

September 2019



*Where Great Neighbors
Live*



**Development Services
Department
City of Sachse**

Monthly Development Report





Development Services Monthly Development Report September 2019

DEVELOPMENT PROJECTS

Residential Projects

The Station – (164 lots/ 59 townhomes / 300 multi-family) under construction
 Hudson Hills (67 lots) – under construction
 Sable Hills (Vicuna Circle & Ermine Circle) (58 lots) – under construction
 The Enclave (30 lots) – under construction
 Bunker Hill Townhomes (125 units) – now open
 Estates of Pleasant Valley Phase II (21 lots) – now open

Commercial Projects

Kroger (remodel) (5190 Hwy 78) – permit ready
 Northplace Church Addition (2800 Pleasant Valley Rd) -in plan review
 Take 5 Oil Change (7740 Hwy 78) – in plan review
 Pinnacle After School Facility and shell building - (4275 Miles Rd) – in plan review
 Pinnacle Montessori Academy (4225 Miles Rd) – in plan review
 Speedy Mart (remodel) (7410 Hwy 78) – in plan review
 Service First Auto Center (5444 Hwy 78) – in plan review
 Shops of Woodbridge Commons multi-tenant (7900 Woodbridge Pkwy) – in plan review
 Milex Complete Auto Care (5716 Hwy 78) – in plan review
 Elite One (6504 Hwy 78, Ste 110) – under construction
 CSW Storage Facility (7970 Woodbridge Pkwy) – under construction
 Woodbridge Villas (7920 Country Club Dr) (remodel leasing office) – under construction
 Sachse Community Center (3815 Sachse 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
 Ariel (Trepex) Senior Living (3801 Miles Road) – under construction

New Businesses

Sachse Discount Pharmacy (5624 Hwy 78) – now open

Planning Cases

<u>Case Type</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Plats	21	15	8	18	15
Zoning	8	6	2	5	2
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	4
Apr	8	4	13	17	12	24	15	2	1
May	11	17	10	21	6	21	12	9	4
Jun	8	17	14	16	38	25	14	3	1
Jul	7	14	15	30	12	22	17	4	4
Aug	5	19	10	29	41	32	8	6	6
Sep	12	12	17	23	27	20	3	2	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	33

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	0
Apr	1	0	3	1	0	2	0	1	0
May	1	1	0	0	0	0	0	0	0
Jun	0	0	0	1	1	0	0	1	0
Jul	0	0	0	1	2	0	0	1	1
Aug	0	0	1	1	0	1	0	3	0
Sep	0	0	1	0	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	1

Building Inspections

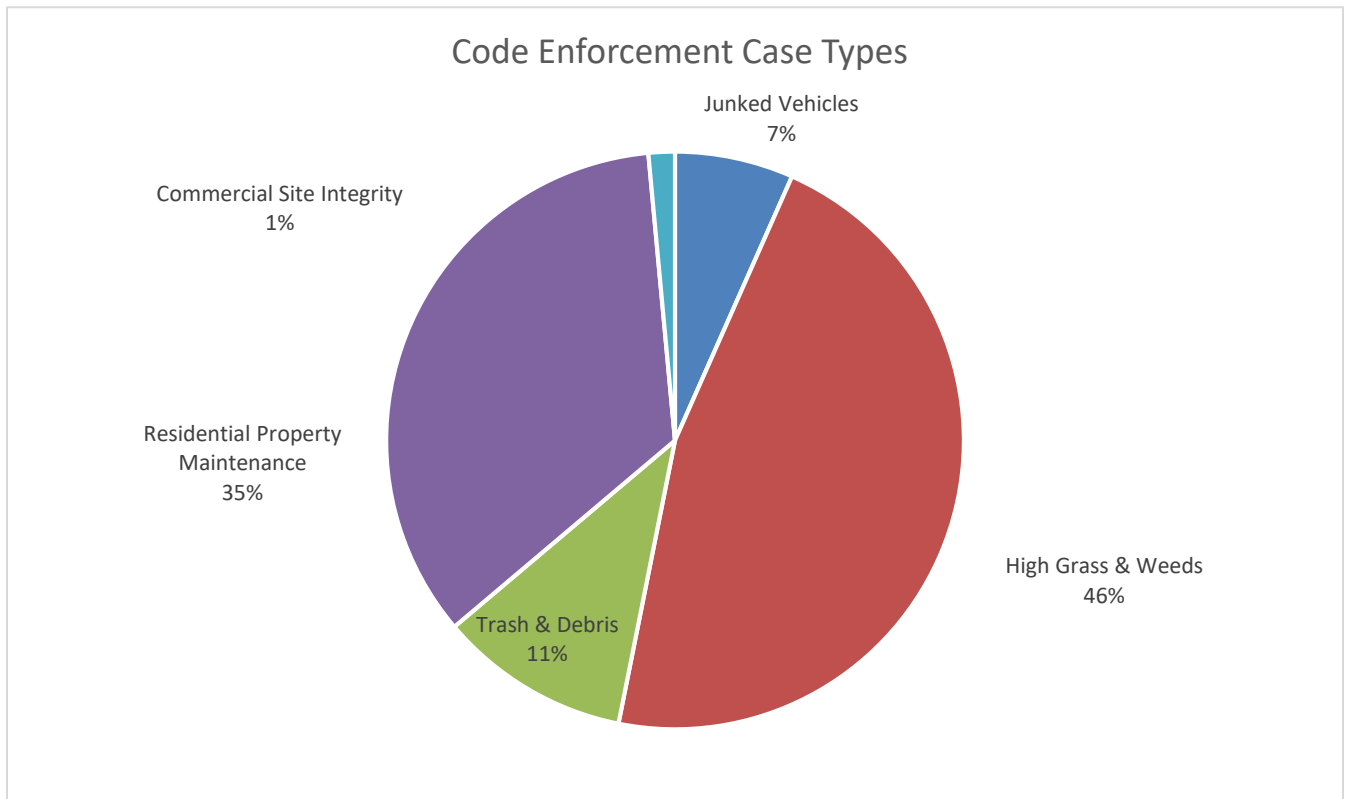
	Nov	Dec	Jan	Feb	March	April	May	Jun	Jul	Aug	Sep	YTD
Total Inspections	995	959	1029	1105	1115	1243	1435	1099	985	941	828	12,213

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	September	YTD
Rental Inspections	23	188
Bandit Signs	10	277
Nuisance Violation Inspections	294	1824
Total	327	2,289



RESTAURANT HEALTH SCORES

ESTABLISHMENT NAME	LOCATION	SCORE	LAST INSPECTION DATE
Bahama Bucks	5040 SH 78	93	06/20/2019
Baker's Dozen	6810 Murphy Road, #300	100	05/31/2019
Bop Joa	5120 SH 78, #350	98	06/06/2019
Burger Island	5848 SH 78	90	07/18/2019
Catrina's Donuts	7320 SH 78, #100	99	07/09/2019
Church's Chicken	7360 SH 78, #200	96	08/08/2019
Domino's Pizza	5250 SH 78, Ste 500	97	07/02/2019
Donut Palace	5634 SH 78, #102	95	08/22/2019
Donut Shop Palace # 2	5120 SH 78, #125	99	05/18/2018
Golden Chick	7050 SH 78	96	07/18/2019
Frankie's Mexican Cuisine	7218 SH 78	96	02/20/2019
Hat Creek Burger	7700 SH 78	100	04/30/2019
Japanese Food Express	5190 SH 78	100	12/28/2017
McDonalds	5230 SH 78	97	06/13/2019
Mr. Pide	6120 SH 78	97	10/25/2018
Osaka Hibachi & Sushi	5120 SH 78, #100	97	06/06/2019
Panda Chef	7340 SH 78, #200	95	08/08/2019
Pizza Hut	6310 SH 78, #160	100	08/13/2019
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	97	07/25/2019
Starbuck's Coffee	5190 SH 78	97	04/03/2019
Subway Sandwiches	5250 SH 78, #780	100	06/13/2019
Taco Bueno	5320 SH 78	96	08/14/2019
Tarbooshi Mediterranean	7370 SH 78	97	05/24/2019
The Brick Tavern	7340 SH 78, #1400	100	07/09/2019
The Tippy Chicken	6310 SH 78, #110	99	08/13/2019
Waffle House	5020 SH 78	94	07/25/2019
Whataburger	5060 SH 78	100	07/25/2019
Wing Stop	5250 SH 78, #800	97	06/20/2019
Woodbridge Café	7340 SH 78, #900	97	05/30/2019



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CAPITAL IMPROVEMENT PROJECTS

Water Projects:

Southeast Water Tower: completed

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:

Maxwell Creek Road: completed

Sachse Road / 5th Street: partnership with Dallas County to reconstruct roadway from Miles Road to SH 78; 4 lanes concrete; utility relocation underway

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