

**July 2018**

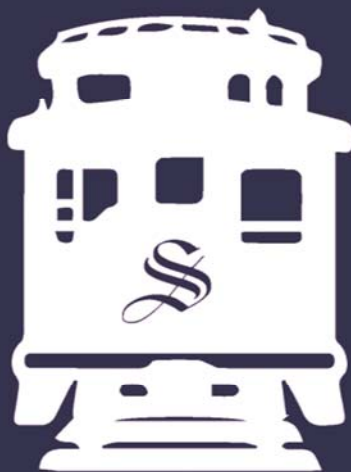


*Where Great Neighbors  
Live*



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

## **Monthly Development Report**





# Development Services Monthly Development Report July 2018

## Development Projects

### Residential Projects:

Sable Hills (Vicuna Circle & Ermine Circle) – under construction  
 The Enclave (30 lots) – under construction  
 Estates of Pleasant Valley Phase II (21 lots) – under construction  
 Serene Townhomes (125 units) – now open with punch list items remaining

### Commercial Projects:

Enterprise Rent-A-Car (8070 Woodbridge Parkway) – approved, pending pre-construction meeting  
 Marvel Car Wash (8060 Woodbridge Parkway) – approved, pending pre-construction meeting  
 Golden Chick Remodel (7050 SH 78) – approved, pending pre-construction meeting  
 PGBT 7-Eleven (2900 Miles Road) – approved, pending pre-construction meeting  
 Hat Creek Burger Company (7700 SH 78) – approved, pending pre-construction meeting  
 Ranch Road Retail Shell (4420 Ranch Road) – approved, pending pre-construction meeting  
 Spec's (8110 SH 78) – under construction  
 Pursuit Christian Fellowship (remodel) (5736 SH 78) – under construction  
 Sachse High School (band hall) (3901 Miles Road) – under construction  
 Hudson Middle School (band hall) (4405 Hudson Road) – under construction  
 Sachse Plaza Drive-Thru (7370 SH 78) – 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

### New Businesses

Sachse Florist (2924 Fifth Street) – 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	14
Zoning	5	8	6	2	1
Special Use Permits	3	3	2	1	1
Board of Adjustment Cases	8	7	2	0	0
Ordinances	15	8	1	14	7

## 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	5
<b>Apr</b>	11	8	4	13	17	12	24	15	2
<b>May</b>	13	11	17	10	21	6	21	12	9
<b>Jun</b>	11	8	17	14	16	38	25	14	3
<b>Jul</b>	15	7	14	15	30	12	22	17	4
<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>47</b>

### New Commercial Building Permits

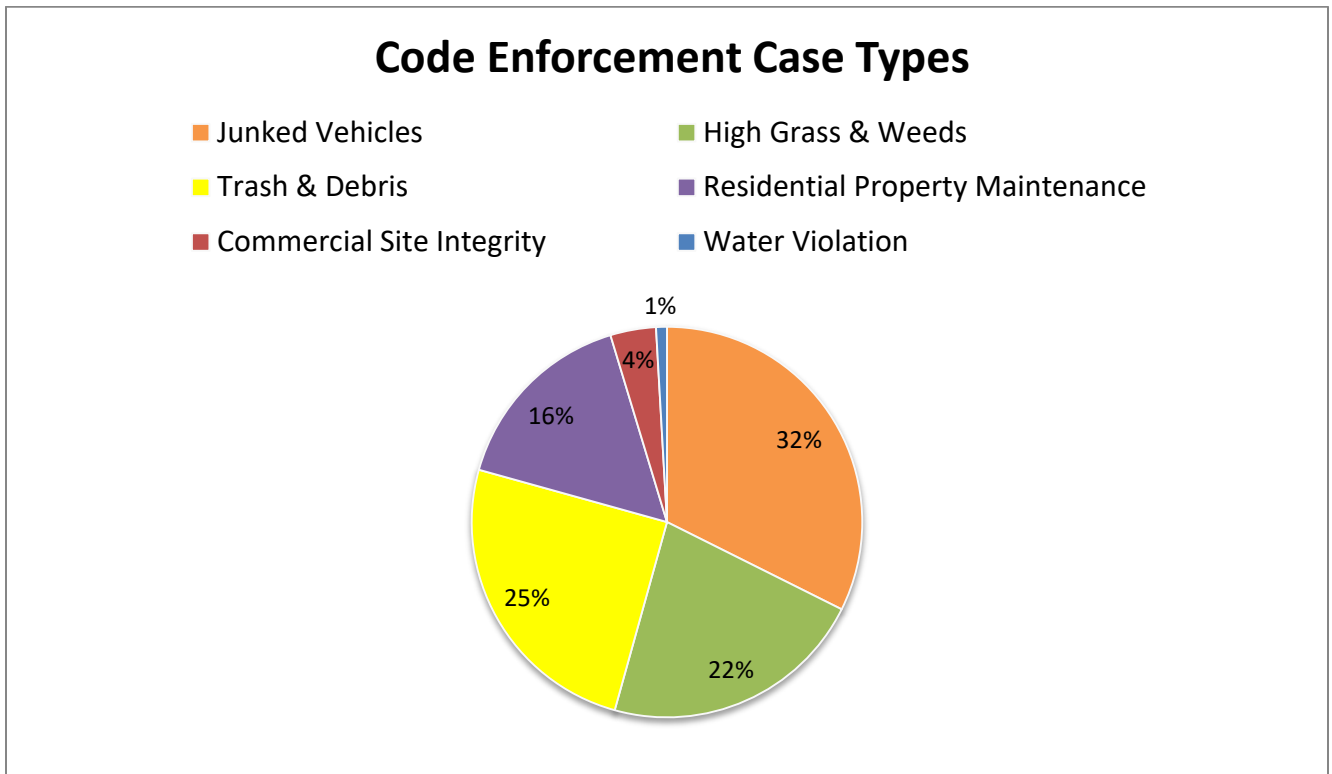
	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>Jan</b>	0	0	0	0	2	0	0	0	1
<b>Feb</b>	0	0	0	0	0	0	0	0	1
<b>Mar</b>	0	0	0	0	0	0	0	2	0
<b>Apr</b>	0	1	0	3	1	0	2	0	1
<b>May</b>	0	1	1	0	0	0	0	0	0
<b>Jun</b>	0	0	0	0	1	1	0	0	1
<b>Jul</b>	0	0	0	0	1	2	0	0	1
<b>Aug</b>	0	0	0	1	1	0	1	0	
<b>Sep</b>	0	0	0	1	0	0	0	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>5</b>

# CODE COMPLIANCE

## July Activity Report

Category	July	2018 Total
<b>Rental Inspections</b>	<b>26</b>	<b>186</b>
<b>Bandit Signs</b>	<b>13</b>	<b>222</b>
<b>Nuisance Violation Inspections</b>	<b>556</b>	<b>2,639</b>
<b>Construction Inspections</b>	<b>10</b>	<b>50</b>
<b>Total</b>	<b>605</b>	<b>3,047</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	100	06/21/2018
Bop Joa	5120 SH 78, #350	97	06/17/2018
Burger Island	5848 SH 78	94	06/17/2018
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	99	06/01/2018
Donut Shop Palace # 2	5120 SH 78, #125	99	05/18/2018
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	100	04/13/2018
Mogio's Gourmet Pizza	5250 SH 78, #500	99	06/13/2018
Osaka Hibachi & Sushi	5120 SH 78, #100	95	05/18/2018
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	06/01/2018
Taco Bueno	5320 SH 78	98	01/03/2018
The Brick Tavern	7340 SH 78, #1400	94	01/11/2018
The Tippy Chicken	6310 SH 78, #110	97	01/23/2018
Waffle House	5020 SH 78	100	05/18/2018
Whataburger	5060 SH 78	100	06/05/2018
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 July 2018

### Capital Improvement Projects

#### Water Projects:

**Southeast Water Tower:** 1.5 MG elevated water tower; under construction

#### Sanitary Sewer Projects:

**Southeast Sewer Expansion:** bids received; 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:** included as part of the southeast sewer expansion

#### 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; utility relocation underway

**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

**Woodbridge / Merritt Realignment:** city portion funded; exploring regional funding opportunities for reconstruction of Merritt Road to 4 lanes; final funding partnership & structure expected soon

**Street Maintenance Fund (SMF):** FY18 budget included funding to rehabilitate the following streets: Bryan Street, Tina Street, Parkview Drive, Ben Road, Longbranch Court, Pleasant Valley Place, and West Creek Lane

#### Facility Projects:

**Community Center:** funded; construction expected to start in 2018

#### 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; several projects have started