

February 2019



*Where Great Neighbors
Live*



**Development Services
Department
City of Sachse**

Monthly Development Report





Development Services Monthly Development Report February 2019

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
 Athletico Physical Therapy (5250 Hwy 78, Ste #200) – under construction
 Xpress Shop Liquor (7010 Hwy78) (remodel) – 7010 Hwy 78
 La Fitness (7720 Hwy 78) (remodel) – 7720 Hwy 78
 Community BBQ & Grill (7010 Hwy 78) (remodel)- under construction
 Sachse Community Center (3815 Sachse Road) – under construction
 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
 Tarbooshi Mediterranean Cuisine Restaurant (7370 SH 78) – under construction
 Treplex Senior Living (3801 Miles Road) – under construction

New Businesses

Top Lite Nails (8040 Woodbridge Pkwy, Ste 400) now open
 Texas Tiny Teeth (6820 Murphy Road) – Now Open
 Lube Masters Express (6830 Murphy Rd) – Now Open

Planning Cases

Case Type	2015	2016	2017	2018	2019
Plats	21	15	8	18	4
Zoning	8	6	2	5	0
Special Use Permits	3	2	1	2	0
Board of Adjustment Cases	7	2	0	0	0
Ordinances	8	1	14	9	0

BUILDING PERMITS

Single Family Building Permits

	2011	2012	2013	2014	2015	2016	2017	2018	2019
Jan	14	8	13	18	14	16	4	15	6
Feb	3	11	8	29	17	31	15	9	5
Mar	9	12	1	13	24	31	23	5	
Apr	8	4	13	17	12	24	15	2	
May	11	17	10	21	6	21	12	9	
Jun	8	17	14	16	38	25	14	3	
Jul	7	14	15	30	12	22	17	4	
Aug	5	19	10	29	41	32	8	6	
Sep	12	12	17	23	27	20	3	2	
Oct	8	15	25	18	31	29	10	6	
Nov	6	9	12	27	26	12	6	6	
Dec	7	10	11	39	12	11	2	3	
Total	98	148	149	280	248	274	129	70	11

New Commercial Building Permits

	2011	2012	2013	2014	2015	2016	2017	2018	2019
Jan	0	0	0	2	0	0	0	1	0
Feb	0	0	0	0	0	0	0	1	0
Mar	0	0	0	0	0	0	2	0	
Apr	1	0	3	1	0	2	0	1	
May	1	1	0	0	0	0	0	0	
Jun	0	0	0	1	1	0	0	1	
Jul	0	0	0	1	2	0	0	1	
Aug	0	0	1	1	0	1	0	3	
Sep	0	0	1	0	0	0	0	0	
Oct	0	0	0	2	0	2	0	0	
Nov	0	0	0	0	0	0	0	0	
Dec	0	0	41	1	0	0	1	1	
Total	2	1	45	9	3	5	3	9	0

Building Inspections

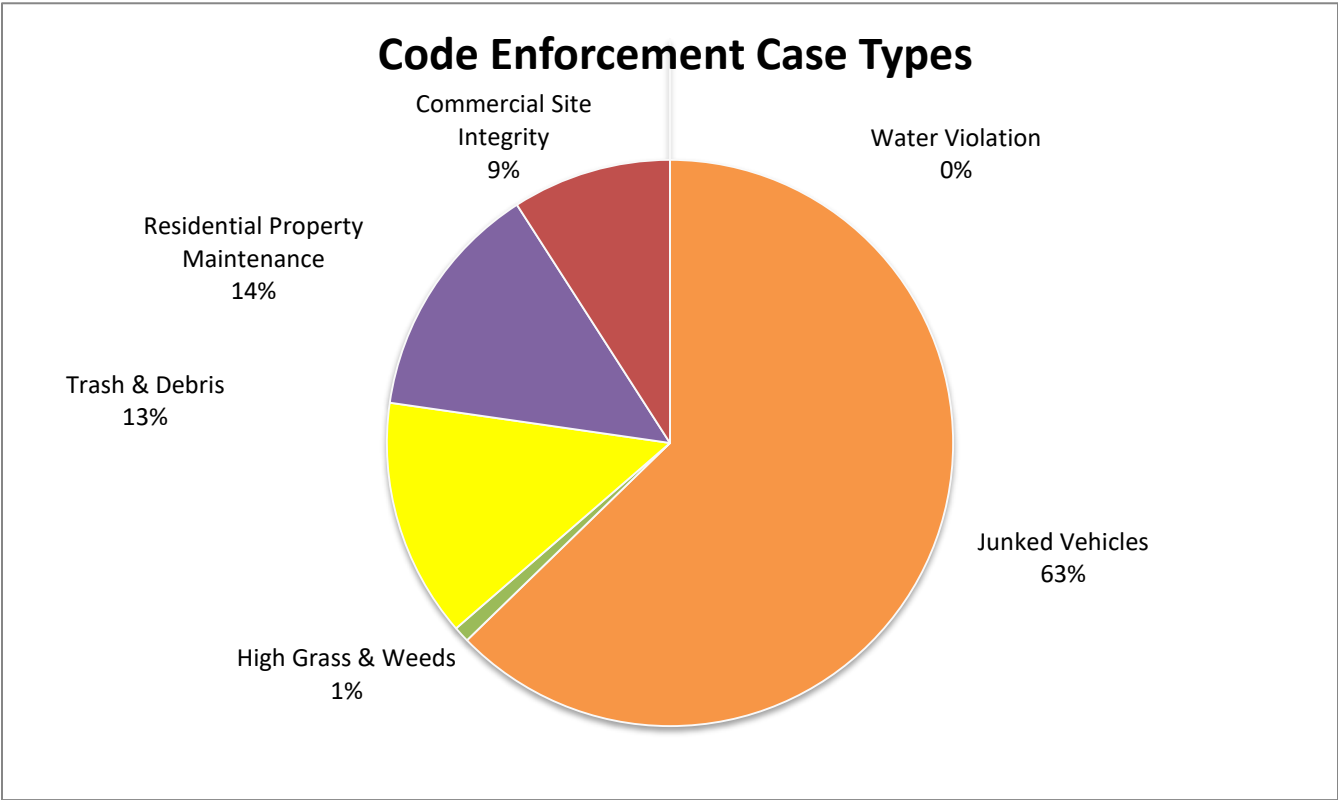
	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	YTD
Total Inspections	1050	1083	2044	1121	1041	1071	995	959	1029	1105	12,843

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	February	YTD
Rental Inspections	12	33
Bandit Signs	87	150
Nuisance Violation Inspections	11	282
Total	255	255



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
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	100	11/09/2018
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	98	11/27/2018
Ranch House	7610 SH 78	94	11/08/2017
Sachse Ice House	6504 SH 78, #160	98	12/19/2018
Skyline Garden Chinese	6310 SH 78, # 140	100	11/27/2018
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	97	11/09/2018
The Brick Tavern	7340 SH 78, #1400	100	08/21/2018
The Topsy Chicken	6310 SH 78, #110	97	11/27/2018
Waffle House	5020 SH 78	100	10/25/2018
Whataburger	5060 SH 78	99	10/30/2018
Wing Stop	5250 SH 78, #800	100	06/13/2018
Woodbridge Café	7340 SH 78, #900	95	12/05/2018



Engineering Services Monthly Development Report February 2019

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; will be split into phases; includes trail; under construction
Southeast Lift Station: included as part of the southeast sewer expansion

Roadway Projects:

Sachse Road / 5th 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: under construction