

# October 2018



*Where Great Neighbors  
Live*



**Development Services  
Department  
City of Sachse**

## Monthly Development Report





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### DEVELOPMENT PROJECTS

#### Residential Projects

Sable Hills (Vicuna Circle & Ermine Circle) (34 lots) – under construction  
 The Enclave (30 lots) – under construction  
 Estates of Pleasant Valley Phase II (21 lots) – under construction  
 Serene Townhomes (125 units) – under construction

#### Commercial Projects

Hat Creek Burger Company (7700 SH 78) – resubmittal of building permit  
 Golden Chick Remodel (7050 SH 78) – approved, pending pre-construction meeting  
 Ranch Road Retail Shell (4420 Ranch Road) – approved, pending pre-construction meeting  
 Enterprise Rent-A-Car (8070 Woodbridge Parkway) – under construction  
 Marvel Car Wash (8060 Woodbridge Parkway) – under construction  
 PGBT 7-Eleven (2900 Miles Road) – under construction  
 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

#### New Businesses

Assured Self Storage (6404 SH 78) – 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	17
Zoning	5	8	6	2	4
Special Use Permits	3	3	2	1	2
Board of Adjustment Cases	8	7	2	0	0
Ordinances	15	8	1	14	8

# 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	2
May	13	11	17	10	21	6	21	12	9
Jun	11	8	17	14	16	38	25	14	3
Jul	15	7	14	15	30	12	22	17	4
Aug	14	5	19	10	29	41	32	8	6
Sep	3	12	12	17	23	27	20	3	2
Oct	3	8	15	25	18	31	29	10	6
Nov	4	6	9	12	27	26	12	6	
Dec	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>61</b>

## 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	1
May	0	1	1	0	0	0	0	0	0
Jun	0	0	0	0	1	1	0	0	1
Jul	0	0	0	0	1	2	0	0	1
Aug	0	0	0	1	1	0	1	0	3
Sep	0	0	0	1	0	0	0	0	0
Oct	0	0	0	0	2	0	2	0	0
Nov	0	0	0	0	0	0	0	0	
Dec	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>8</b>

## Building Inspections

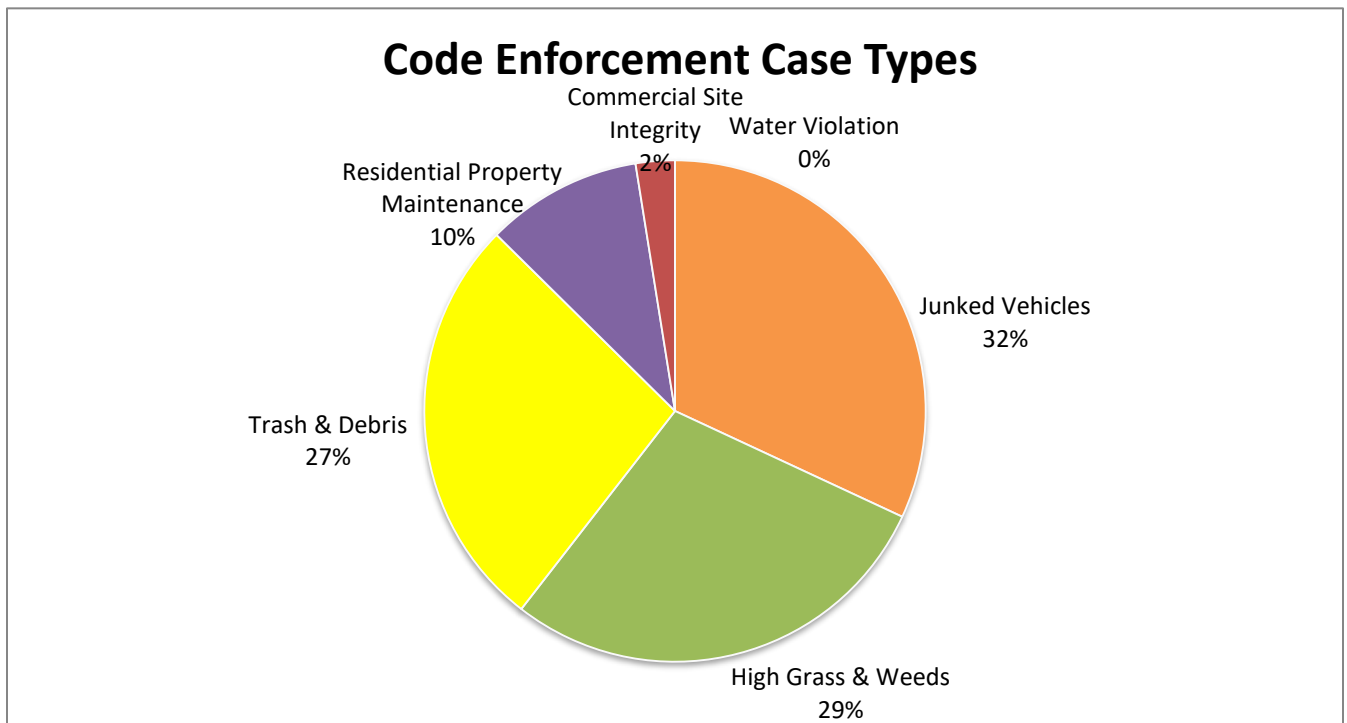
	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	YTD
<b>Total Inspections</b>	924	1092	1345	1050	1083	2044	1121	1041	1071	10771

# CODE COMPLIANCE

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 blight, enforcing property standards, and preventing community decline. Voluntary compliance is achieved through a respectful methodology that focuses on customer service and education.

## Inspections and Abatement

Category	October	YTD
Rental Inspections	18	267
Bandit Signs	36	318
Nuisance Violation Inspections	238	3504
<b>Total</b>	<b>292</b>	<b>4,089</b>



## RESTAURANT HEALTH SCORES

ESTABLISHMENT NAME	LOCATION	SCORE	LAST INSPECTION DATE
Bahama Bucks	5040 SH 78	96	08/15/2018
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	93	09/16/2018
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	94	08/28/2018
Japanese Food Express	5190 SH 78	100	12/28/2017
McDonalds	5230 SH 78	97	08/17/2018
Mogio's Gourmet Pizza	5250 SH 78, #500	94	09/18/2018
Osaka Hibachi & Sushi	5120 SH 78, #100	95	05/18/2018
Panda Chef	7340 SH 78, #200	93	08/02/2018
Pizza Hut	6310 SH 78, #160	100	08/21/2018
Ranch House	7610 SH 78	94	11/08/2017
Sachse Ice House	6504 SH 78, #160	95	07/13/2018
Skyline Garden Chinese	6310 SH 78, # 140	94	08/21/2018
Sonic Drive-In	6040 SH 78	94	07/17/2018
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	96	08/17/2018
The Brick Tavern	7340 SH 78, #1400	100	08/21/2018
The Topsy Chicken	6310 SH 78, #110	98	08/21/2018
Waffle House	5020 SH 78	100	05/18/2018
Whataburger	5060 SH 78	94	09/17/2018
Wing Stop	5250 SH 78, #800	100	06/13/2018
Woodbridge Café	7340 SH 78, #900	100	08/21/2018



# Engineering Services Monthly Development Report October 2018

## CAPITAL IMPROVEMENT PROJECTS

### Water Projects:

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

### Sanitary Sewer Projects:

**Southeast Sewer Expansion:** expansion of the sewer system to the southeast quadrant of the city along PGBT and Muddy Creek; may be split into phases; includes trail; under construction  
**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):** FY19 budget included funding to rehabilitate the following streets: Tina Street, Sable Lane, Pecan Grove, and Sachse Road.

### Facility Projects:

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