



# City of Melissa

## 2015 Comprehensive Plan Update

### *Chapter 1: Existing Conditions Analysis*







# Table of Contents

**Introduction..... 1.1**

**Demographic Characteristics ..... 1.3**

    City Population Trends ..... 1.3

    County Population Trends ..... 1.4

    Comparative Populations of Melissa and Collin County ..... 1.5

    Surrounding Cities ..... 1.7

    Diversity of Race and Ethnicity ..... 1.8

    Diversity of Age Groups ..... 1.9

    Diversity of Education Level ..... 1.12

    Household Income Levels ..... 1.14

    Household Type ..... 1.16

    Employment Industry ..... 1.17

    Employment by Occupation ..... 1.18

    Employment Status ..... 1.19

    Travel Time to Work ..... 1.20

    Summary of Demographic Characteristics ..... 1.21

**Housing Characteristics ..... 1.22**

    Housing Value ..... 1.22

    Housing Unit Type ..... 1.24

    Year of House Constructed ..... 1.25

    Year Moved Into Unit ..... 1.26

    Housing Unit Condition ..... 1.28

    Summary of Housing Characteristics ..... 1.30



**Land Use Characteristics..... 1.31**

Extraterritorial Jurisdiction ..... 1.31

Existing Land Use and Physical Constraints..... 1.31

Land Use Types ..... 1.33

    Residential Land Uses.....1.33

    Nonresidential Land Uses.....1.34

Land Use Composition..... 1.36

    Current Land Use Densities within Melissa’s Planning Area .....1.38

Land Use Analysis ..... 1.39

    Developed and Vacant Acreages within Melissa.....1.39

    Total Jurisdictional Area .....1.39

    Physical Land Use Factors .....1.40

Summary of Land Use Characteristics ..... 1.42





## Introduction

A city's comprehensive plan can be defined as a long-range planning tool that is intended to be used by City staff, decision-makers and citizens to guide the growth and physical development of a community for 10 years, 20 years, or longer. The state of Texas has established laws with regard to the way in which incorporated communities can ensure the health, safety and welfare of their citizens. State law gives communities the power to regulate the use of land, but only if such regulations are based on a plan. Specifically, the law states:

*The governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality...A municipality may define the relationship between a comprehensive plan and development regulations and may provide standards for determining the consistency required between a plan and development regulations.*

- Chapter 213 of the Texas Local Government Code



In basic terms, the primary objectives of a comprehensive plan are to accomplish the following:

- Efficient delivery of public services,
- Coordination of public and private investment,
- Minimization of potential conflicts between land uses,
- Management of growth in an orderly manner,
- Cost-effective public investments, and
- A rational and reasonable basis for making decisions about the community.

There are two interrelated purposes of a Comprehensive Plan: one, it allows the citizens of a community to create a shared vision of what they want the community to become, and two, it establishes ways in which a community can effectively realize this vision. This Comprehensive Plan is, therefore, a vision of what Melissa can become and is a long-range statement of the City's public policy.



Gathering and analysis of information is essential; it is the explanation and the buttress of the various conclusions embodied in the master plan. Further, the inventory process has value in itself...the data is a necessary antecedent and, occasionally, a supporting reference.

*Jay M. Stein – [Classic Readings in Urban Planning](#)*



The City is fortunate in that this Comprehensive Plan process has been initiated early in the community's development. Although Melissa has a rich history and has been incorporated for many years, the City has just recently begun to experience strong population growth. So, while many communities must concentrate their efforts on correcting past mistakes, Melissa can concentrate its efforts on ensuring future successes.

This Existing Conditions Analysis represents the initial step in developing a Comprehensive Plan for Melissa. It establishes a reference point from which decisions that represent the community's interests can be made. It also enables all people involved in the planning process to have a clear understanding of the City and its characteristics by providing a context of facts and documentation of the physical and socioeconomic (demographic) characteristics unique to Melissa and the surrounding area. There are three primary sections within this chapter that are designed to help formulate Comprehensive Plan policies and recommendations:

- Demographic Characteristics
- Housing Characteristics
- Land Use Characteristics

These sections reveal the opportunities for, and potential limitations to, the growth and development of Melissa.



## Demographic Characteristics

People are what make a community – they are the reason for the existence of government, the need for homes and neighborhoods, the need for roads and parks, etc. Each community has a unique citizenry, and Plan recommendations should be geared toward meeting their specific needs. This section discusses the various characteristics of Melissa’s citizens so that the Comprehensive Plan can be tailored to address the needs of the local population.

### City Population Trends

Since the last *2006 Comprehensive Plan*, Melissa has more than doubled in population size. Based on the existing number of active residential water meters in the City limits and 3.35 persons per household (2008-2012 ACS), the current 2014 population within the City limits is estimated at 7,755.

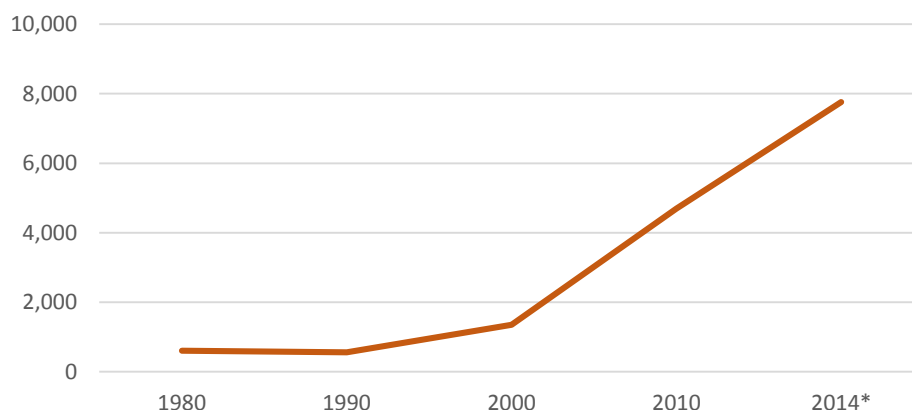
**Compound Annual Growth Rate (CAGR)** is a geometric progression ratio that provides a constant rate of return over a given period of time. It is useful to compare growth rates from different data sets such as company growth revenue or population.

**Table 1-1. Population Growth (1980-2014)**

Year	Population	Population Change	Percent Change	Annual Average Compounded Growth Rate
1980	604	-	-	-
1990	557	-47	-8%	-0.8%
2000	1,350	793	142%	9.3%
2010	4,695	3,345	248%	13.3%
2014*	7,755	3,060	65%	13.4%

Source: U.S. Census 1980, 1990, 2000, 2010; \*City estimate based on water meter data

**Figure 1-1. Population Growth**





**Table 1-2. Collin County Population Growth (2010-2013)**

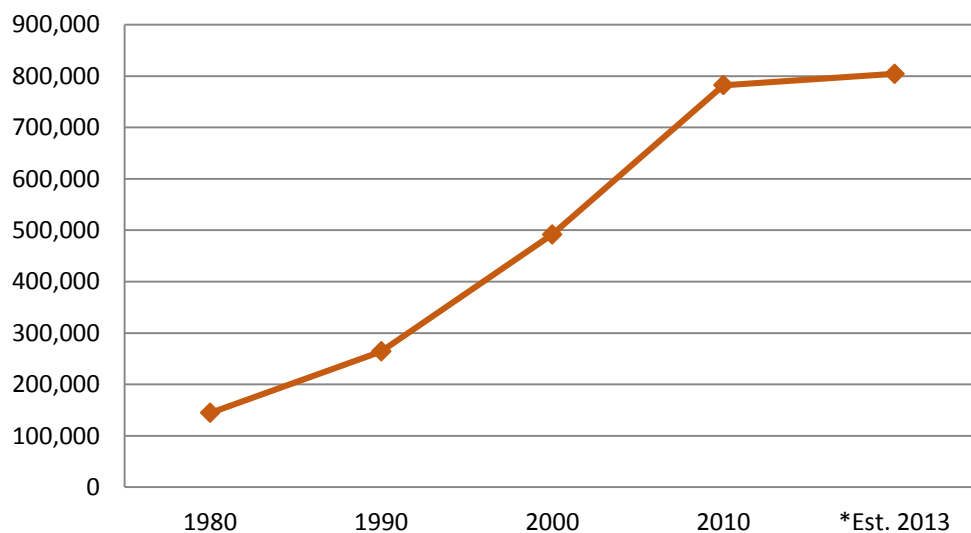
Year	Population	Population Change	Percent Change	Annual Average Compound Growth Rate
1910	49,021	-	-	-
1920	49,609	588	1.2%	0.1%
1930	46,180	-3,429	-6.9%	-0.7%
1940	47,190	1,010	2.2%	0.2%
1950	41,692	-5,498	-11.7%	-1.2%
1960	41,247	-445	-1.1%	-0.1%
1970	66,920	25,673	62.2%	5.0%
1980	144,576	77,656	116.0%	8.0%
1990	264,036	119,460	82.6%	6.2%
2000	491,675	227,639	86.2%	6.4%
2010	782,341	290,666	59.1%	4.8%
2013	804,390	22,049	2.8%	1.4%

Source: U.S. Census and North Central Texas Council of Governments (NCTCOG)

## **County Population Trends**

**Table 1-2** shows Collin County population changes from 1910 to 2013, including times of decline and times of growth over the century. The largest period of decline occurred between 1940 and 1950 with a decrease of 11.7 percent. However, the County's population had a significant increases beginning in 1970. The biggest change was a 116 percent increase between 1970 and 1980. The population continued to grow steadily into 2013 where the estimated population projection is over 800,000 people.

**Figure 1-2. Population Growth of Collin County**



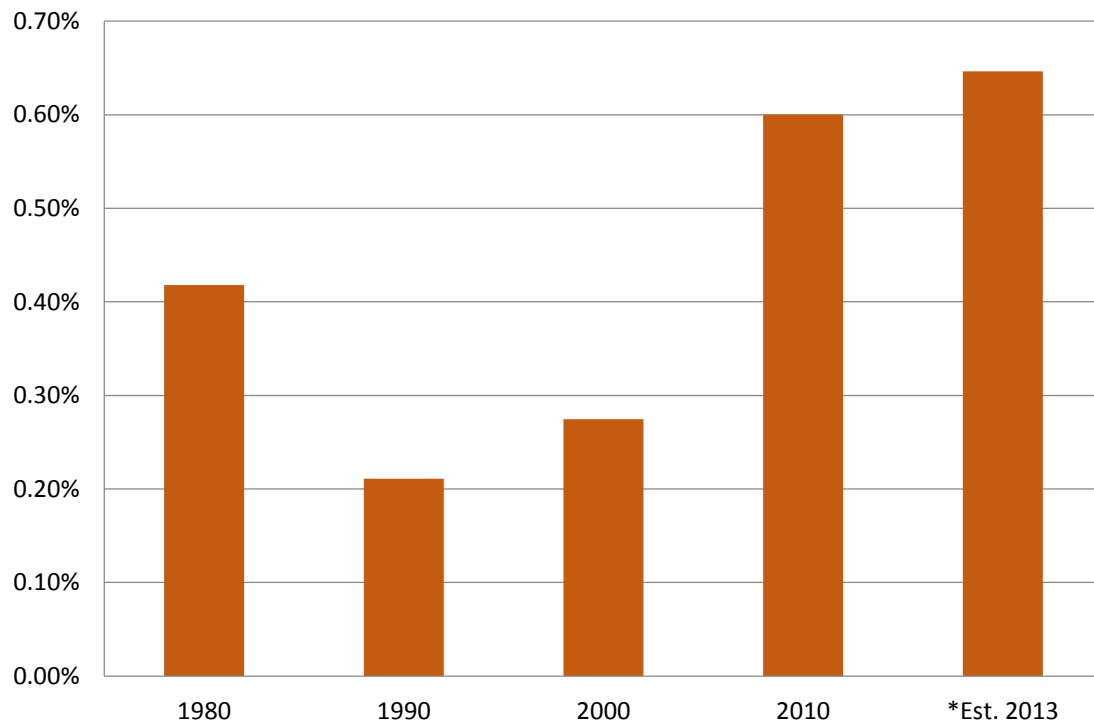
Source: U.S. Census 1980, 1990, 2000, 2010; \*NCTCOG 2013 Estimates



### **Comparative Populations of Melissa and Collin County**

When the City of Melissa is compared to its larger regional area, the percentages of Collin County residents who reside within Melissa can be determined. The percentage of the County within the City was highest in 2013 at 0.65 percent. It was the lowest in 1990 but has been increasing since that time. Collin County continued to experience extreme population growth rates and those rates have been higher than Melissa's.

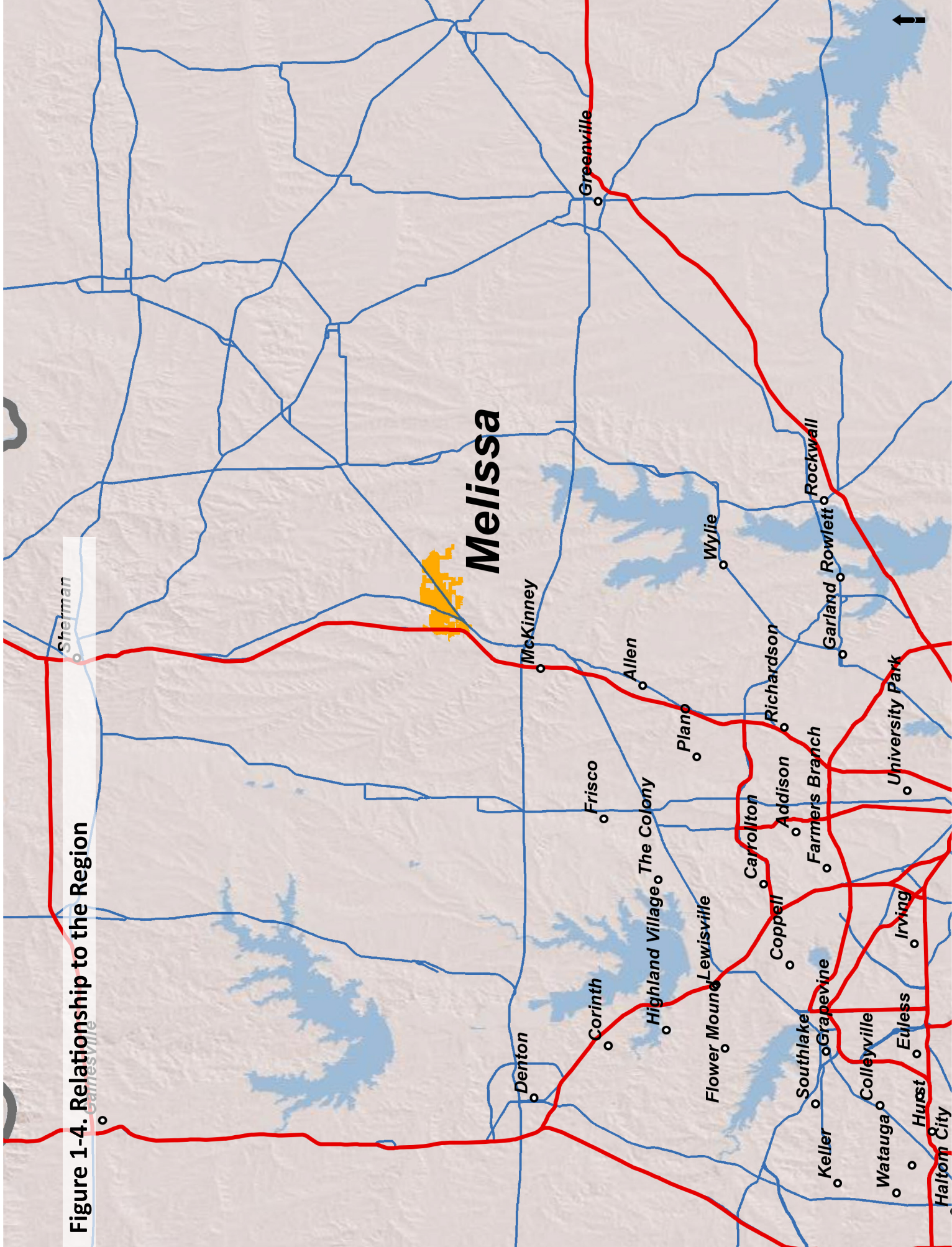
**Figure 1-3. Melissa as a Percentage of Collin County**



*Source: U.S. Census 1980, 1990, 2000, 2010; and NCTCOT 2013 Estimates*



### Figure 1-4. Relationship to the Region





## **Surrounding Cities**

There are six other Collin County cities that have also experienced high growth rates between 1980 and 2013 according to the Census and NCTCOG estimates: Anna, Celina, Fairview, McKinney, Princeton and Prosper. The City of Prosper experienced the highest rate of growth in the area at 1,706 percent, followed by Anna at 904 percent. Melissa grew at a rate of 761 percent since 1980. The City of Princeton experienced the lowest percentage increase during this time period and has stayed consistent in its population numbers.

**Table 1-3. Population Growth in Melissa and Surrounding Cities (1980-2013)**

Year	City						
	Melissa	Anna	Celina	Fairview	McKinney	Princeton	Prosper
1980	604	855	1,520	893	16,256	3,408	675
1990	557	904	1,737	1,554	21,283	2,440	1,018
2000	1,350	1,225	1,861	2,644	54,369	3,477	2,097
2010	4,695	8,249	6,028	7,248	131,117	6,807	9,423
2013	5,200	8,580	6,260	7,390	136,180	7,010	12,190
% Growth 1980-2013	760.9%	903.5%	311.8%	727.5%	737.7%	105.7%	1,705.9%
CAGR	6.96%	7.47%	4.52%	6.83%	6.87%	2.28%	9.46%

Source: U.S. Census 1980, 1990, 2000, 2010. NCTCOG 2013 estimates



## Diversity of Race and Ethnicity

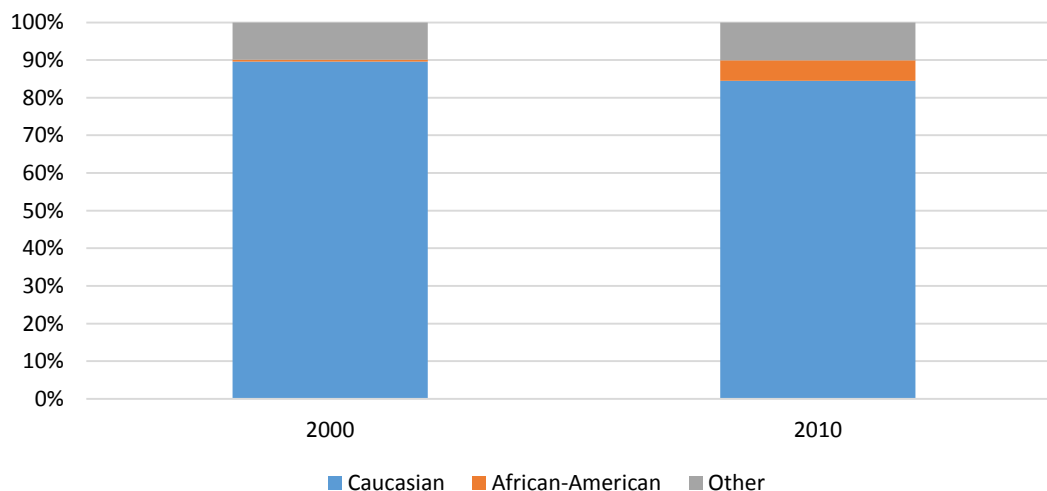
A continued look at the City's race and ethnicity composition can ensure that public input and public decision-making is representative. From 2000 to 2010, the percent of Caucasian has decreased five percent. Since 2000, there has been an increase in the percentage of African-American population. The percentage of Hispanic origins has decreased, but the number increased by 420 residents.

**Table 1-4. Race and Ethnicity Comparison (2000 and 2010)**

Race/Ethnicity	2000		2010		Percentage Difference
	Number	Percent	Number	Percent	
Caucasian	1,210	89.6%	3,968	84.5%	-5.1%
African-American	7	0.5%	254	5.4%	4.9%
American Indian & Alaska Native	6	0.4%	46	1.0%	0.5%
Asian	7	0.5%	28	0.6%	0.1%
Native Hawaiian & Other Pacific Islander	0	0.0%	6	0.1%	0.1%
Some Other Race	103	7.6%	275	5.9%	-1.8%
Two or More Races	17	1.4%	118	2.5%	1.3%
Total	1,350	100%	4,695	100%	-
Hispanic Origin	180	13.3%	600	12.8%	-0.6%

Source: U.S. Census 2000, 2010

**Figure 1-5. Race (2000 and 2010)**

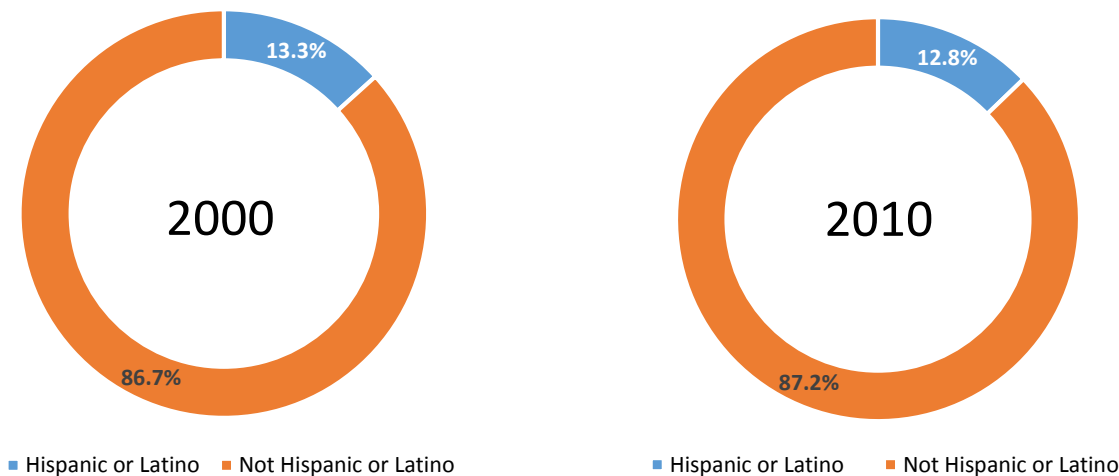


Source: U.S. Census 2000, 2010





Figure 1-6. Ethnicity (2000 and 2010)



Source: U.S. Census 2000, 2010

Diversity of Age Groups

The City has experienced significant growth primarily in two age groups – the *Young* category, which is representative of children up to 14 years of age, and the *Prime Labor Force*, which is representative of adults from 25 to 44 years of age. These increases are consistent with indicators of growth in these age groups; such indicators include the significant rise in school enrollment in Melissa throughout the 2000s and the strong local housing market.



It should be noted that the Percentage Difference category in **Table 1-5** seems to indicate a decline in the *High School, College, New Family, Older Labor Force, and Elderly* age groups; however, this is not the case numerically. The number of people within these groups actually increased between 2000 and 2010, but their respective percentages of the City’s total population declined because there was greater growth in other age categories. There were actually numerical increases in every age group during the 2000s.



**Table 1-5. Median Age Comparison (2000 and 2010)**

2000	2010	Difference
35.3 Years	32.4 Years	2.9 Years

**Figure 1-7. Age Distribution 2000 and 2010**

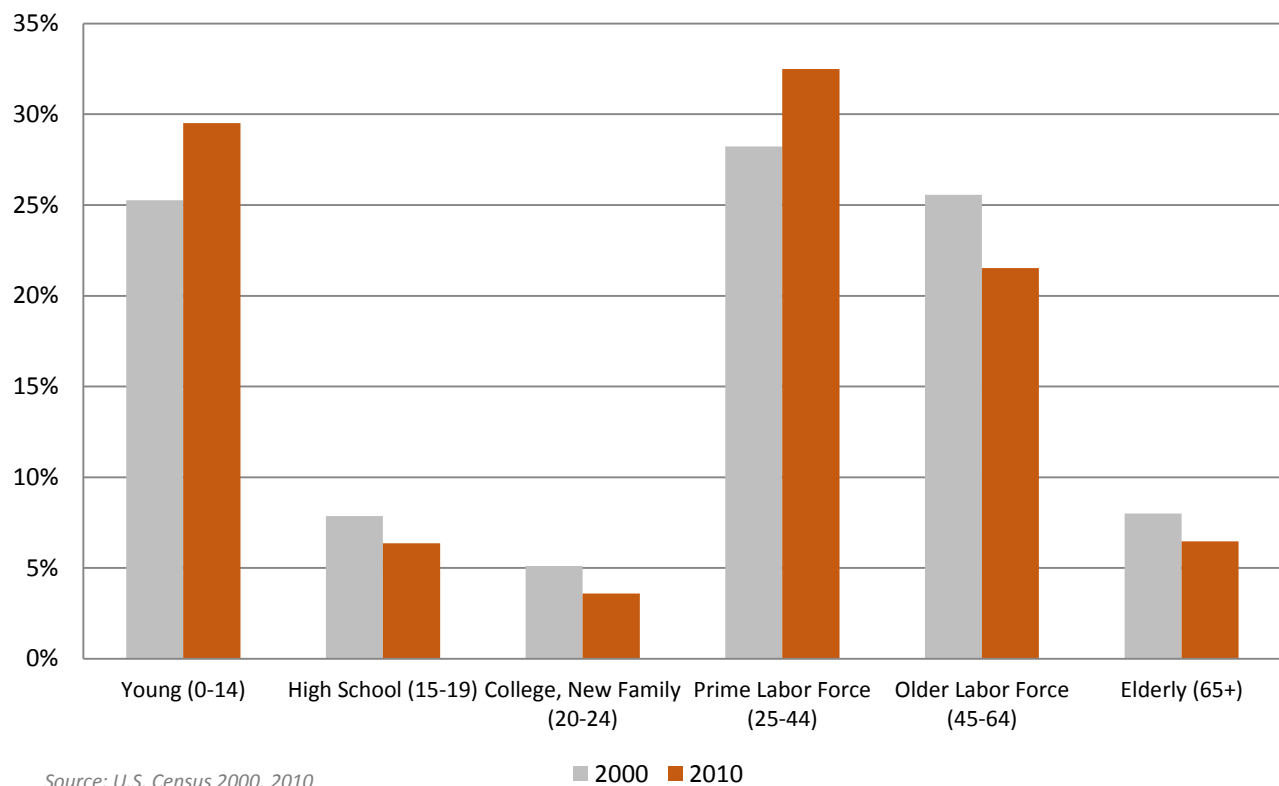
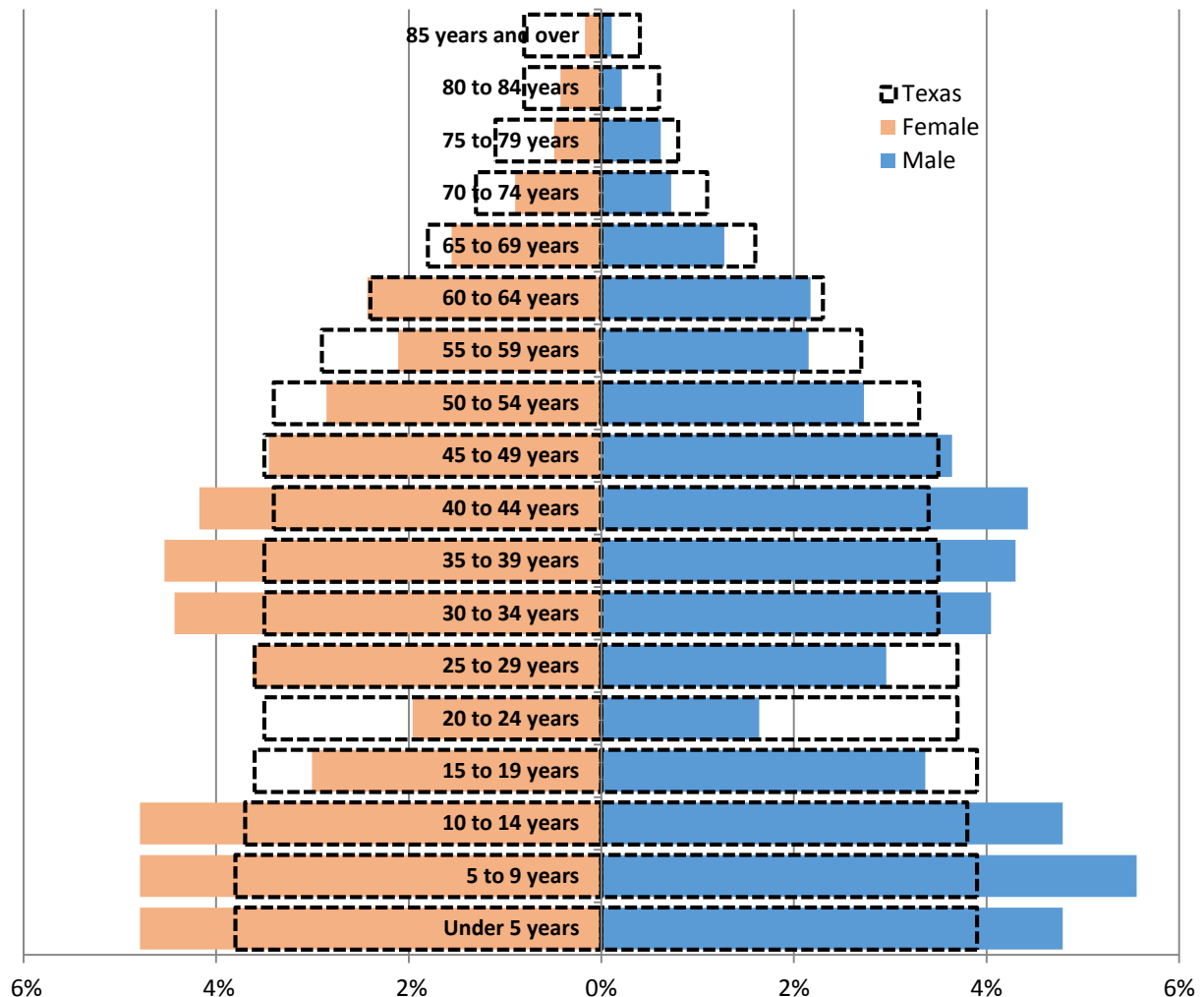




Figure 1-8. Age and Gender Pyramid



Source: US Census, 2008-2012 American Community Survey 5-Year Estimates

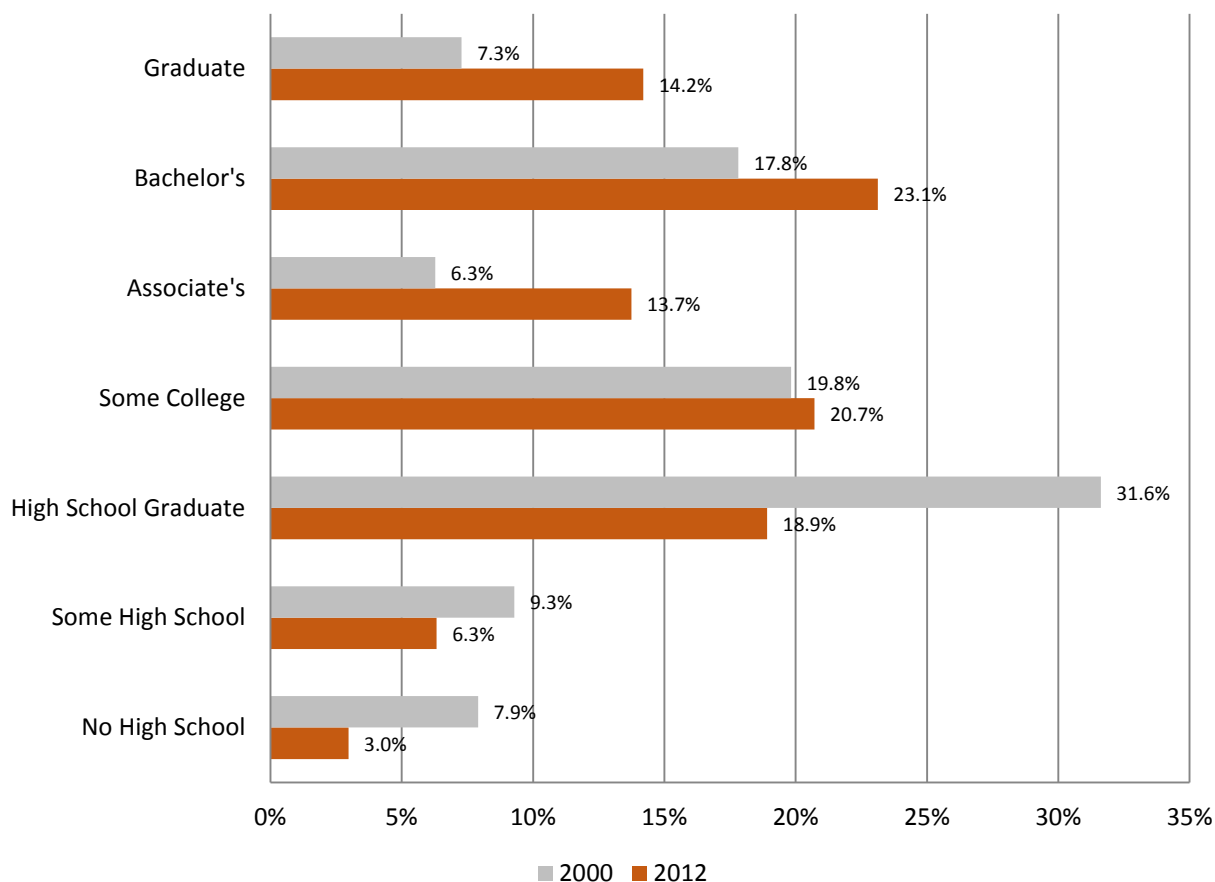
Another important aspect to examine is the age pyramid as reflected in **Figure 1-8**. This is a graphic representation of the percentage of the population within the different age groups, categorized by gender. The black line represents the Texas average for both male and female in order to draw comparisons. The most noticeable difference is those between ages newborn to 14 and ages 30 to 44, whose population is substantially larger than the state-wide average. People ages 15 to 24 years are well below the State average. It is also important to note that many of these people may have moved away from home to attend college.



## **Diversity of Education Level**

The educational level of a population generally indicates the skills and abilities of the residents of the community, which then guides the City for which types of job should be provided. Between 2000 and 2008-2012, the percentage of *High School graduate* decreased by 13 percent while the percentages *Some college or associate's degree* and *Graduate or professional degree* are increasing. This is an indication that well-educated people are moving to Melissa. The type of degree with the highest number of holders belong in the *Bachelor's degree or higher* at just over 23 percent, followed by *Some college, no degree* at 21 percent, and *Graduate or professional degree* at 14 percent.

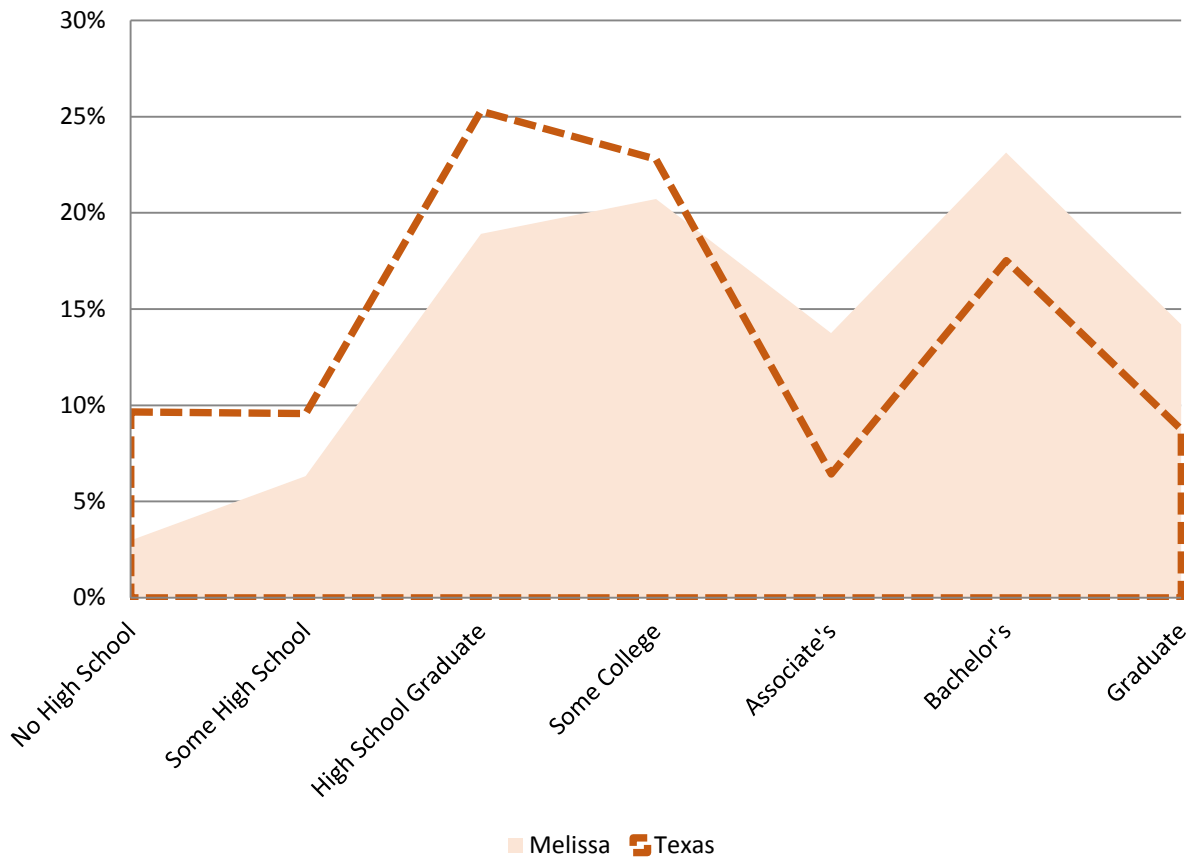
**Figure 1-9. Educational Attainment (2000 and 2008-2012)**



Source: US Census, 2008-2012 American Community Survey 5-Year Estimates



**Figure 1-10. Educational Attainment of Population 25 years and Over (2008-2012)**



Source: US Census, 2008-2012 American Community Survey 5-Year Estimates

**Figure 1-10** indicates that Melissa's population is shifted toward higher educational attainment than the State of Texas. This is a positive attribute of the community, and may be helpful in attracting industries, educational facilities, and other sources of employment to the City.



## **Household Income Levels**

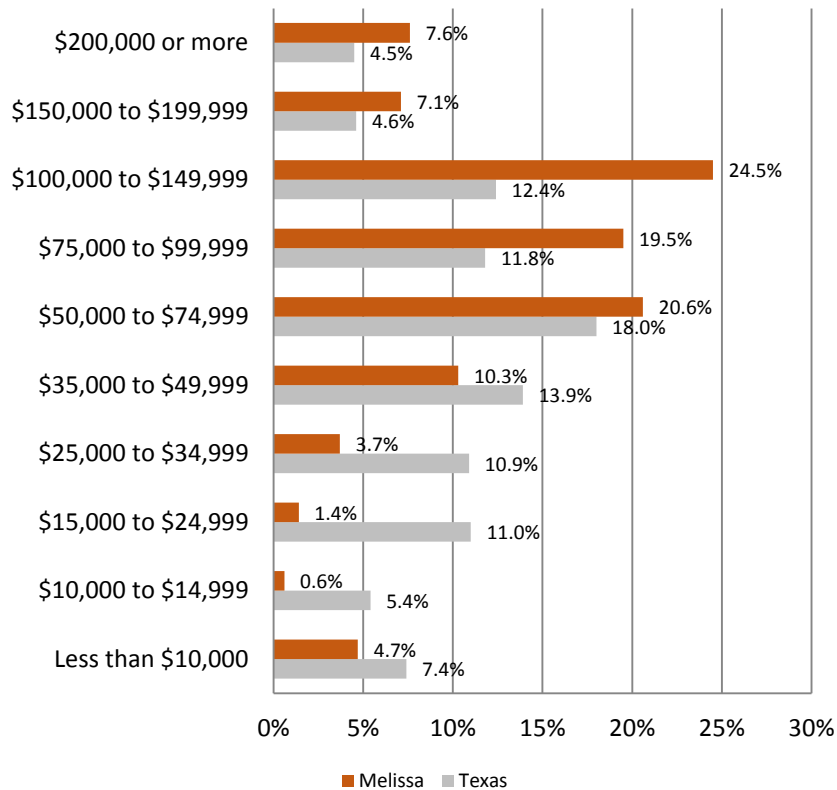
Knowing local income levels in a particular area can guide the planning process to provide the right types of business and residential options. Income is also an indicator for the retail market; higher income levels generally mean more disposable income, therefore, more retail possibilities. In turn, this will mean a higher tax base for a community.

**Table 1-6** contains median household income levels for the City of Melissa from 1999 and 2008-2012. Of the population, those making \$100,000 to \$149,999 experienced the largest increase at 12 percent. Those making \$75,000 to \$99,999 also experienced a significant increase at 6.7 percent.

**Table 1-6. Household Income Level Comparison (1999 and 2008-2012)**

Income Level	1999		2008-2012		Percentage Difference
	#	%	#	%	
Less than \$10,000	19	4.4%	68	4.7%	0.3%
\$10,000 to \$14,999	15	3.5%	9	0.6%	-2.9%
\$15,000 to \$24,999	54	12.6%	20	1.4%	-11.2%
\$25,000 to \$34,999	36	8.4%	54	3.7%	-4.6%
\$35,000 to \$49,999	51	11.9%	148	10.3%	-1.6%
\$50,000 to \$74,999	97	22.6%	297	20.6%	-2.0%
\$75,000 to \$99,999	55	12.8%	281	19.5%	6.7%
\$100,000 to \$149,999	54	12.6%	354	24.5%	12.0%
\$150,000 to \$199,999	26	6.0%	103	7.1%	1.1%
\$200,000 or more	23	5.3%	109	7.6%	2.2%
Total	430	100.0%	1,443	100.0%	-
Median Household Income (Dollars)	\$60,909.00 (Adjusting for inflation* = \$83,939.62)		\$84,410.00		\$23,501.00 (Adjusting for inflation* = \$470.38 difference)

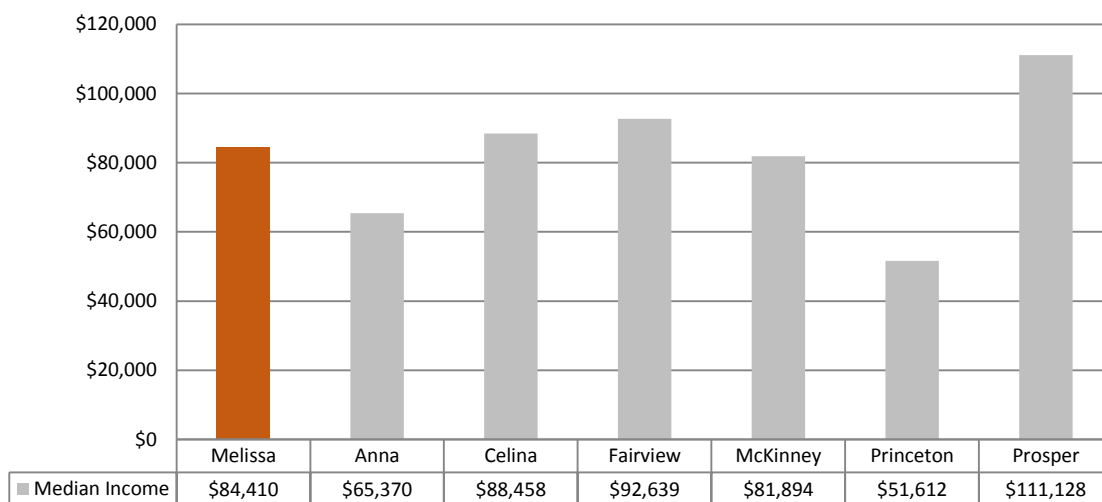
*Source: U.S. Census 2000; 2008-2012 American Community Survey 5-Year Estimates, \*Bureau of Labor Statistics Website, Inflation Calculator link, \$1.00 in 1999 was worth \$1.35 in 2012*

**Figure 1-11. Household Income Levels (2008-2012)**

Melissa is significantly higher than the State in terms of household income. Those making less than \$50,000 have a lower percentage than Texas while those making \$50,000 or more have a higher percentage rate than Texas.

Another interesting fact is how income levels in Melissa compare with those of surrounding cities. **Figure 1-12** features this information graphically by comparing median income levels in Melissa and its surrounding cities according to the 2008-2012 American Community Survey 5-Year Estimates. The town of Prosper had the highest median income of all of the cities at \$111,128.

Source: US Census, 2008-2012 American Community Survey 5-Year Estimates

**Figure 1-12. Median Household Income**

Source: 2008-2012 American Community Survey 5-Year Estimates



## Household Type

The phrase “household type” refers to how the people who live within a household are related, if they do not live alone. This section looks at what types of households are found within the City of Melissa, and whether those types have changed significantly between 2000 and 2010. The percentage of family households with own children who are under the age of 18 have the highest increase at 11 percent. Non-family households have actually decreased by over 7 percent. Of these non-family households, those who are living alone have also decreased by 6 percent and those who are ages 65 or over also decreased by 3 percent. This is an indication that Melissa primarily maintains a traditional nuclear family.

**Table 1-7. Household Type Comparison (2000 and 2010)**

Household Type	2000		2010		Percentage Difference
	Number	Percent	Number	Percent	
Family Households	366	77.5%	1,287	85.1%	7.6%
With Own Children Under 18 Years	183	38.8%	757	50.1%	11.3%
Married Couple Family	328	69.5%	1,100	72.8%	3.3%
With Own Children Under 18 years	159	33.7%	640	42.3%	8.6%
Female Householder, No Husband Present	28	5.9%	123	8.1%	2.2%
With Own Children Under 18 Years	16	3.4%	76	5.0%	1.6%
Non-Family Households	106	22.5%	225	14.9%	-7.6%
Householder Living Alone	88	18.6%	190	12.6%	-6.1%
65 Years and Over	30	6.4%	48	3.2%	-3.2%
Total Households	472		1,512		-
Average Household Size	2.86		3.35*		-

Source: U.S. Census 2000, 2010; \*Information from the 2008-2012 ACS

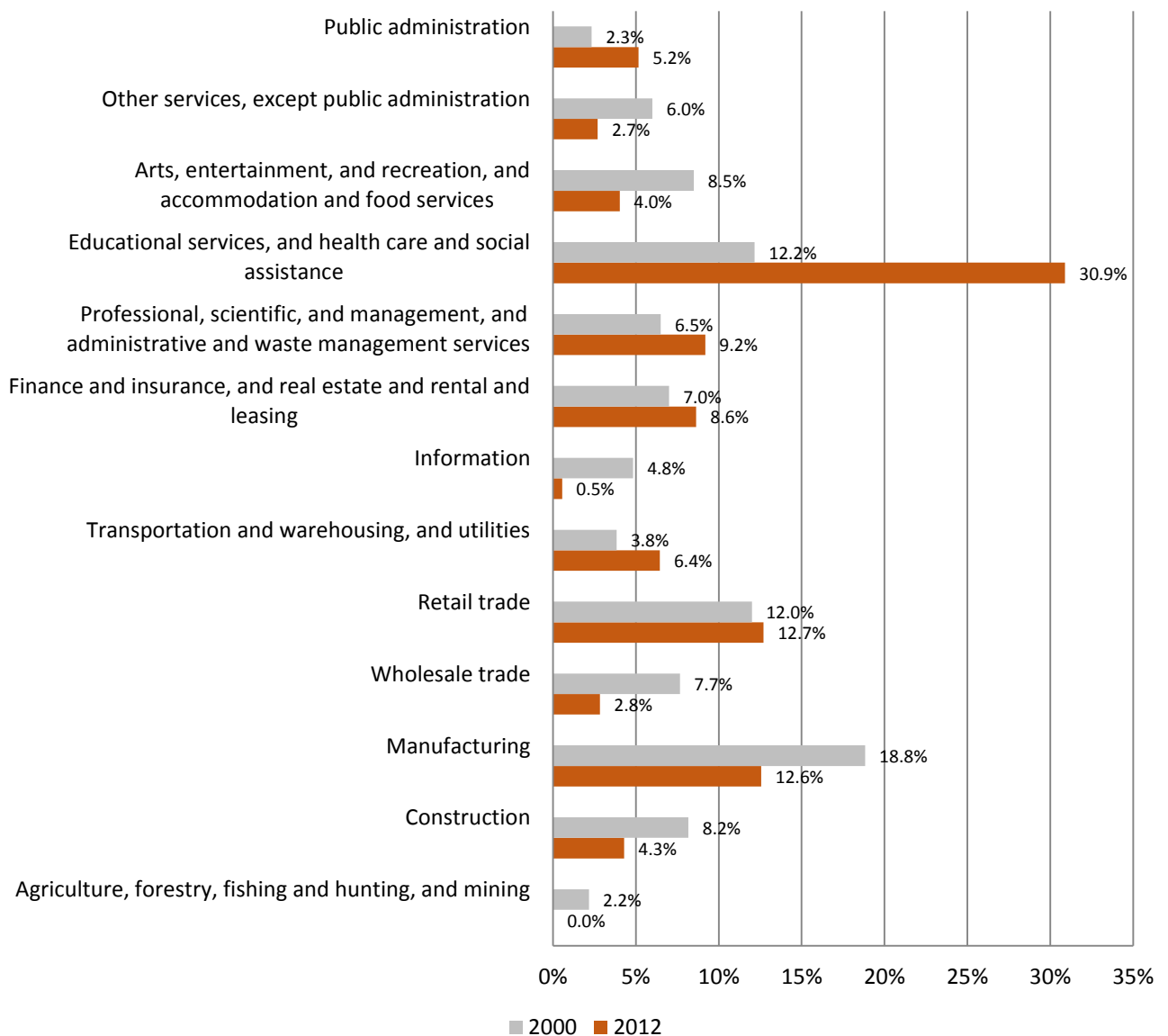




## **Employment Industry**

Between 2008 and 2012, the majority of employment was in the *Educational Services, and Health Care and Social Assistance* sector, accounting for 31 percent of the total employment industry in Melissa, which is also an increase of 19 percent from 2000. The second largest employment industries belonged to the *Retail Trade* and *Manufacturing* at around 12 percent each. *Manufacturing*, however, experienced a 6 percent decrease from 2000, while the *Retail Trade* increased by a slight 0.7 percent.

**Figure 1-13. Employment Industry (2000 and 2008-2012)**



Source: US Census, 2008-2012 American Community Survey 5-Year Estimates



## **Employment by Occupation**

**Table 1-8** contains information on the various occupations of Melissa's citizens compared to Texas (ages 16 and over) at the time of the 2008-2012 American Community Survey 5-year estimates. It is evident that the *Sales and Office Occupations* continued to employ the largest portion of Melissa's work force at 35 percent, which is higher than that of Collin County and the State. The second largest occupational category is *Management, Business, Science, and Arts*, which is the largest in the County and State.

**Table 1-8. Employment by Occupation Comparison (2008-2012)**

Occupation	Melissa		Collin County %	Texas %
	#	%		
Civilian employed ages 16 and over	2,188	-	-	-
Management, business, science, and arts occupations	741	33.9%	51.1%	34.3%
Service occupations	233	10.6%	11.6%	17.5%
Sales and office occupations	766	35.0%	26.2%	25.2%
Natural resources, construction, and maintenance	184	8.4%	5.5%	11.2%
Production, transportation, and material moving	264	12.1%	5.7%	11.8%

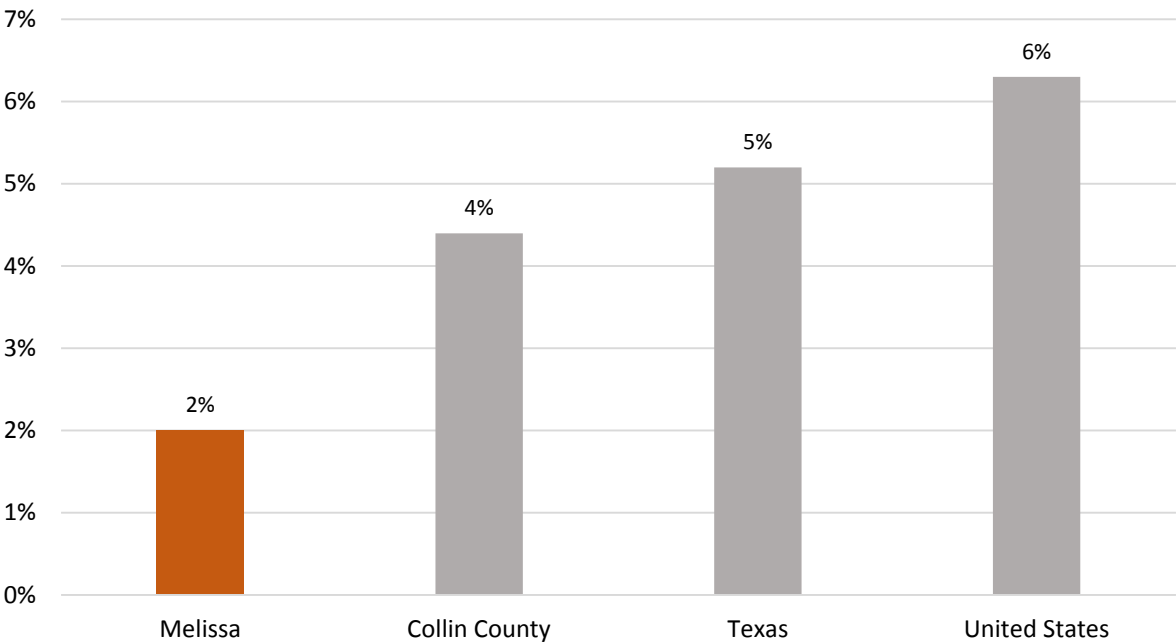
*Source: US Census, 2008-2012 American Community Survey 5-Year Estimates*



**Employment Status**

Based on **Figure 1-14**, two percent of Melissa’s work force (ages 16 and above) was unemployed according to the 2008-2012 American Community Survey 5-year estimates. Compared to the United States’ unemployment rate of six percent, Melissa is four percent below national unemployment rate. It is important to note that these rates fluctuate over time.

**Figure 1-14. Unemployment Status (2008-2012)**



*Source: US Census, 2008-2012 American Community Survey 5-Year Estimates*

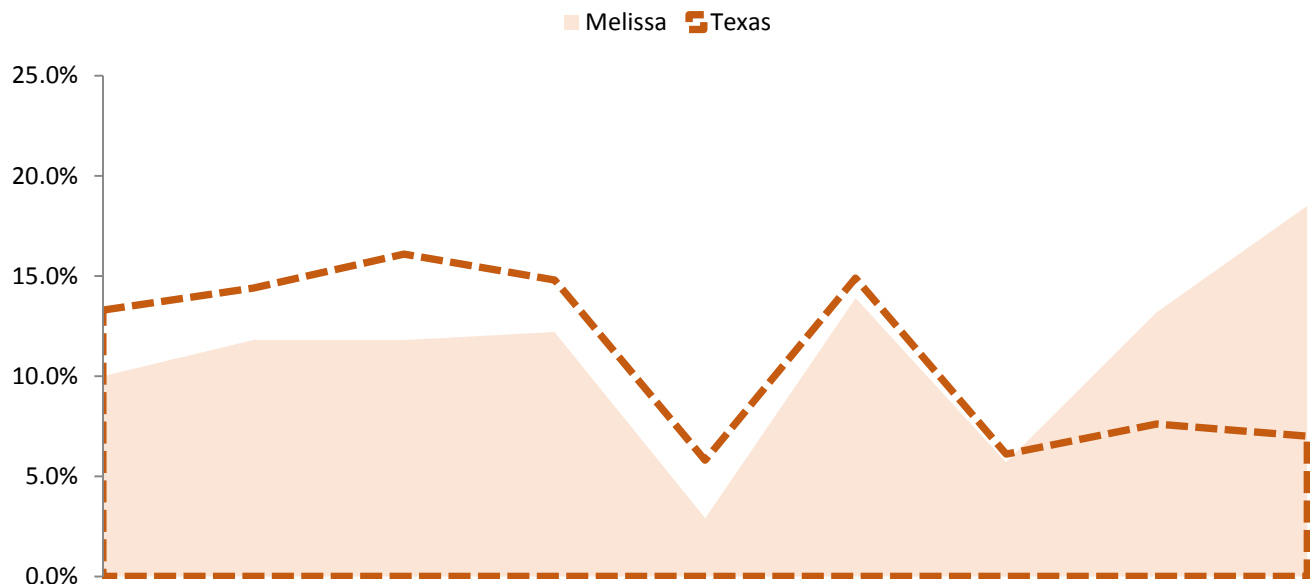


## Travel Time to Work

Focusing on the commuting time and methods of commute to work continues to be an important consideration that people make when purchasing a home. Dealing with increased commute times is a major challenge in the Dallas-Fort Worth Metroplex. As Melissa continues to grow in population, traffic volumes and commute times will likely increase. **Figure 1-15** indicates that the largest percentage of people (18 percent) commutes the farthest, at 60 minutes or more, which is also significantly higher than the rate of the State of Texas. Only 10 percent commute less than 10 minutes. This suggests that the majority of Melissa's employed citizens are traveling to locations that are outside the City for work.

**Figure 1-15** displays the means of transportation that the citizens of Melissa take to work. More than 77 percent of the employed commute alone, either by a car, truck or van. Slightly over eight percent carpooled, one percent walked to work while almost six percent worked at home.

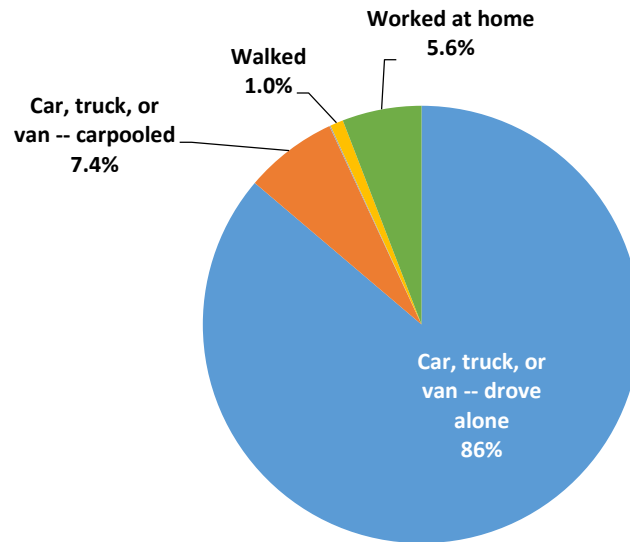
**Figure 1-15. Travel Time to Work (2008-2012)**



Source: US Census, 2008-2012 American Community Survey 5-Year Estimates



**Figure 1-16. Means of Transportation to Work (2008-2012)**



*Source: US Census, 2008-2012 American Community Survey 5-Year Estimates*

## **Summary of Demographic Characteristics**

- The City of Melissa has experienced significant growth, as well as the rest of Collin County, and is on course to continue this growth. With this population growth will come more Extraterritorial Jurisdiction (ETJ) and land to annex in the future. With careful planning, the City can plan for housing and utility infrastructure to maintain a steady growth rate.
- In 2000, the City did not have wide-range of race or ethnicity. The Caucasian population was around 85 percent and there was minimal African American presence. There has been positive growth from 2000 to 2010. African Americans now make up five percent of the City's population. It is clear to see that because of the population growth, the City is growing in diversity.
- The growing population of Melissa has an unemployment rate of only four percent. Compared to the State and the County, this is low.
- As shown in **Figure 1-15**, the largest group of citizens (18 percent) are those who drive 60 or more minutes to work. Of everyone who commutes to the workplace, 86 percent drive alone. This is an indication that most of the population is leaving the city limits during the working hours.
- Overall, the City has seen a positive growth trend. This trend will continue overtime, and the importance of allowing citizens to stay inside the city limits for daily activities will become greater.



## Housing Characteristics

It is important to understand the condition of existing homes and the quality of residential neighborhoods that the City has to offer. It also has a direct effect on the desirability of the City of Melissa as a place to not only live, but to continue to live, work and play. This section provides an outline of the City of Melissa's housing characteristics.

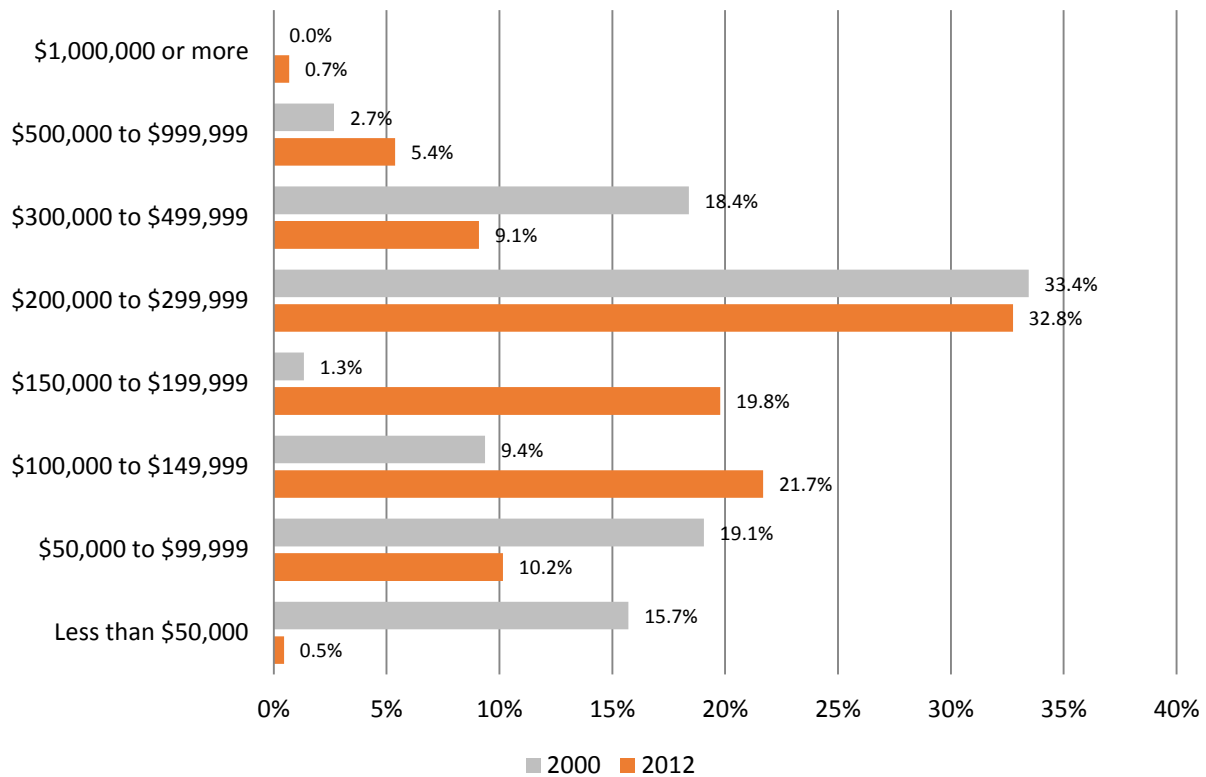
### Housing Value

Housing values are important to examine because they indicate what the City can expect its future housing stock to contribute to the local economy and the aesthetic quality of Melissa. **Table 1-9** reflects the total housing composition for both 2000 and 2008-2012. In 2000, 16 percent of the housing stock was valued at less than \$50,000. By 2008-2012, that number decreased to well below one percent. Another significant change can be seen for housing valued between \$150,000 and \$199,999. In 2000, there were less than two percent but by 2008-2012, that percentage increased to almost 20 percent of the housing stock. Homes valued between \$200,000 and \$499,999 has decreased in percentage, however, those valued \$500,000 or more have increased. This is an indication of new homes are being built for the people of Melissa that reflect today's demand for increased square footage, while smaller homes are slowly disappearing off the housing market. **Figure 1-17** graphically depicts the changing of housing stock in Melissa.

**Table 1-9. Housing Value of Owner-Occupied Units (2000 and 2008-2012)**

House Values	2000				2008-2012			
	Melissa		Texas		Melissa		Texas	
Owner-Occupied Units	299		3,849,585		1,319		5,609,007	
Less than \$50,000	47	15.7%	875,444	22.7%	6	0.5%	696,888	12.4%
\$50,000-\$99,999	57	19.1%	1,561,509	40.6%	134	10.2%	1,361,239	24.3%
\$100,000-\$149,999	28	9.4%	700,830	18.2%	286	21.7%	1,238,795	22.1%
\$150,000-\$199,999	4	1.3%	335,179	8.7%	261	19.8%	895,978	16.0%
\$200,000-\$299,999	100	33.4%	223,968	5.8%	432	32.8%	758,661	13.5%
\$300,000-\$499,999	55	18.4%	104,821	2.7%	120	9.1%	436,502	7.8%
\$500,000-\$999,999	8	2.7%	37,697	1.0%	71	5.4%	167,999	3.0%
\$1,000,000 or more	0	0.0%	10,137	0.3%	9	0.7%	52,945	0.9%
Median house value	\$218,800		\$82,500		\$191,100		\$128,000	

Source: U.S. Census 2000, 2008-2012 American Community Survey 5-Year Estimates

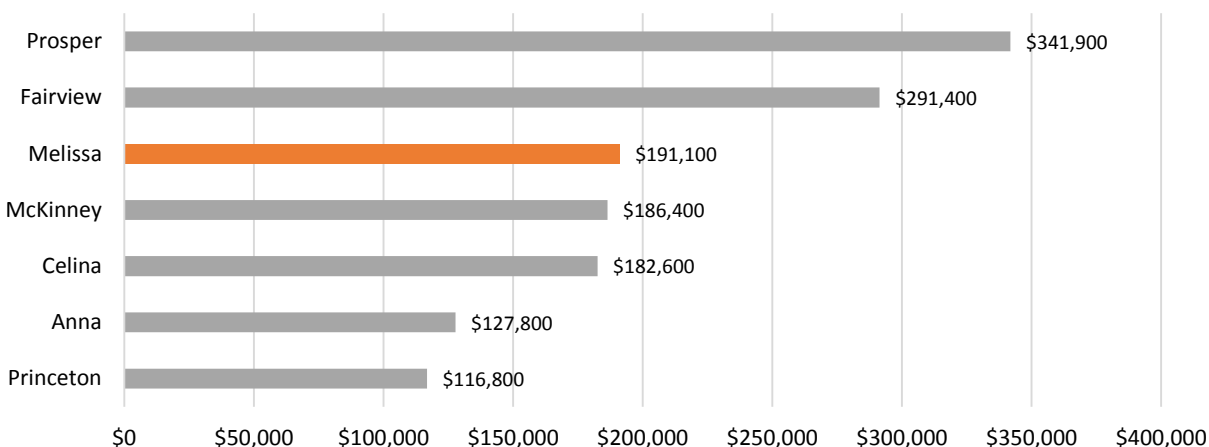
**Figure 1-17. Housing Value of Owner-Occupied Units (2000 and 2008-2012)**

Source: US Census, 2008-2012 American Community Survey 5-Year Estimates



It is also interesting to compare the housing value of Melissa to the surrounding cities. Prospective homebuyers will likely search for a place that is most affordable to them and therefore it is important to know the housing market inside the City as well as surrounding areas. The median price for homes that are owner-occupied in Melissa is valued at \$191,100. Among the listed cities, it ranks third after Fairview at \$291,400 and the town of Prosper at \$341,900.

**Figure 1-18. Median Owner-Occupied Housing Value (2008-2012)**



Source: US Census, 2008-2012 American Community Survey 5-Year Estimates

## Housing Unit Type

**Table 1-10** shows the type of housing units within the City of Melissa in 2000 and 2008-2012. Three primary housing unit categories existed on the market for Melissa. **Figure 1-19** below graphically displays the changes from 2000 and 2008-2012. As shown, the Single-Family units increased by 16 percent while the number of Manufactured Homes decreased by 14 percent.

**Table 1-10. Housing Unit Type Comparison (2000 and 2008-2012)**

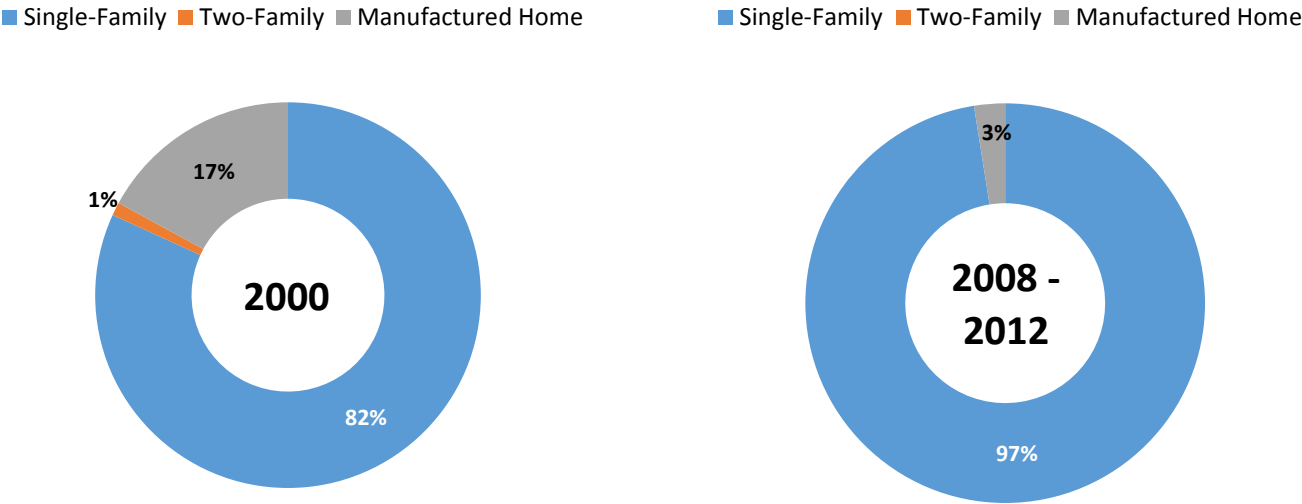
Units	2000		2012	
Single-Family	383	81.5%	1,413	97.5%
Two-Family	5	1.1%	0	0.0%
Manufactured Home	80	17.0%	36	2.5%

Source: U.S. Census 2000; 2008-2012 American Community Survey 5-Year Estimates





Figure 1-19. Housing Unit Type (2000 and 2008-2012)

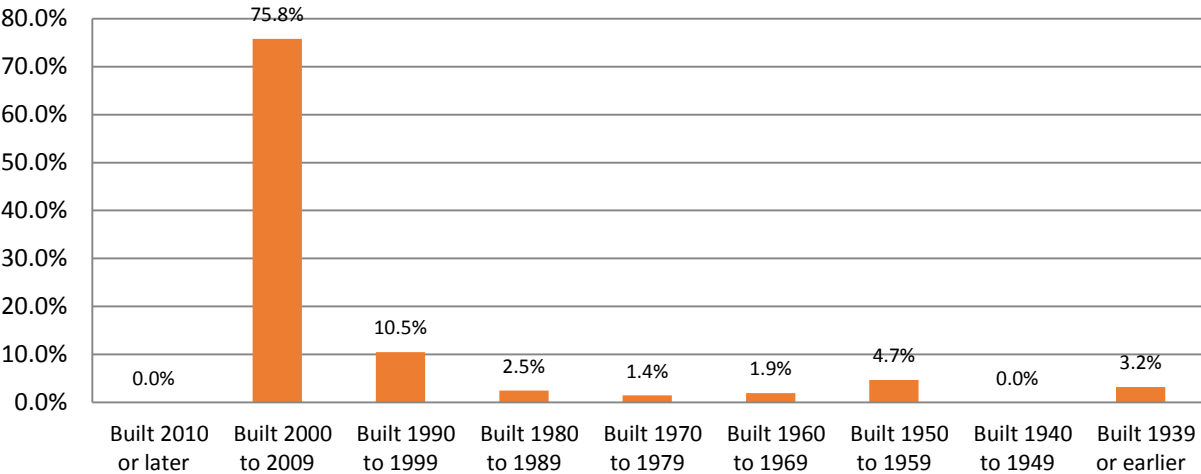


Source: US Census, 2008-2012 American Community Survey 5-Year Estimates

**Year of House Constructed**

Melissa has older neighborhoods that are well-established in addition to a growing number of new neighborhoods. **Figure 1-20** shows the percentage of housing units in Melissa and the time period each housing unit was constructed. Roughly 11 percent of the housing stock was built before 1979. Ten percent of the housing stock was constructed between 1990 and 1999, but three-quarters of the housing stock was constructed between 2000 and 2009.

Figure 1-20. Year of Home Constructed (2008-2012)



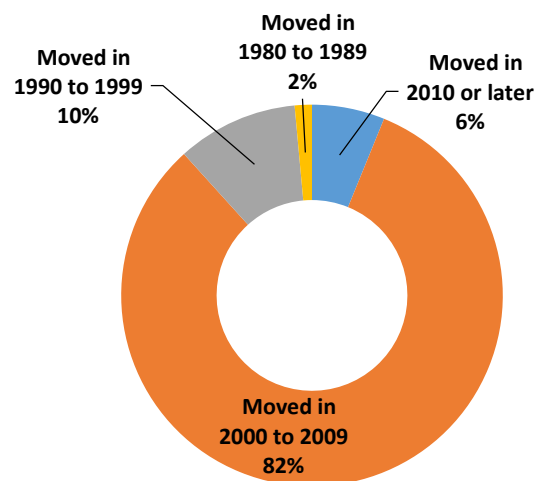
Source: US Census, 2008-2012 American Community Survey 5-Year Estimates



## **Year Moved Into Unit**

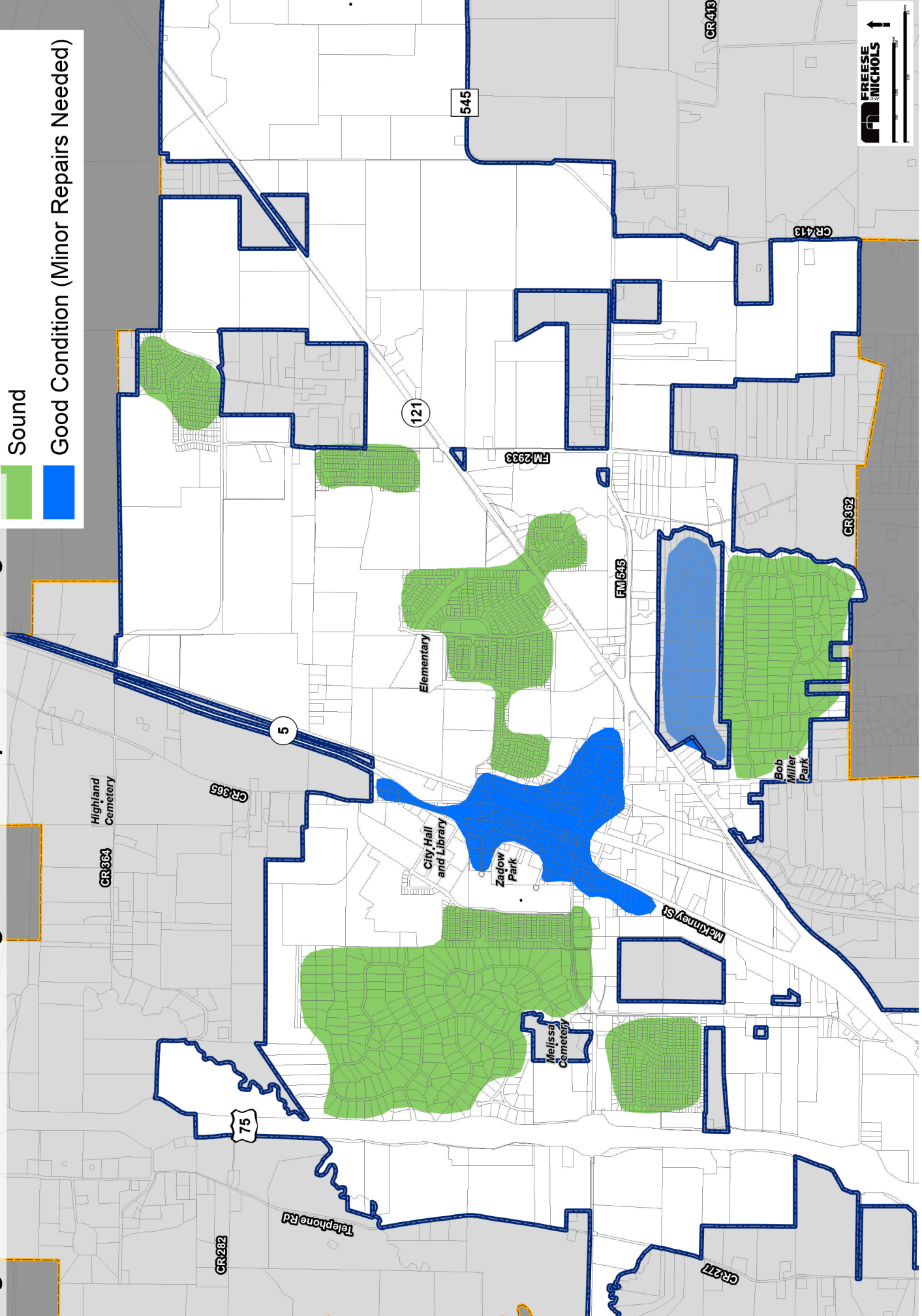
Approximately 82 percent of households moved into their home between the year period 2000 and 2009, which also correlates to the same time period that new homes were constructed as shown in **Figure 1-20**. Only two percent of existing households moved into their home between 1980 and 1989.

**Figure 1-21. Year Householder Moved into Unit**



*Source: US Census, 2008-2012 American Community Survey 5-Year Estimates*

Figure 1-22. Generalized Housing Conditions Map of the Planning Area





## **Housing Unit Condition**

In order to analyze the condition of the single-family housing units within Melissa, a Neighborhood Conditions Survey was performed. This is a general survey of Melissa's neighborhoods. The category used to identify the area refers to the overall character of the neighborhood and is not specific to each home within the area.

As shown in the map, Type 1 refers to sound neighborhoods that appear to be very well maintained, which includes about 50 percent of the residential acreage within Melissa. For these areas, a Neighborhood Preservation strategy is appropriate to recognize areas in which the City should sustain and protect existing desirable conditions.

Type 2 neighborhoods have a significant portion of homes that need repairs that could be performed by the homeowner, such as repainting or minor code enforcement issues. This category includes the majority of the City at 13 percent of the City's residential acreage. A Housing Maintenance strategy is appropriate to reduce the incidence of further deterioration of these housing units. If minor repairs are not accomplished on Type 2 units, such units may fall into the Type 3 category, making rehabilitation a challenge, if possible at all.





Type 3 areas describe neighborhoods with many homes that require significant repairs that require a professional, such as replacing a roof, or are beyond repair and likely require demolition; however no significant areas of Melissa are considered Type 3. As previously stated, this is a broad survey intended to identify the different needs in the various residential neighborhoods of Melissa, and is not intended to apply to each individual property within the designated areas.



For Type 3 areas, a Rehabilitation/Redevelopment strategy is appropriate. There are two primary purposes behind this strategy: 1) in cases of rehabilitation, to reduce the likelihood of further decline of units in the identified areas; and 2) in cases of redevelopment, to prevent further deterioration of the overall area. If the necessary repairs are not accomplished, these units may deteriorate further, making them virtually uninhabitable. The City should not allow such units to become a serious public safety concern. Therefore, action to improve the conditions of the Type 3 structures is extremely important to avoid having a negative impact on the neighboring Type 2 structures, as well as adjacent neighborhoods.



### **Summary of Housing Characteristics**

- The City experienced an influx of new single-family housing from 2000-2009. This correlates with the population growth that was discussed in the previous section. The average home in Melissa is valued at \$200,000 and over, which is high when compared to the State.
- From 2000 to 2008-2012 the City saw a decrease in the percentage of manufactured homes – from 17 percent to three percent – which may have contributed to the growth in housing value.
- Multi-family housing also decreased. In 2000, there was two percent multi-family housing. In 2008-2012, there was zero percent.
- During this same time period, Melissa also experienced significant population growth and began to see changes in demographics.
- The housing options and availability in Melissa will play a large role in the future population growth and demographic changes.





## Land Use Characteristics

Providing for the orderly and efficient use of land is a major planning consideration in Melissa. The pattern of land use that exists today has evolved to accommodate the City's past needs. The activities of local residents create a need for various land uses, as well as for the supplemental systems that support the land uses (e.g., thoroughfare systems). The relationships of existing and future land uses will shape the character and quality of life of the community for many years to come. In order to accurately assess the City's future land use needs, an analysis for past land use trends and present land use patterns is of primary importance.

### **Extraterritorial Jurisdiction**

The Texas Local Government Code states that cities with a population of less than 5,000 people are granted an extraterritorial jurisdiction (ETJ) of one-half mile outside their incorporated city limits. No community can incorporate to become a city within this ETJ boundary, and no other community can extend its city limits or ETJ boundary into this area. Melissa may annex any area that is within its ETJ, but only if the area is contiguous with existing City limits. Melissa

has exceeded 5,000 in population, and in accordance with the Texas Local Government Code, can extend the ETJ to one mile from the city limit boundary, however the City's growth is restricted by neighboring cities' ETJs. In addition, Texas state law grants cities the right to enforce subdivision regulations and to require right-of-way in the ETJ according to an adopted plan. The way in which annexation, subdivision regulation, and right-of-way dedication in the ETJ relate to Melissa will be discussed further in later chapters of this Plan.

The extraterritorial jurisdiction of a municipality is the unincorporated area that is contiguous to the corporate boundaries of the municipality and that is located ... within one mile of those boundaries, in the case of a municipality with 5,000 to 24,999 inhabitants.

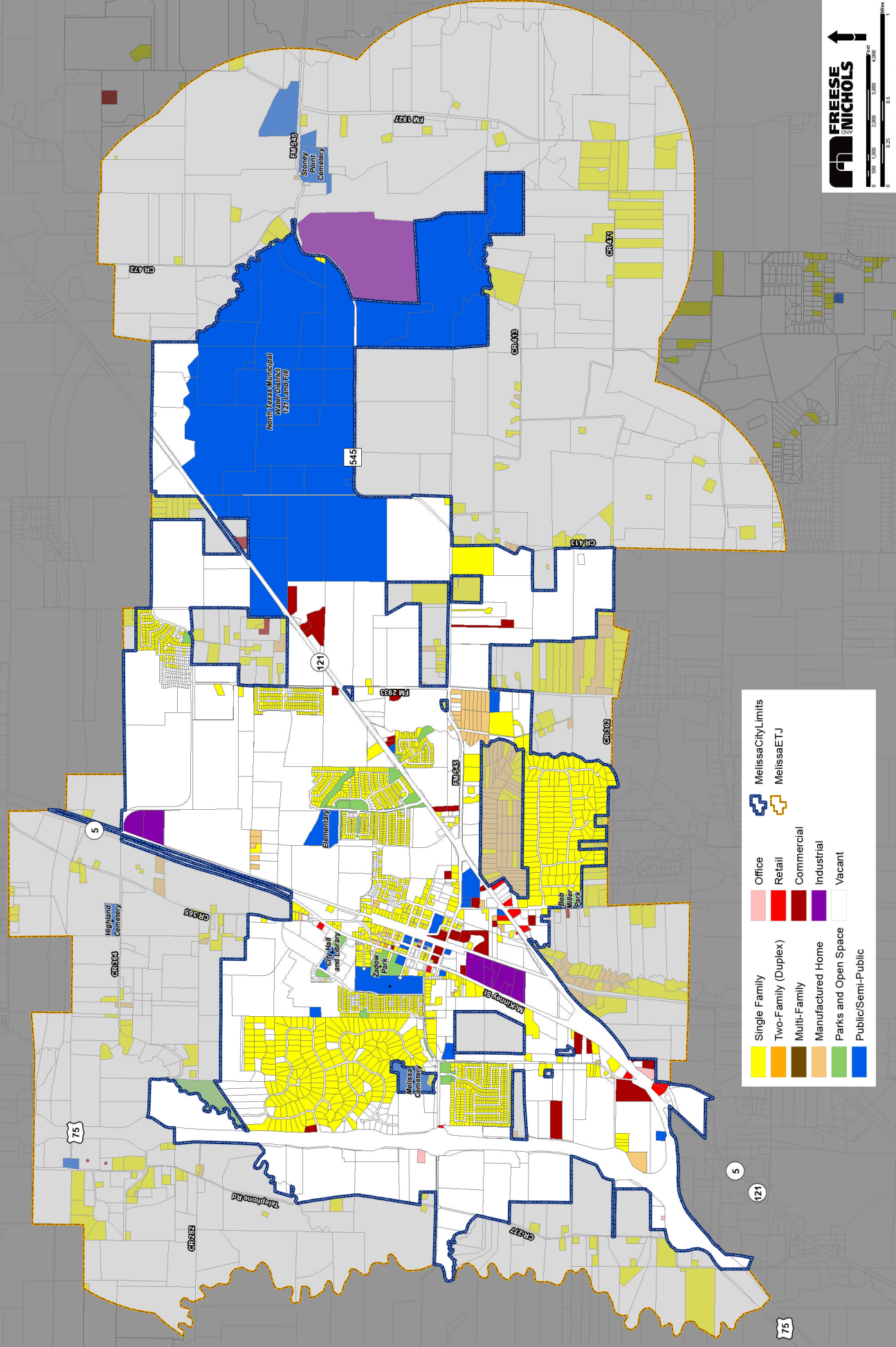
*Chapter 42 of the Texas Local Government Code*

### **Existing Land Use and Physical Constraints**

Growth and development occurring within Melissa in the future will require the conversion of vacant and agricultural land to more intensified urban uses. The conversion process and how it occurs will be very important to the City in that it is one of the factors that will determine the community's future urban form, and in turn, its attractiveness and desirability. The relationships of existing and future land uses will not only have an impact upon Melissa economically, but will also shape the character and livability of the community in the years to come. Likewise, these relationships will be reflected in the provision of services and facilities throughout the community. An orderly and compact land use arrangement can be served more easily and efficiently than a random and scattered association of unrelated uses

In order to analyze the land use trends within Melissa, aerial photography supported by field verification was used to identify existing land uses in the preparation of this chapter. This survey occurred in January 2014, and each parcel of land was color-coded according to various land use types. The information obtained from the survey is used herein to create the Existing Land Use Map and discuss Melissa's current land use pattern. The following section provides an overview of the different types of land uses included within the survey.

**Figure 1-23. Existing Land Use Map**







## **Land Use Types**

### **Residential Land Uses**

The following is an overview of land uses that are residential, including single-family, two family, multi-family, and manufactured homes.

#### ***Single-Family***

A single dwelling unit that is detached from any other dwelling unit, is built on-site, and is designed to be occupied by only one family. Single-family homes are the most prevalent housing type and developed land use type.

#### ***Two-Family***

A structure with two attached dwelling units that is designed to be occupied by two families (one in each unit). Two-family homes are also commonly referred to as duplex units.

#### ***Multi-Family***

A structure with numerous attached dwelling units that is designed to be occupied by several families (one in each unit). This term can be used to describe a single structure or series of structures in a complex. Multi-family homes are also commonly referred to as apartments.

#### ***Manufactured Home***

A single-family dwelling unit that is manufactured in a factory, rather than on-site. These homes are usually transportable (i.e., are not on permanent foundations). Manufactured homes are also commonly referred to as mobile homes, although the term “mobile home” is typically used for structures built prior to 1976.





## Nonresidential Land Uses

Nonresidential land uses include areas in which people typically do not reside.



### *Park & Open Space*

Public or private park land, open space, and/or recreation area that is outside. May include recreational facilities, such as tennis courts, public swimming pools, picnic pavilions, and basketball courts.



### *Public/Semi-Public*

Uses that are generally accessible to the public, such as schools, churches, public buildings, cemeteries, and some medical facilities. Also includes some support services, such as a school bus storage lot.



### *Office*

All types of professional and administrative offices, including those of doctors, lawyers, dentists, realtors, architects and accountants.



### *Retail*

Businesses that primarily sell commodities or goods to consumers. Examples include restaurants, grocery stores, beauty salons, and shopping centers.



### ***Commercial***

Establishments that primarily provide a service to consumers. Examples include hotels, automobile services stations, automobile sales lots, self-storage businesses, and welding shops.



### ***Industrial***

Allows for the processing, storage, assembly, and/or repairing of materials. Ranges from light industry with all activity occurring indoors, to heavy industry with activity occurring outside.



### ***Right-of-Way***

Land that is dedicated to public use for streets, utilities, alleys, and rail lines.



### ***Vacant/Agricultural***

Land that either has no readily visible or apparent use, or land that is used for growing crops or grazing animals.







## Land Use Composition

**Figure 1-23** shows a graphic representation of the existing land use pattern for the City and ETJ. **Table 1-11** and the related **Figure 1-24** show the results of the survey, reflecting the existing land use composition within Melissa.

Approximately 31 percent of the City Limits and ETJ is developed, or 4,882 acres. This means that more than half of the City limits and ETJ is undeveloped and has the potential for future development. The Comprehensive Plan will help guide the City leader's decision-making process on how to develop this land. The online survey, found in Chapter 2, outlines what the community envisions for this undeveloped land. With strategic planning, a suitable land use for the undeveloped land can be achieved.

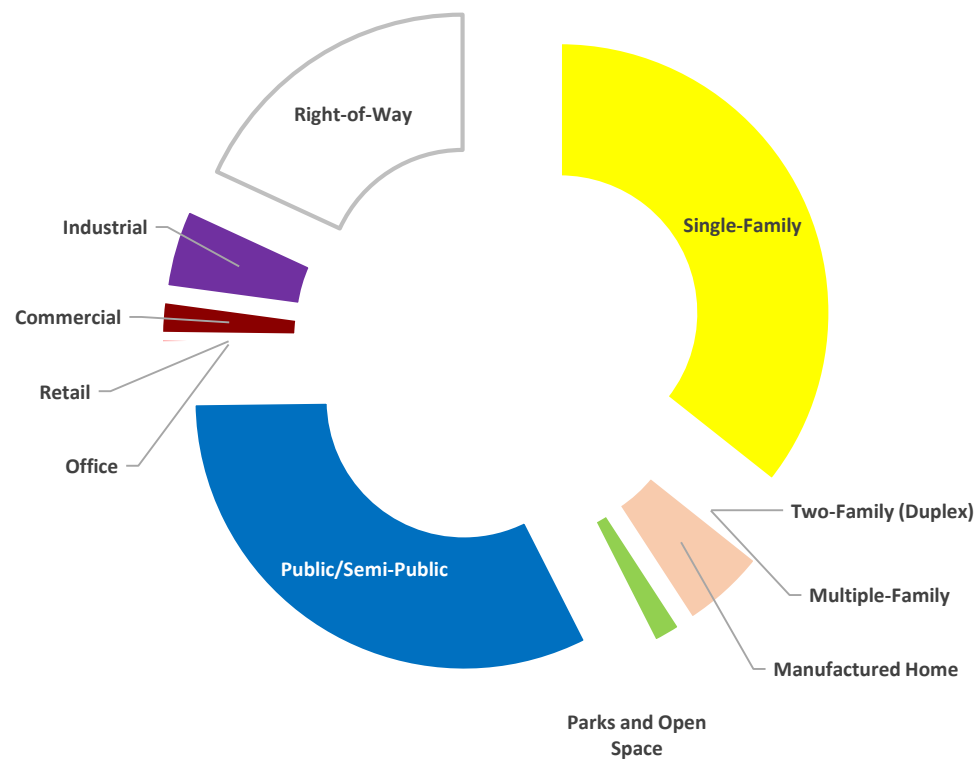
**Table 1-11. Existing Land Use of City Limits and ETJ (2014)**

Existing Land Use	City		ETJ		Planning Area		
	Acres	%	Acres	%	Acres	%	Acres per 100 Persons
Residential							
Single-Family	994	14%	746	8%	1,740	11%	19.7
Two-Family (Duplex)	2	0%	-	0%	2	0%	0.0
Multiple-Family	-	0%	-	0%	-	0%	-
Manufactured Home	56	1%	194	2%	250	2%	2.8
Nonresidential							
Parks and Open Space	61	1%	23	0%	83	1%	0.9
Public/Semi-Public	1,481	21%	95	1%	1,576	10%	17.9
Office	6	0%	-	0%	6	0%	0.1
Retail	13	0%	-	0%	13	0%	0.2
Commercial	88	1%	7	0%	95	1%	1.1
Industrial	60	1%	172	2%	232	1%	2.6
Right-of-Way	665	10%	220	2%	884	6%	10.0
Total Developed Acreage	3,426	49%	1,456	16%	4,882	31%	55.3
Vacant/Agricultural	3,549	51%	7,410	84%	10,959	69%	124.1
Total Acreage	6,974	100%	8,866	100%	15,840	100%	179.4

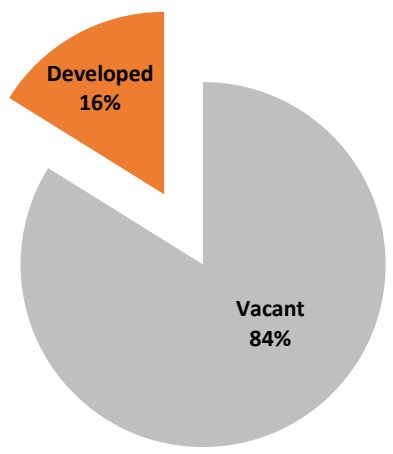
*\*Based on a current planning area population of 6,197*



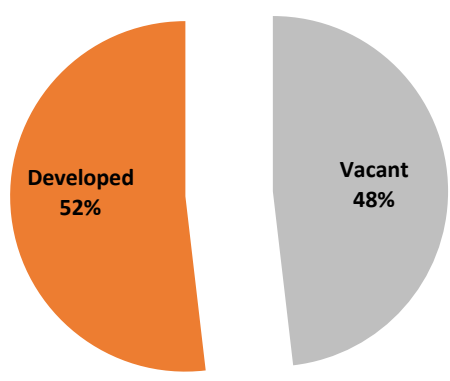
**Figure 1-24. Existing Land Use - Developed Acreage in the Planning Area (2014)**



**Figure 1-26. Developed and Vacant Land in ETJ**



**Figure 1-25. Developed and Vacant Land in City Limits**





## Current Land Use Densities within Melissa's Planning Area

The 2014 City population estimate of 7,755 along with the ETJ estimated population of 1,074 was used for these calculations, for a total current planning area population of 8,829. The density of single-family residential land use is 19.7 acres per 100 persons. This indicates a relatively low density development pattern for Single-Family uses.

Another type of land use that is important to note in relation to population is the amount of land that is categorized as Parks and Open Space, which is discussed in further detail in Chapter 6.

Calculating the acres per 100 persons is also an important measure for a city's retail base. A high ratio, between 0.6-0.7 acres per 100 persons, is representative of a community that is capturing the retail demand generated by the local population, as well as that of other nearby communities or the county.

A ratio of around 0.5 acres per 100 acres is considered average, meaning that a community is capturing most of the retail demand generated by the local population. A low ratio, between 0.3-0.4 acres per 100 persons results when the local population is traveling elsewhere to patronize retail establishments. As shown in the far right column in **Table 1-12**, Melissa's retail ratio is 0.2 which is considered a very low ratio.

**Table 1-12. Acres per 100 Persons in the Planning Area**

Land Use Category	Acres	Acres/100 Persons
<b>Residential</b>		
Single-Family	1,740	19.7
Two-Family (Duplex)	2	0.0
Multi-Family	-	-
Manufactured Homes	250	2.8
<b>Non-Residential</b>		
Parks and Open Space	83	0.9
Public/Semi-Public	1,576	17.9
Office	6	0.1
Retail	13	0.2
Commercial	95	1.1
Industrial	232	2.6
Right-of-Way	884	10.0
Total Developed Land	4,882	55.3
Vacant/Agricultural	10,959	124.1
Total	15,840	179.4

*Based on 2014 planning area population estimate of 8,829*



## Land Use Analysis

### Developed and Vacant Acreages within Melissa

As **Figure 1-24** shows, single-family land consumes a large portion of the developed land within the planning area – approximately 36 percent. In fact, of all types of land use within Melissa, Single-Family land use accounts for the highest amount of developed acreage at 1,740 acres. Public/Semi-Public space accounts for the second-highest amount of developed acreage in the City at 32 percent of the developed acreage in Melissa, largely due to the landfill.



Nonresidential uses also account for a relatively small portion of the developed acreage within the City – the total percentage of Office, Retail, Commercial and Industrial uses each account for fewer than five percent. Right-of-Way uses account for the third highest amount of developed acreage in the City at 18 percent. Park and Open Space is only two percent.

About 69 percent of Melissa's total planning area acreage is considered vacant or agricultural use. This is also considered as undeveloped land. This percentage amounts to about 10,959 acres that have the potential to be developed in the future. The importance of the calculation of undeveloped land lies in the fact that it is this land that will allow the City to grow in population in the coming years. It is also the area where decisions will have to be made regarding service provision and roadway construction, because although this land is not currently developed, it is likely to be at some time in the future.

Most communities do not develop such that 100 percent of the land is utilized. Generally, approximately 10 percent remains vacant. However, even given this fact, the existing percentage of vacant acreage of 69 percent within Melissa provides ample acreage to accommodate future population growth within the City limits.

### Total Jurisdictional Area

Recommendations about the way in which currently vacant acreage should be developed in the City and ETJ – that is, what type of land use is most appropriate to plan for – will be contained within the Future Land Use Plan chapter of this Comprehensive Plan Update.

**Table 1-13. Total Planning Area (2014)**

Jurisdiction	Acre	Percent
Melissa's City Limits	6,974	44%
Melissa's ETJ	8,866	56%
Total Jurisdiction Area	15,840	



**Table 1-13. Total Planning Area (2014)** shows Melissa's total jurisdiction area in acreage. Melissa is approximately 6,974 acres, or 11 square miles. The ETJ is approximately 8,866 acres, or 14 square miles. Melissa's total jurisdiction encompasses 15,840 acres, or 25 square miles. The City of Melissa could eventually include all of the current ETJ area and possibly beyond as the ETJ line to the growth boundaries in the future. This is a large amount of area in which Melissa can expand its boundaries and accommodate future population, as well as manage growth. In order to ensure successful growth, the City should establish boundary agreements with all surrounding jurisdictions. The City has currently started this process. It is important for the City to finish establishing boundary agreements with any remaining jurisdictions.

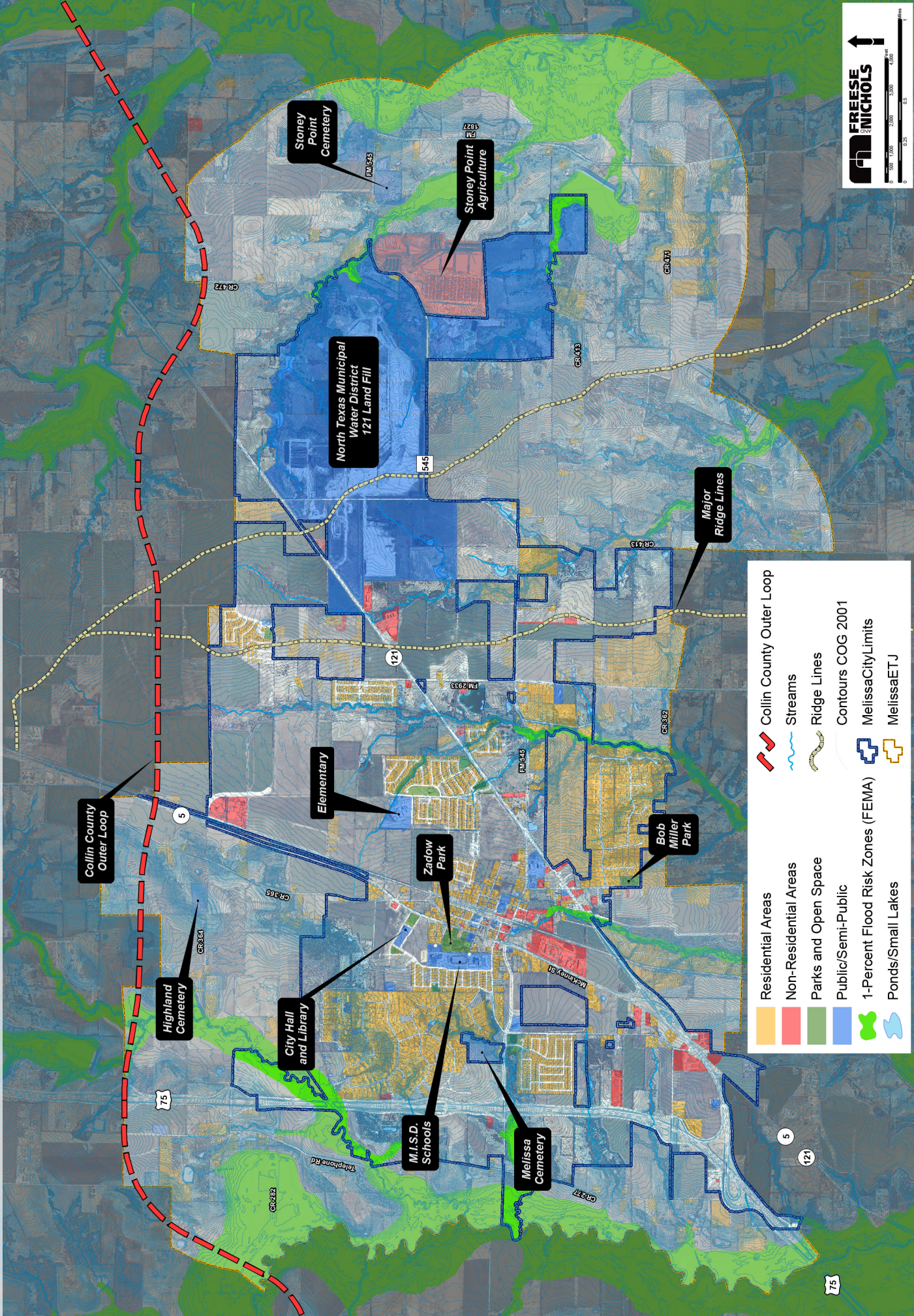
### Physical Land Use Factors

There are numerous physical factors that will inherently influence development as the City continues to grow. **Figure 1-27** shows some of these factors. These may pose potential limitations for the City, while others may provide opportunities. Many can actually be viewed in both ways. For example, some of the floodplain areas could be viewed as limitations, since they are undevelopable. They could, however, also be viewed as opportunities for parks, open space and trails. The various factors shown include:

- Existing developed areas, with related land uses generalized;
- The 100-year floodplain;
- The NTMWD landfill;
- The Melissa City limit line and ETJ line;
- The Melissa Independent School District line; and
- Creeks and major ridgelines.



Figure 1-27. Physical Features







## **Summary of Land Use Characteristics**

- The land use characteristics for the City are tied in with the population and demographic characteristics. Due to the population growth, the City may be able to extend the ETJ from one-half mile to one mile from the City limits, in accordance with existing boundary agreements and excluding the existing neighboring ETJs.
- The City's total planning area has about 69 percent vacant land. This is positive for growth and gives developers a wide range of options for housing locations. The Future Land Use Plan will determine which areas will be dedicated to residential uses and which areas will be dedicated to other uses.
- Strategically planning for land uses will help to spur growth in certain areas and will aid the City in achieving the goals of this Comprehensive Plan.