

March 2018

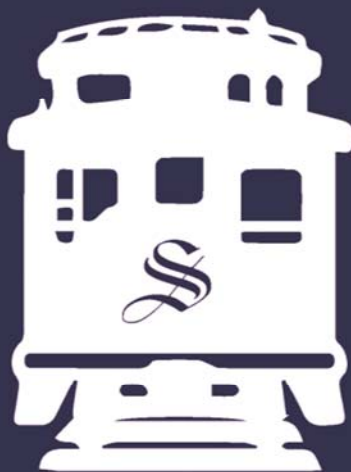


*Where Great Neighbors
Live*



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

Monthly Development Report





Development Services Monthly Development Report March 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:

Backyard on 5th (Old Town) – in design
 Spec's (8110 SH 78) – in plan review
 Hat Creek Burger Company (7700 SH 78) – in plan review
 Sachse Plaza Drive Thru (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) – approved; 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)
 Chase Oaks Church remodel (2709 3rd Street) – now open!
 Waffle House (5020 SH 78) – now open!

New Businesses

Speedy Liquor (7412 SH 78) – in plan review
 Hot Shots Liquor (6504 SH 78, #140) – under construction
 X-press Shop Liquor (5630 SH 78, Suite A) – under construction
 Jacob's Liquor (7340 SH 78, #100) –under construction
 Premier Liquor (6810 Murphy Road, # 500) – under construction
 Asvero African Market (5848 SH 78, #118) – 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 | 5 |
| 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 | 2 |

BUILDING PERMITS

Single Family Building Permits

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

New Commercial Building Permits

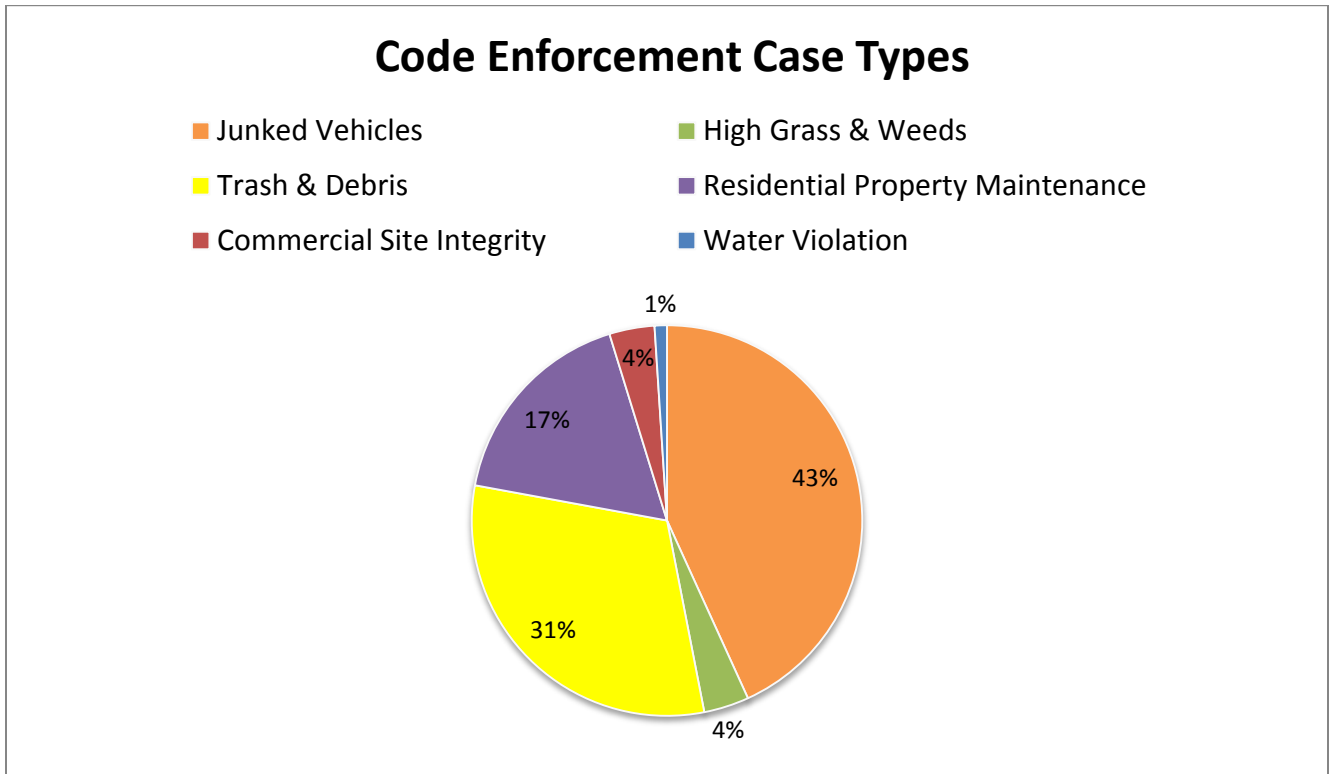
| | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 |
|--------------|----------|----------|----------|-----------|----------|----------|----------|----------|----------|
| Jan | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 1 |
| Feb | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Mar | 0 | 0 | 0 | 0 | 0 | 0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

CODE COMPLIANCE

March Activity Report

| Category | March | 2018 Total |
|---------------------------------------|------------|-------------|
| Rental Inspections | 29 | 79 |
| Bandit Signs | 20 | 49 |
| Nuisance Violation Inspections | 294 | 900 |
| Construction Inspections | 15 | 32 |
| Total | 358 | 1060 |

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 March 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; expected completion in 2018

Roadway Projects:

Sachse Road / 5th 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: under construction; 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 the 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; City Council presentation on April 2nd