

# February 2018

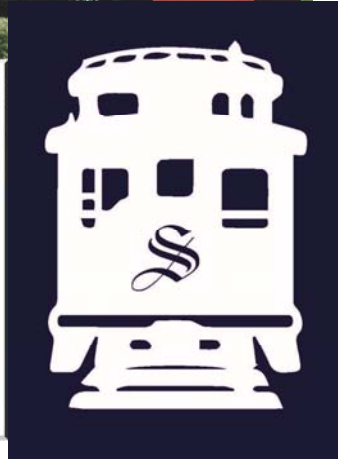


City of Sachse  
Development Services Department  
3815-B Sachse Road  
Sachse, TX 75048  
469-429-4781

*Where Great Neighbors  
Live*



# Monthly Development Report





# Development Services Monthly Development Report February 2018

## Development Projects

### Residential Projects:

The Enclave (30 lots) – in plan review  
 Estates of Pleasant Valley Phase II - (21 lots) – under construction  
 Serene Townhomes (122 units) – under construction

### Commercial Projects:

Sachse Plaza Retail Shell (7370 SH 78) – in plan review  
 Ranch Road Retail Shell (4420 Ranch Road) – in plan review  
 Sachse High School (band hall) (3901 Miles Rd) – in plan review  
 LiDL (SEC of Woodbridge & SH 78) – pending pre-construction meeting  
 Hudson Middle School (band hall) (4405 Hudson Road) – under construction  
 Murphy Road Dentist Office (6820 Murphy Road) – under construction  
 Lube Master (6830 Murphy Road) – under construction  
 Trepex Senior Living (3801 Miles Road) – under construction  
 Assured Self Storage (6404 SH 78) – under construction  
 Ramirez Body Shop & Auto Sales (6315 Industrial) – under construction  
 Mustang Creek Assisted Living Facility (3900 Ranch Road) – under construction (phased openings)  
 Waffle House (5020 SH 78) – now open

### New Businesses

Premier Liquor (6810 Murphy Road, # 500) – under construction  
 Posh Nails (8040 Woodbridge Parkway, #400) – under construction  
 SK Construction (white box @ 7340 SH 78, #1000) – under construction  
 Woodbridge Café (7340 SH 78, #900) – now open

### Planning Cases

<u>Case Type</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
Plats	19	21	15	8	0
Zoning	5	8	6	2	0
Special Use Permits	3	3	2	1	0
Board of Adjustment Cases	8	7	2	0	0
Ordinances	15	8	1	14	1

## BUILDING PERMITS

### Single Family Building Permits

	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>Jan</b>	17	14	8	13	18	14	16	4	15
<b>Feb</b>	10	3	11	8	29	17	31	15	9
<b>Mar</b>	11	9	12	1	13	24	31	23	
<b>Apr</b>	11	8	4	13	17	12	24	15	
<b>May</b>	13	11	17	10	21	6	21	12	
<b>Jun</b>	11	8	17	14	16	38	25	14	
<b>Jul</b>	15	7	14	15	30	12	22	17	
<b>Aug</b>	14	5	19	10	29	41	32	8	
<b>Sep</b>	3	12	12	17	23	27	20	3	
<b>Oct</b>	3	8	15	25	18	31	29	10	
<b>Nov</b>	4	6	9	12	27	26	12	6	
<b>Dec</b>	6	7	10	11	39	12	11	2	
<b>Total</b>	<b>118</b>	<b>98</b>	<b>148</b>	<b>149</b>	<b>280</b>	<b>248</b>	<b>274</b>	<b>129</b>	<b>24</b>

### New Commercial Building Permits

	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>Jan</b>	0	0	0	0	2	0	0	0	1
<b>Feb</b>	0	0	0	0	0	0	0	0	1
<b>Mar</b>	0	0	0	0	0	0	0	2	
<b>Apr</b>	0	1	0	3	1	0	2	0	
<b>May</b>	0	1	1	0	0	0	0	0	
<b>Jun</b>	0	0	0	0	1	1	0	0	
<b>Jul</b>	0	0	0	0	1	2	0	0	
<b>Aug</b>	0	0	0	1	1	0	1	0	
<b>Sep</b>	0	0	0	1	0	0	0	0	
<b>Oct</b>	0	0	0	0	2	0	2	0	
<b>Nov</b>	0	0	0	0	0	0	0	0	
<b>Dec</b>	0	0	0	41	1	0	0	1	
<b>Total</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>45</b>	<b>9</b>	<b>3</b>	<b>5</b>	<b>3</b>	<b>2</b>

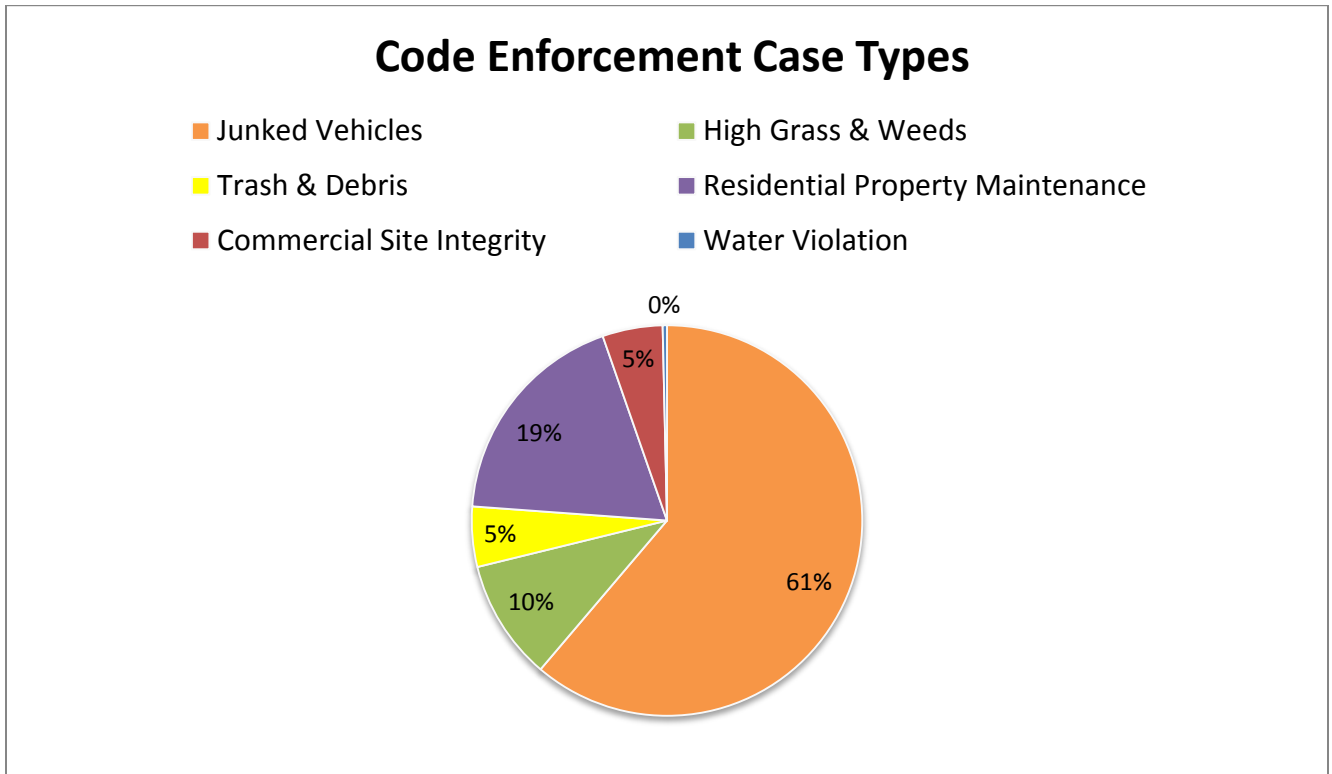


# CODE COMPLIANCE

## February Activity Report

Category	February	2018 Total
<b>Rental Inspections</b>	<b>19</b>	<b>50</b>
<b>Bandit Signs</b>	<b>11</b>	<b>29</b>
<b>Nuisance Violation Inspections</b>	<b>269</b>	<b>606</b>
<b>Construction Inspections</b>	<b>11</b>	<b>17</b>
<b>Total</b>	<b>310</b>	<b>702</b>

The Code Compliance division enforces development codes, coordinates the rental inspection program, and administers the inspection, improvement, and rehabilitation of environmental hazards on public and private premises. Code Compliance protects property values, ensures neighborhood integrity, and enhances the City of Sachse’s image and reputation by abating grime, enforcing property standards, and preventing community decline. Voluntary compliance is achieved through a respectful methodology that focuses on customer service and education.





## RESTAURANT HEALTH SCORES

ESTABLISHMENT NAME	LOCATION	SCORE	LAST INSPECTION DATE
Bahama Bucks	5040 SH 78	97	01/24/2018
Baker's Dozen	6810 Murphy Road, #300	99	01/03/2018
Bop Joa	5120 SH 78, #350	95	01/03/2018
Burger Island	5848 SH 78	92	12/19/2017
Catrina's Donuts	7320 SH 78, #100	84	10/11/2017
Chicken Express	7050 SH 78	92	01/05/2018
Church's Chicken	7360 SH 78, #200	96	01/05/2018
Donut Palace	5634 SH 78, #102	97	01/05/2018
Donut Shop Palace # 2	5120 SH 78, #125	94	09/18/2017
Frankie's Mexican Cuisine	7218 SH 78	97	01/31/2018
Japanese Food Express	5190 SH 78	100	12/28/2017
McDonalds	5230 SH 78	96	01/03/2018
Mogio's Gourmet Pizza	5250 SH 78, #500	100	01/31/2018
Osaka Hibachi & Sushi	5120 SH 78, #100	94	11/21/2017
Panda Chef	7340 SH 78, #200	93	01/02/2018
Pizza Hut	6310 SH 78, #160	97	01/05/2018
Ranch House	7610 SH 78	94	11/08/2017
Sachse Ice House	6504 SH 78, #160	97	01/17/2018
Skyline Garden Chinese	6310 SH 78, # 140	83	01/05/2018
Sonic Drive-In	6040 SH 78	98	01/18/2018
Starbuck's Coffee	5190 SH 78	100	12/28/2017
Subway Sandwiches	5250 SH 78, #780	100	12/28/2017
Taco Bueno	5320 SH 78	98	01/03/2018
The Brick Tavern	7340 SH 78, #1400	94	01/11/2018
The Tipsy Chicken	6310 SH 78, #110	97	01/23/2018
Waffle House	5020 SH 78	NEW	01/31/2018
Whataburger	5060 SH 78	100	12/28/2017
Wing Stop	5250 SH 78, #800	98	01/24/2018
Woodbridge Café	7340 SH 78, #900	NEW	01/02/2018



## Engineering Services Monthly Development Report February 2018

### Capital Improvement Projects

#### Water Projects:

**Southeast Water Tower:** 1.5 MG elevated water tower; land acquisition complete; construction expected to start in 2018

#### Sanitary Sewer Projects:

**Southeast Sewer Expansion:** funded; in design; expansion of the sewer system to the southeast quadrant of the city along PGBT and Muddy Creek; may be split into phases; includes trail

**Southeast Lift Station:** funded; in design; included as part of the southeast sewer expansion

**Bunker Hill Sewer Upgrade:** under construction; installs large diameter sewer main from Heritage Park to Bunker Hill

#### Roadway Projects:

**Sachse Road / 5<sup>th</sup> Street:** partnership with Dallas County to reconstruct roadway from Miles Road to SH 78; 4 lanes concrete; construction expected to begin in 2018

**Maxwell Creek Road:** starting construction soon; a Murphy developer (K. Hovnanian) will construct the final 2 lanes of concrete road from Keith Lane to the northern city limit, along with a new lift station, adjacent to their new subdivision

**Woodbridge / Merritt Realignment:** funded; exploring regional funding opportunities for reconstruction of Merritt Road to 4 lanes

**Traffic Signals:** complete; new traffic signals were installed on Miles Road to improve pedestrian and motorist safety near Sachse High School

**Street Maintenance Fund (SMF):** FY18 budget includes funding to rehabilitate the following streets: Bryan Street, Tina Street, Parkview Drive, and West Creek Lane

#### Facility Projects:

**Community Center:** funded; in concept design

#### Drainage Projects:

**Storm Water Utility:** as the new account for drainage maintenance begins to charge, various projects will be prioritized from the projects already identified as known problem areas