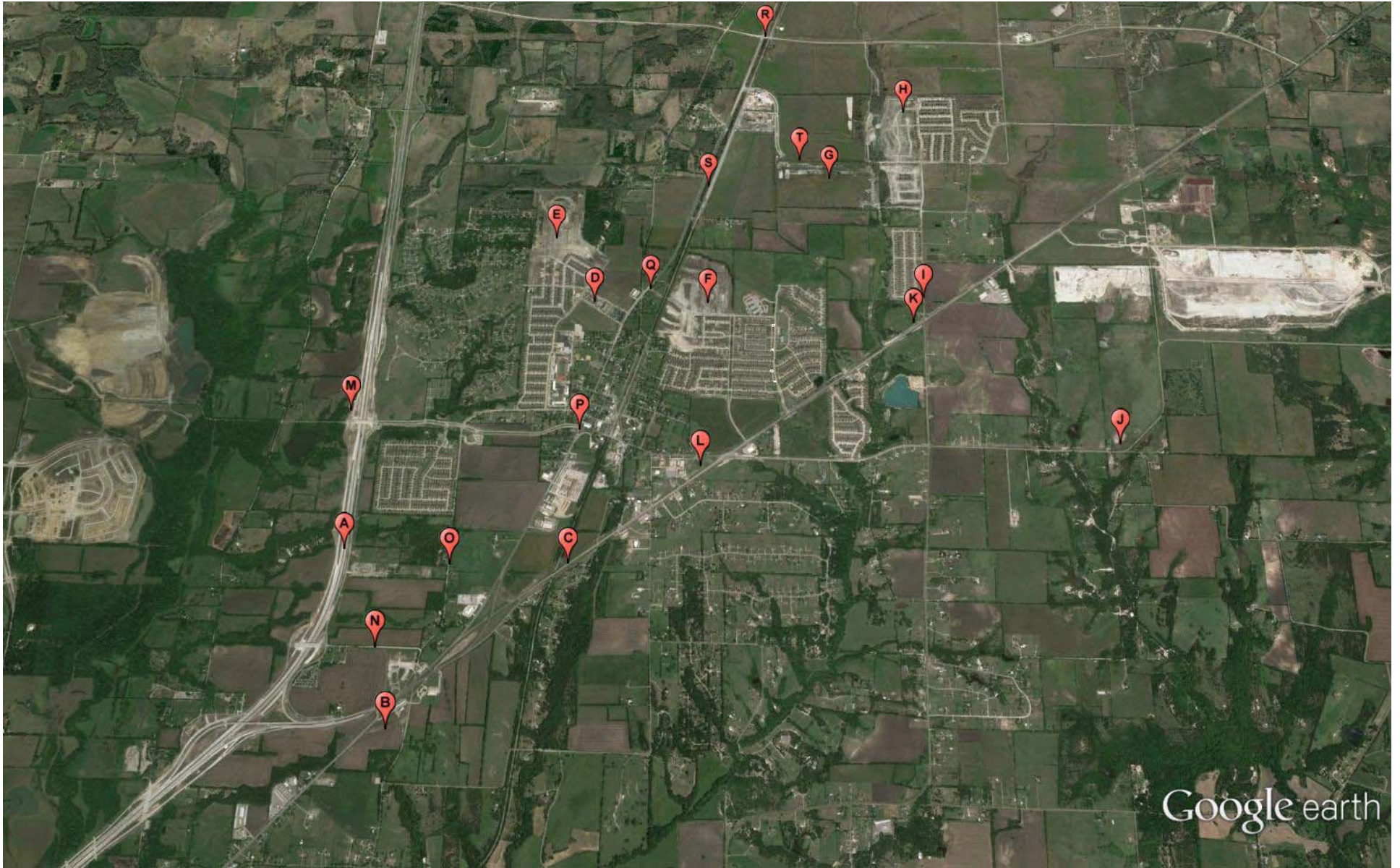
Quarter	2014		2015		2016	
	Permits	Valuation	Permits	Valuation	Permits	Valuation
1 st	27	\$6,380,982	87	\$18,135,286	66	\$17,034,039
2 nd	108	\$20,793,972	78	\$17,861,085	61	\$16,445,888
3 rd	82	\$14,456,936	141	\$30,825,289	43	\$11,861,774
4 th	29	\$6,053,140	71	\$15,929,122	-	-
Total	246	\$47,685,030	377	\$82,750,782	170	\$45,341,701

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	\$34,338,640.91
Roanoke	\$10,843,687.58
Prosper	\$4,039,841.46
Fairview	\$2,477,464.04
Sunnyvale	\$2,030,062.23
Melissa	\$1,693,885.71
Princeton	\$1,314,122.72
Anna	\$1,128,910.48
Celina	\$1,048,648.05
Van Alstyne	\$789,586.41



Google earth

Google earth

miles
km



Point	Project	General Description
A	US 75 Reconstruction	Reconstruction from two lane to six lane section to Melissa Road; Estimated completion late spring 2016; Work will continue on the northbound frontage road between Melissa and Country Ridge; a new northbound exit at Melissa Road will open and the current exit will close which will allow for the reconstruction of the NB Frontage between Davis and Melissa. Work will continue on the southbound frontage road between Melissa Road and Davis Road, which should be finished mid-fall
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. After the traffic switch, the contractor will then finish the drain pipe on the north side of the road and construct the new southbound SH 121 lanes. Earthwork is also expected to continue on the embankment for the south bound DART railroad overpass bridge.
D	City Hall Park	2 acre park with enhanced paving, gazebo, spray fountain, additional landscaping. Veterans Memorial under design; Ribbon cutting late summer 2016.
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. Estimated completion is summer 2016.
G	Creek Crossing	Phase 1 with 98 residential lots approved. Estimated completion is fall 2016.
H	North Creek II & North Creek Estates	235 residential lots in various phases. Estimated completion is fall 2016.
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 first phase on schedule and expected to be completed in mid November 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	CST Valero Corner Store	New 6,500 sf convenience store. Anticipated to be opened by the end of 2016.
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	City requested TxDOT traffic signal warrant study.
R	Outer Loop/SH 5	City requested TxDOT traffic signal warrant study.
S	SH 5	City requested TxDOT warrant study for speed limit reduction.
T	Throckmorton Road	Extension from SH 5 to Milrany; design underway.