

*City of Melissa, TX Proposed Impact Fee Update - Service Area 1
Prepared on December 22, 2022*

<p style="text-align: center;">Notice:</p>	<p>Notice is hereby given that the City Council of the City of Melissa will hold a Public Hearing on January 24, 2023 at 6:00 p.m. in Melissa City Hall, 2nd Floor City Council Chamber, located at 3411 Barker Avenue, Melissa, Texas. The purpose of this public hearing is to consider the amendment of land use assumptions and a capital improvements plan and the imposition of an impact fee in the City of Melissa. Any member of the public has the right to appear at the hearing and present evidence for or against the update.</p>
<p style="text-align: center;">Land Use Assumptions:</p>	<p>There are no proposed changes to the City's land use assumptions.</p>
<p style="text-align: center;">Capital Improvements Plan:</p>	<p>The City is proposing to add four (4) projects to its Capital Improvements Plan:</p>
	<p>1) Throckmorton Rd from the intersection of Throckmorton Rd and CR 277 east to the intersection of the US 75 Southbound Frontage Rd and Throckmorton Rd (Project 1-4A)</p>
	<p>2) Cooper St from the intersection of SH5 and Cooper St to a point 730' east of the same intersection (Project 1-9A)</p>
	<p>3) CR 277 from the intersection of CR 277 and Throckmorton Creek north to the intersection of CR 277 and Throckmorton Rd (Project 1-14A)</p>
	<p>4) Red River St from the intersection of Melissa Rd and Red River St north to the intersection of Red River St and Harrison St (Project 1-27B)</p>
<p style="text-align: center;">Impact Fee Per Service Unit:</p>	<p>The City is proposing to amend the transportation impact fee per service unit in Service Area 1 from \$684.24 to \$791.87</p>
<p style="text-align: center;">Maximum Allowable Impact Fee:</p>	<p>The percentage at which the impact fee per service unit is levied will be lowered such that impact fees paid by residential and commercial users will remain unchanged.</p>

City of Melissa - 2023 Roadway Impact Fee Update
Table 3. CIP for Roadway Impact Fees with Conceptual Level Cost Opinions

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	Total Project Cost
SA 1	1-1	4D(100)	Throckmorton Rd (1)	US 75 NBFR to 1,170' E of US 75 NBFR	0.22	\$ 985,439
	1-2	4D(100)	Throckmorton Rd (2)	SH 5 to Liberty Way (Future)	0.55	\$ 3,286,179
	1-3	4D(100)	Throckmorton Rd (3)	Liberty Way (Future) to Spruce Rd	0.81	\$ 6,379,570
	1-4	4D(100)	Throckmorton Rd (4)	Spruce Rd to 990' East of Spruce Rd	0.19	\$ 833,992
	1-4A	4D(100)	Throckmorton Rd (5)	CR 277 to US 75 SBFR	0.13	\$ 1,414,685
	1-5	3U(60)	Melissa Rd (1)	1,755' W of CR 277 to CR 277	0.33	\$ 6,363,514
	1-6	4D(100)	Melissa Rd (2)	Co Rd 277 to US 75 SBFR	0.32	\$ 3,840,791
	1-7	6D(120)	Melissa Rd (3)	SH 5 to Co Rd 365	0.13	\$ 1,645,856
	1-8	6D(120)	Melissa Rd (4)	Co Rd 365 to SH 121	0.57	\$ 7,905,639
	1-9	4D(100)	FM 545 (1)	SH 121 to FM 2933	0.97	\$ 4,853,891
	1-9A	3U(60)	FM 545 (2)	SH 5 to 730' E of SH 5	0.14	\$ 1,594,101
	1-10	4D(100)	Davis Rd (1)	CR 277 to US 75 SBFR	0.34	\$ 3,056,589
	1-11	4D(100)	Davis Rd (2)	US 75 NBFR to Fannin Rd	0.42	\$ 3,764,722
	1-12	3U(60)	CR 277 (1)	2,285' S of Melissa Rd to 1,275' S of Melissa Rd	0.19	\$ 586,422
	1-13	3U(60)	CR 277 (2)	1,275' S of Melissa Rd to Melissa Rd	0.24	\$ 2,578,046
	1-14	3U(60)	CR 277 (3)	515' N of Melissa Rd to Throckmorton Creek	0.72	\$ 2,707,363
	1-14A	4D(100)	CR 277 (4)	Throckmorton Creek to Throckmorton	0.90	\$ 9,810,326
	1-15	4D(100)	Fannin Rd (1)	SH 121 to Davis Rd	0.16	\$ 1,424,564
	1-16	3U(60)	Fannin Rd (2)	Davis Rd to Melissa Rd	1.07	\$ 6,566,825
	1-17	3U(60)	Cardinal Dr (1)	Melissa Rd to Fannin Rd	0.10	\$ 625,148
	1-18	3U(60)	Cardinal Dr (2)	135' N of Surrey Dr to CR 365	0.35	\$ 2,199,084
	1-19	3U(60)	CR 365 (1)	SH 5 to Cardinal Dr	0.23	\$ 1,410,733
	1-20	2U(50)	CR 365 (2)	Cardinal Dr to 1,065' N of Cardinal Dr	0.20	\$ 571,209
	1-21	4D(100)	SH 5 (1)	SH 121 to 3,900' S of Melissa Rd	0.46	\$ 1,916,246
	1-22	4D(100)	SH 5 (2)	3,900' S of Melissa Rd to Melissa Rd	0.74	\$ 3,058,544
	1-23	4D(100)	SH 5 (3)	Melissa Rd to Throckmorton Rd	2.01	\$ 8,334,393
	1-24	3U(60)	Miller Rd (1)	775' N of CR 362 to 300' S of Thornberry Dr	0.20	\$ 627,223
	1-25	3U(60)	Miller Rd (2)	300' S of Thornberry Dr to SH 121	0.29	\$ 1,768,812
	1-26	3U(60)	Miller Rd (3)	SH 121 to FM 545	0.26	\$ 1,573,936
	1-27	3U(60)	Dallas St	Melissa Rd to Independence Dr	0.33	\$ 2,073,225
	1-27A	3U(60)	Harrison St	575' W of SH 5 to Washington Drive	0.75	\$ 4,706,221
	1-27B	3U(60)	Red River St	Melissa Road to Harrison Street	0.18	\$ 2,074,516
	1-28	2U(50)	Liberty Way	Patton Dr to 900' S of Throckmorton Rd	0.56	\$ 2,829,765
	1-29,2-6	3U(60)	Milrany Ln (1)	FM 545 to SH 121	0.62	\$ 1,809,058
	1-30,2-7	3U(60)	Milrany Ln (2)	300' N of SH 121 to 100 S of Hunter's Run Pkwy	0.25	\$ 553,223
	1-31	3U(60)	Milrany Ln (3)	100' S of Hunter's Run Pkwy to CR 418 (E-W)	0.28	\$ 816,012
	1-32	3U(60)	Milrany Ln (4)	CR 418 (E-W) to Throckmorton Rd	0.28	\$ 1,313,918
	S-1	-	Signal Installation	CR 365 & Cardinal Dr	-	\$ 377,962
	S-2	-	Signal Installation	Davis Rd & US 75 NBFR	-	\$ 377,962
	S-3	-	Signal Installation	Davis Rd & US 75 SBFR	-	\$ 377,962
	S-4	-	Signal Installation	Fannin Rd & Davis Rd	-	\$ 377,962
	S-5	-	Signal Installation	Melissa Rd & Berry Rd	-	\$ 377,962
	S-6	-	Signal Installation	Melissa Rd & Fannin Rd	-	\$ 377,962
	S-7	-	Signal Installation	Melissa Rd & US 75 NBFR	-	\$ 377,962
	S-8	-	Signal Installation	Melissa Rd & US 75 SBFR	-	\$ 377,962
S-9	-	Signal Installation	SH 121 & Liberty Way	-	\$ 377,962	
S-10	-	Signal Installation	SH 121 & Redwood Blvd	-	\$ 377,962	
S-11	-	Signal Installation	SH 5 & CR 365	-	\$ 377,962	
S-12	-	Signal Installation	SH 5 & Melissa Rd	-	\$ 377,962	
S-13	-	Signal Installation	Throckmorton Rd & CR 418	-	\$ 188,981	
S-14	-	Signal Installation	Throckmorton Rd & Liberty Way	-	\$ 377,962	
PWF-1	-	Public Works Facility	-	-	\$ 1,281,000	
TOC-1	-	Traffic Operations Center	-	-	\$ 3,091,009	
Service Area Project Cost Subtotal						\$ 117,334,275
2015 Transportation Impact Fee Update Cost Per Service Area						\$ 19,167
Total Cost in SERVICE AREA 1						\$ 117,353,442

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	Total Project Cost	
SA 2	2-1	2U(50)	Throckmorton Rd (5)	CR 418 to 1,490' E of CR 418	0.28	\$ 498,022	
	2-2	2U(50)	CR 419	SH 121 to Throckmorton Rd	0.14	\$ 656,959	
	2-3	4D(100)	FM 545 (2)	FM 2933 to CR 415	0.90	\$ 2,095,180	
	2-4	3U(60)	FM 545 (3)	CR 415 to 1,750' N of CR 415	0.33	\$ 485,486	
	2-5	3U(60)	FM 545 (4)	1,750' N of CR 415 to CR 416	0.33	\$ 240,653	
	1-28,2-6	3U(60)	Milrany Ln (2)	FM 545 to SH 121	0.62	\$ 1,809,058	
	1-29,2-7	3U(60)	Milrany Ln (3)	300' N of SH 121 to 100 S of Hunter's Run Pkwy	0.25	\$ 1,106,447	
	2-8	2U(50)	CR 413 (1)	CR 413 (E-W) to 2,005' N of CR 413 (E-W)	0.38	\$ 972,300	
	2-9	2U(50)	CR 413 (2)	City Limit to FM 545	0.48	\$ 2,474,316	
	S-15	-	Signal Installation	SH 121 & CR 419	-	\$ 377,962	
	TOC-1	-	Traffic Operations Center	-	-	\$ 1,236,404	
	Service Area Project Cost Subtotal						\$ 11,952,785
	2015 Transportation Impact Fee Update Cost Per Service Area						\$ 19,167
	Total Cost in SERVICE AREA 2						\$ 11,971,951