

**December 2018**



**Development Services  
Department  
City of Sachse**

*Where Great Neighbors  
Live*



**Monthly Development Report**





# Development Services Monthly Development Report December 2018

## DEVELOPMENT PROJECTS

### Residential Projects

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

### Commercial Projects

Ranch Road Retail Shell (4420 Ranch Road) – approved, pending pre-construction meeting  
 Hat Creek Burger Company (7700 SH 78) – under construction  
 Golden Chick Remodel (7050 SH 78) – under construction  
 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  
 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

Spec's (8110 Hwy 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           | 18          |
| Zoning                    | 5           | 8           | 6           | 2           | 5           |
| Special Use Permits       | 3           | 3           | 2           | 1           | 2           |
| Board of Adjustment Cases | 8           | 7           | 2           | 0           | 0           |
| Ordinances                | 15          | 8           | 1           | 14          | 9           |

# 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          | 6         |
| Dec          | 6          | 7         | 10         | 11         | 39         | 12         | 11         | 2          | 3         |
| <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>70</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        | 0        |
| Dec          | 0        | 0        | 0        | 41        | 1        | 0        | 0        | 1        | 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>9</b> |

## Building Inspections

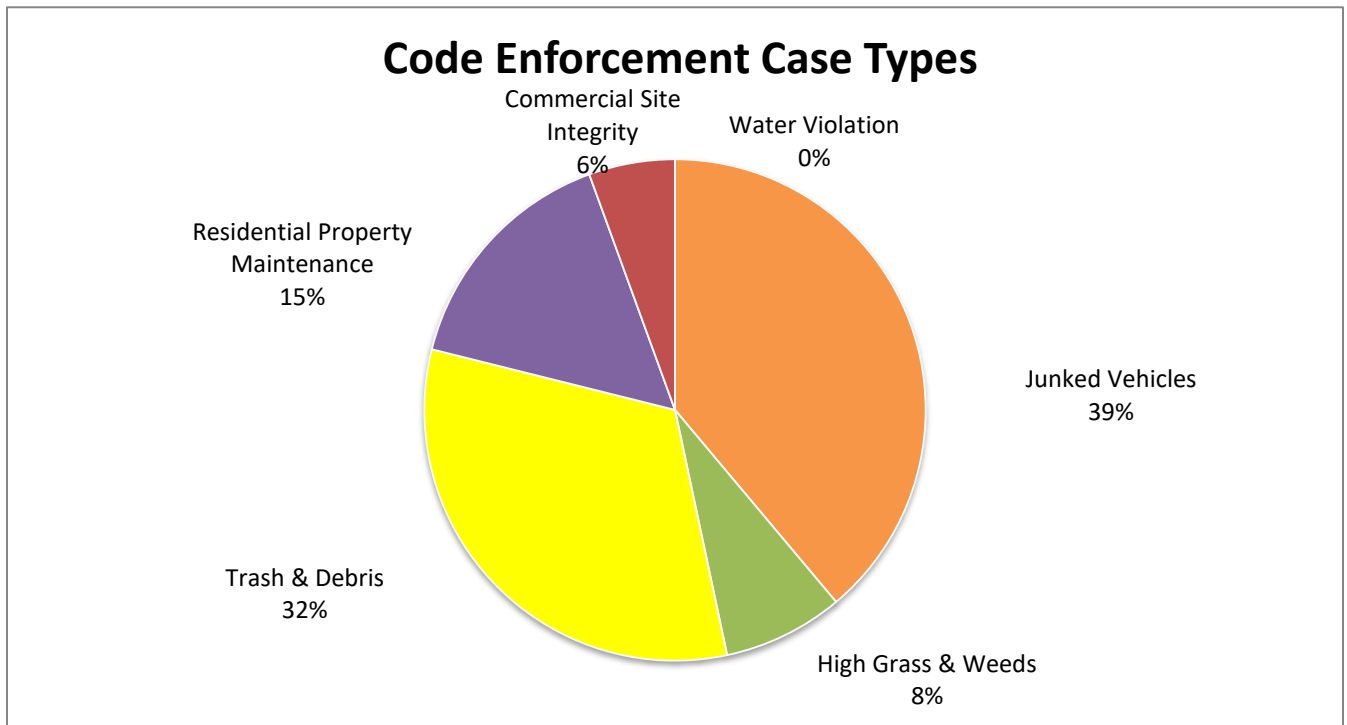
|                          | Mar  | Apr  | May  | Jun  | July | Aug  | Sep  | Oct  | Nov | Dec | YTD    |
|--------------------------|------|------|------|------|------|------|------|------|-----|-----|--------|
| <b>Total Inspections</b> | 1092 | 1345 | 1050 | 1083 | 2044 | 1121 | 1041 | 1071 | 995 | 959 | 11,801 |

# 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                       | December   | YTD          |
|--------------------------------|------------|--------------|
| Rental Inspections             | 7          | 286          |
| Bandit Signs                   | 28         | 438          |
| Nuisance Violation Inspections | 90         | 3738         |
| <b>Total</b>                   | <b>125</b> | <b>4,462</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       | 98    | 10/30/2018           |
| Burger Island             | 5848 SH 78             | 94    | 06/17/2018           |
| Catrina's Donuts          | 7320 SH 78, #100       | 99    | 08/21/2018           |
| Chicken Express           | 7050 SH 78             | 95    | 08/28/2018           |
| Church's Chicken          | 7360 SH 78, #200       | 93    | 09/16/2018           |
| Donut Palace              | 5634 SH 78, #102       | 100   | 10/30/2018           |
| 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           |
| Mr. Pide                  | 6120 Hwy 78            | 97    | 10/25/2018           |
| Osaka Hibachi & Sushi     | 5120 SH 78, #100       | 96    | 10/30/2018           |
| 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 Tipsy Chicken         | 6310 SH 78, #110       | 98    | 08/21/2018           |
| Waffle House              | 5020 SH 78             | 100   | 05/18/2018           |
| Whataburger               | 5060 SH 78             | 99    | 10/30/2018           |
| 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 December 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 2019