



Thursday, April 17, 2025
Economic Development Corporation Board Meeting

Council Chambers
3815 Sachse Road, Building B
6:00 PM

Economic Development Corporation Board meetings are available live and on-demand (<https://sachsetx.swagit.com/live>).

The City of Sachse reserves the right to reconvene, recess, or realign the meeting, called Executive Session, or order of business at any time prior to adjournment.

As authorized by Section 551.071(2) of the Texas Government Code, these meetings may be convened into closed Executive Session at any time during the meeting for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

A. Meeting Opening

1. Call to Order: The Economic Development Corporation Board of the City of Sachse will hold a regular meeting on Thursday, April 17, 2025, at 6:00 PM to consider the following items of business:
2. Invocation and Pledges of Allegiance.

B. Public Comment

The public is invited to address the Board regarding any topic not already on the agenda for action or public hearing. **Comments regarding the Consent Agenda or any discussion-only items on the agenda may be addressed during this Public Comment section.** The time limit is three minutes per speaker. A Public Comment Card should be presented to the acting secretary prior to the meeting. According to the Texas Open Meetings Act, the Board is prohibited from discussing any item not posted on the agenda but will take comments under advisement.

C. Consent Agenda

Consent Agenda items are routine or administrative in nature, have been discussed previously at a Board meeting, and/or do not warrant discussion. The Board will act upon these items with one motion. There will be no separate discussion of these items unless a Board member requests the item be removed from the consent agenda. **If you have comments related to items on the Consent Agenda, please address them in the Public Comment section of the meeting.**

1. Consider approving the March 20, 2025, meeting minutes.
2. Accept the monthly revenue and expenditure report for the period ending February 28, 2025.

D. Action Items

Action items are for Board discussion and consideration for action. **The presiding officer will invite comments before the Board votes.** A Public Comment Card should be given to the acting secretary prior to the start of the meeting.

1. Consider and elect a Vice President of the Economic Development Corporation Board.

E. Discussion Items

These items are for the Board and staff to discuss as needed. **Comments on Discussion Items should be addressed in the Public Comment Section of this meeting.**

1. Receive any reports and presentations by the Sachse Economic Development Corporation President, Board Members, Executive Director, and staff regarding items of community interest; special events; announcements and activities; office, industrial, commercial, or retail business retention; and marketing projects.
2. Receive an update on the Taste of Sachse event.
3. Receive a briefing on the Sachse Comprehensive Plan update.

F. Executive Session

1. The Sachse Economic Development Corporation shall convene into Executive Session pursuant to Texas Government Code Section §551.087: Economic Development Deliberations: Deliberate the offer of a financial or other incentive relating to the development of Project Lady Bird.

G. Action Resulting from Executive Session

Items resulting from Executive Session are for consideration for action. **The presiding officer will invite comments before the Board votes.** A Public Comment Card should be given to the acting secretary prior to the start of the meeting.

1. Take any action as a result of Executive Session - deliberate the offer of a financial or other incentive relating to the development of Project Lady Bird.

H. Adjournment

I, the undersigned authority, do hereby certify that this notice of a public meeting was posted in accordance with the regulations of the Texas Open Meetings Act and was posted on the bulletin board, an accessible location at Sachse City Hall, on April 14, 2025, by 5 PM.

Leah K Granger, TRMC, City Secretary

Date removed

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Logan Thatcher, ADA Coordinator, via phone at 972-495-1212, via email at lthatcher@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.

C. Consent Agenda

Subject: 1. Consider approving the March 20, 2025, meeting minutes.

Meeting April 17, 2025 - Economic Development Corporation Board Meeting

Access Public

Type Action (Consent), Minutes

Fiscal Impact None

Recommended Action Approve the minutes as presented.

Goals

BACKGROUND

Minutes from the March 20, 2025, regular meeting.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve the minutes as presented.

File Attachments

1. EconomicDevelopmentCorporationBoard_Regular_Minutes_03.20.2025-unsigned

ECONOMIC DEVELOPMENT CORPORATION BOARD OF THE CITY OF SACHSE MARCH 20, 2025, MEETING MINUTES

The Economic Development Corporation Board of the City of Sachse held a regular meeting on Thursday, March 20, 2025, at 6:00 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Scott McMurdie, Richard Chandler, Alan Bell, Christopher Decker, Ashley Holley.

Those absent were: Chinelo Nwanze, Joshua Frick.

A. Meeting Opening

1. Call to Order: The Economic Development Corporation Board of the City of Sachse will hold a regular meeting on Thursday, March 20, 2025, at 6:00 PM to consider the following items of business:

President McMurdie called the meeting to order at 6:01 PM.

2. Invocation and Pledges of Allegiance.

Mr. McMurdie offered the invocation and led the pledges.

B. Public Comment

The public is invited to address the Board regarding any topic not already on the agenda for action or public hearing. **Comments regarding the Consent Agenda or any discussion-only items on the agenda may be addressed during this Public Comment section.** The time limit is three minutes per speaker. A Public Comment Card should be presented to the acting secretary prior to the meeting. According to the Texas Open Meetings Act, the Board is prohibited from discussing any item not posted on the agenda but will take comments under advisement.

No public comments were offered.

C. Consent Agenda

Consent Agenda items are routine or administrative in nature, have been discussed previously at a Board meeting, and/or do not warrant discussion. The Board will act upon these items with one motion. There will be no separate discussion of these items unless a Board member requests the item be removed from the consent agenda. **If you have comments related to items on the Consent Agenda, please address them in the Public Comment section of the meeting.**

1. Consider approving the February 20, 2025, meeting minutes.
2. Accept the monthly revenue and expenditure report for the period ending January 31, 2025.
3. Accept the Quarterly Investment Report for the quarter ending December 31, 2024.

Richard Chandler made a motion to approve the Consent Agenda as presented. Mr. Bell seconded the motion, and it carried 5 - 0. None voted against.

D. Discussion Items

These items are for the Board and staff to discuss as needed. **Comments on Discussion Items should be addressed in the Public Comment Section of this meeting.**

1. Receive any reports and presentations by the Sachse Economic Development Corporation President, Board Members, Executive Director, and staff regarding items of community



interest; special events; announcements and activities; office, industrial, commercial, or retail business retention; and marketing projects.

Mr. Potts provided an update on the Economic Development Strategic Plan RFQ, noting ten submittals were received and will be reviewed by the staff committee. The Board welcomed new member Ashley Holley, and said goodbye to Richard Chandler, who will be resigning from the EDC Board. Mr. Chandler served on the board since 2022.

1. Receive a briefing on the Sachse Comprehensive Plan update.

Reid Cleeter, with Kimley Horn, and Jason Claunch, with Catalyst Commercial, provided an update on the progress of the Sachse Comprehensive Plan, reviewing completed work and ongoing efforts. The discussion highlighted strategic direction, citywide vision elements, detailed studies, and next steps.

The Board expressed appreciation for the structured approach, emphasizing the need for strategic infrastructure planning and efficient land use.

E. Adjournment

President McMurdie adjourned the meeting at 6:55 PM.

Scott McMurdie, President

ATTEST:

Jerod Potts, Economic Development Director

C. Consent Agenda

Subject:	2. Accept the monthly revenue and expenditure report for the period ending February 28, 2025.
Meeting	April 17, 2025 - Economic Development Corporation Board Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	None
Recommended Action	Accept the monthly revenue and expenditure report for the period ending February 28, 2025.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

BACKGROUND

The Sachse Economic Development Corporation's (EDC) Treasurer prepares a report each month to update the Board concerning the current year's budget monitoring. This month's report consists of the summary EDC report presented to the City Council covering February 2025. Also included is a preliminary line-item report and balance sheet for March 2025.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Accept the monthly revenue and expenditure report for the period ending February 28, 2025.

File Attachments

1. EDC Fund February 2025
2. EDC Budget Report March 2025 Preliminary
3. EDC Balance Sheet March 2025

City of Sachse

Monthly Revenue and Expenditure Report

February 28, 2025 (Unaudited)

SACHSE ECONOMIC DEVELOPMENT CORPORATION

	42% of Year Completed				Note
	Annual Budget	Current Month Actual	YTD Actuals	YTD Actuals % of Budget	
Revenue Summary					
Sales Tax	\$ 1,610,000	\$ 181,961	\$ 661,469	41%	
Other Income	16,000	-	-	0%	A
Interest Income	260,000	24,246	120,044	46%	
Total Revenue	\$ 1,886,000	\$ 206,207	\$ 781,513	41%	
Expenditure Summary					
Expenditures	\$ 2,180,980	\$ 214,599	\$ 940,483	43%	
Total Expenditures	\$ 2,180,980	\$ 214,599	\$ 940,483	43%	
Revenue Over/(Under) Expenses	\$ (294,980)	\$ (8,392)	\$ (158,970)		B
Beginning Fund Balance October 1, 2024			\$ 6,527,603		

Explanation of Major Variances:

- A Garland ISD grant and auction proceeds anticipated to be received later in the fiscal year
- B YTD Actual variance due to timing of revenue collections and expenses



City of Sachse

Budget to Actual Account Summary

For Fiscal: 2024-2025 Period Ending: 03/31/2025

	Prior Year Budget	Prior Year Actual	2024-2025 Budget	MTD Activity	YTD Activity	Encumbrances	Percentage	Remaining Balance
Fund: 06 - ECONOMIC DEVELOPMENT FUND								
Revenue								
000 - Non-Departmental								
06-000-40060 Sales Tax	1,430,000.00	1,519,924.65	1,610,000.00	101,113.52	762,582.78	0.00	47.37%	847,417.22
06-000-45000 Interest Income	100,000.00	289,820.72	260,000.00	0.00	120,044.09	0.00	46.17%	139,955.91
06-000-46120 Misc Grants and Donations	10,000.00	10,000.00	10,000.00	0.00	0.00	0.00	0.00%	10,000.00
06-000-47060 Auction Proceeds	0.00	0.00	6,000.00	0.00	0.00	0.00	0.00%	6,000.00
000 - Non-Departmental Total:	1,540,000.00	1,819,745.37	1,886,000.00	101,113.52	882,626.87	0.00	46.80%	1,003,373.13
Revenue Total:	1,540,000.00	1,819,745.37	1,886,000.00	101,113.52	882,626.87	0.00	46.80%	1,003,373.13

Budget to Actual

For Fiscal: 2024-2025 Period Ending: 03/31/2025

		Prior Year Budget	Prior Year Actual	2024-2025 Budget	MTD Activity	YTD Activity	Encumbrances	Percentage	Remaining Balance
Expense									
019 - Economic Development									
06-019-50000	Wages and Salaries	151,415.00	153,125.66	191,924.00	14,767.02	95,985.55	0.00	50.01%	95,938.45
06-019-50030	Longevity Pay	120.00	120.00	252.00	0.00	248.00	0.00	98.41%	4.00
06-019-50050	Social Security and Medicare (FICA)	11,752.00	11,573.52	15,019.00	1,092.98	7,404.99	0.00	49.30%	7,614.01
06-019-50060	TMRS Contributions	22,755.00	22,895.86	31,215.00	2,347.96	15,264.93	0.00	48.90%	15,950.07
06-019-50070	Vacation/Sick Leave Buy Back	2,077.00	2,139.34	4,100.00	0.00	3,034.62	0.00	74.02%	1,065.38
06-019-50072	Health Insurance	21,552.00	21,077.40	25,287.00	2,384.62	12,545.58	0.00	49.61%	12,741.42
06-019-50080	Dental Insurance	723.00	723.36	723.00	60.28	361.68	0.00	50.02%	361.32
06-019-50090	Life and LTD Insurance	877.00	607.11	711.00	79.56	495.90	0.00	69.75%	215.10
06-019-50100	Workers Compensation	329.00	391.25	497.00	59.77	440.38	0.00	88.61%	56.62
06-019-50110	Unemployment Tax	18.00	234.02	234.00	0.00	234.01	0.00	100.00%	-0.01
06-019-50130	Employee Assistance Program	0.00	0.00	0.00	6.00	31.04	0.00	0.00%	-31.04
06-019-51030	Utilities - Communications	972.00	965.16	966.00	0.00	402.30	0.00	41.65%	563.70
06-019-51050	Office Supplies	3,000.00	311.76	3,000.00	0.00	12.21	0.00	0.41%	2,987.79
06-019-51070	Postage	1,000.00	339.17	1,000.00	0.00	1,599.52	0.00	159.95%	-599.52
06-019-51230	Business Retention and Expansion	10,000.00	3,004.41	10,000.00	0.00	1,334.14	0.00	13.34%	8,665.86
06-019-51500	Uniforms and Accessories	880.00	703.77	880.00	0.00	395.60	0.00	44.95%	484.40
06-019-51510	Small Tools and Equipment (under \$10...	1,000.00	816.20	1,000.00	0.00	0.00	0.00	0.00%	1,000.00
06-019-51550	Fuel and Lubricants	473.00	209.46	473.00	0.00	65.22	0.00	13.79%	407.78
06-019-51700	Community Relations & Special Progra...	42,750.00	24,701.04	48,750.00	0.00	7,712.62	0.00	15.82%	41,037.38
06-019-51800	Dues and Subscriptions	7,829.00	2,888.83	6,195.00	0.00	2,956.74	0.00	47.73%	3,238.26
06-019-51810	Employee Training and Travel	17,430.00	7,034.12	18,200.00	0.00	5,313.28	0.00	29.19%	12,886.72
06-019-51820	Mileage/Tolls/Parking Reimbursement	0.00	0.00	0.00	0.00	29.50	0.00	0.00%	-29.50
06-019-52000	Vehicle Repairs and Maintenance	1,000.00	333.54	1,000.00	0.00	830.34	0.00	83.03%	169.66
06-019-52040	Software Licensing, Support and Maint...	52,020.00	55,740.22	50,850.00	0.00	31,219.24	0.00	61.39%	19,630.76
06-019-53000	Legal/Consulting Fees	20,000.00	31,364.97	30,000.00	0.00	5,065.00	0.00	16.88%	24,935.00
06-019-53002	Professional Services (53003)	70,000.00	28,340.36	80,000.00	0.00	2,990.00	0.00	3.74%	77,010.00
06-019-53060	Printing Services	2,000.00	3,166.70	2,500.00	0.00	1,233.75	0.00	49.35%	1,266.25
06-019-53220	5th Street District	30,600.00	24,498.60	35,600.00	524.60	4,095.42	0.00	11.50%	31,504.58
06-019-53241	Local Business Grant Program	100,000.00	0.00	100,000.00	0.00	0.00	0.00	0.00%	100,000.00
06-019-53380	Advertising and Legal Publications	60,800.00	62,544.99	67,800.00	0.00	30,514.42	0.00	45.01%	37,285.58
06-019-53500	Web Page Services	2,520.00	7,370.00	2,520.00	0.00	0.00	0.00	0.00%	2,520.00
06-019-53600	Copier Rental & Maintenance	945.00	192.00	945.00	72.00	432.00	432.00	45.71%	513.00
06-019-55000	Transfer Out to General Fund	0.00	0.00	23,233.00	0.00	0.00	0.00	0.00%	23,233.00
06-019-55050	Transfer Out to Gen Capital Projects Fu...	150,000.00	150,000.00	350,000.00	29,167.00	175,002.00	0.00	50.00%	174,998.00
06-019-55060	Transfer Out to General Fund - Indirect...	122,795.00	122,795.00	141,106.00	11,759.00	70,554.00	0.00	50.00%	70,552.00
06-019-57002	Infrastructure Grants / Sales Tax Reim...	0.00	155,695.00	935,000.00	250,000.00	775,000.00	0.00	82.89%	160,000.00
019 - Economic Development Total:		909,632.00	895,902.82	2,180,980.00	312,320.79	1,252,803.98	432.00	57.44%	928,176.02
Expense Total:		909,632.00	895,902.82	2,180,980.00	312,320.79	1,252,803.98	432.00	57.44%	928,176.02
Fund 06 Revenue Over/(Under) Expenses		630,368.00	923,842.55	-294,980.00	-211,207.27	-370,177.11	-432.00	125.49%	75,197.11
Total Revenue Over/(Under) Expenses:		630,368.00	923,842.55	-294,980.00	-211,207.27	-370,177.11	-432.00	125.49%	75,197.11

Sachse Economic Development Corporation
Balance Sheet
3/31/2025

Assets:

Cash	\$54,484.84
Investments	6,645,358.93
Accts Receivable-Sales Tax	245,038.27
Travel Advances	67.00
Assets Held-Land	1,649,892.68
Intangible Assets	<u>2,085.88</u>

Total Assets **\$8,596,927.60**

Liabilities:

Payables	<u>\$804,450.22</u>
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Total Liabilities **\$804,450.22**

Equity:

Fund Balance 9/30/2024	\$6,527,602.52
Net Position (full accrual)	\$1,635,051.97
FY 2025 YTD Surplus	<u>-370,177.11</u>

Total Equity **\$7,792,477.38**

Total Liabilities and Equity **\$8,596,927.60**

D. Action Items

Subject: 1. Consider and elect a Vice President of the Economic Development Corporation Board.

Meeting April 17, 2025 - Economic Development Corporation Board Meeting

Access Public

Type Action, Discussion

Fiscal Impact None

Recommended Action Elect _____ as Vice President of the Economic Development Corporation Board.

Goals

BACKGROUND

Per the Amended and Restated Bylaws of the Sachse Economic Development Corporation, the EDC Board shall annually elect a President and Vice President. The former Vice President of the EDC Board recently resigned their position, and an election needs to be held to elect a Vice President for the duration of the current term.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Elect _____ as Vice President of the Economic Development Corporation Board.

File Attachments None

E. Discussion Items

Subject:	2. Receive an update on the Taste of Sachse event.
Meeting	April 17, 2025 - Economic Development Corporation Board Meeting
Access	Public
Type	Information
Fiscal Impact	None
Recommended Action	Receive an update on the Taste of Sachse event.
Goals	Provide a high quality of life environment for families; individuals; businesses; and other organizations in Sachse.

BACKGROUND

In conjunction with National Small Business Week, Sachse Economic Development will host a program to encourage residents to shop locally.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Receive an update on the Taste of Sachse event.

File Attachments

1. Presentation_Taste of Sachse

Taste of Sachse

Overview

- Background
- Program Rules
- Next Steps
- Questions



Background

- National Small Business Week (May 4 – May 10)
- Encourages residents to shop locally



Program Rules

- Spend \$10 or more at a participating business to receive a sticker*
- Collect six stickers
- Enter drawing for a chance to win a prize

PARTICIPATING BUSINESSES



Cane Rosso
 Donut Palace
 Haus of Boba
 The Brass Tap
 Palatables Shawarma & Grill
 Jakes Burgers
 Sachse Nutrition
 Bop Joa
 Tropical Smoothie Cafe
 Woodbridge Cafe
 Manny's Tex-Mex
 Dough Gourmet Pizza



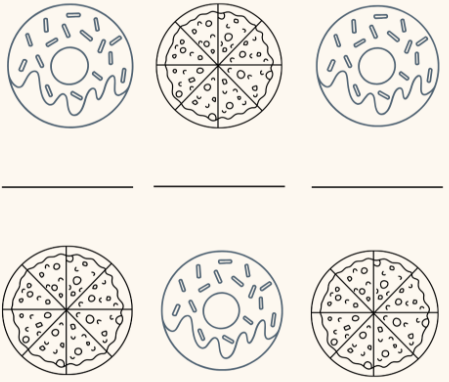
TASTE OF SACHSE
MAY 5 - MAY 30, 2025

NAME: _____
EMAIL: _____

PROGRAM RULES

1. One activity card per household.
2. One sticker per business.
3. Make a purchase of \$10 or more at any participating Sachse business between May 5 - May 30, and present this activity card to receive a sticker.
4. After you have a total of 6 stickers in your activity card drop it off at City Hall or send a picture to the email below.
5. If criteria are met, you will be entered into a drawing for a chance to win a prize. Activity cards are due by Friday, May 30th at 11 a.m. Winners will be announced and notified on Tuesday, June 3rd.
6. Good luck!

STICKERS
(WRITE THE BUSINESS NAME ON THE LINE)



Email completed cards to SachseEconomicDevelopment@CityofSachse.com

*Staff is working to add participating businesses to the activity card.

Next Steps

- Promote event
 - Businesses
 - Prizes
- Coordinate with businesses

EAT LOCAL. COLLECT STICKERS. WIN PRIZES.



SHARE YOUR PICTURES
ON FACEBOOK AND USE
THE HASHTAG
#TASTE OF SACHSE 25



Questions?

E. Discussion Items

Subject:	3. Receive a briefing on the Sachse Comprehensive Plan update.
Meeting	April 17, 2025 - Economic Development Corporation Board Meeting
Access	Public
Type	Information, Discussion
Fiscal Impact	None
Recommended Action	Receive a briefing on the Sachse Comprehensive Plan update.
Goals	Strategically invest in the City's existing and future infrastructure. Provide a high quality of life environment for families; individuals; businesses; and other organizations in Sachse. Make Sachse more prosperous through job creation and quality development that adds community value. Provide excellent government services to Sachse citizens.

BACKGROUND

The Comprehensive Plan is the City's guiding policy document that sets forth the vision for how the community develops and grows. This document helps to guide long-range decisions for the community as it relates to land use, transportation, infrastructure, and public services, among others.

On April 1, 2024, the Sachse City Council authorized the City Manager to negotiate and enter into a contract for an update to the City's Comprehensive Plan with Kimley-Horn. The existing Plan was last adopted in 2017. Since contract execution, staff and consultants from Kimley-Horn have participated in several events to gather community-wide input that will help establish the strategic direction for the Comprehensive Plan update.

The purpose of this briefing is to provide the Economic Development Corporation Board with an overview of the Sachse Comprehensive Plan update effort thus far in the process, and receive feedback.

Sachse Economic Development Director Jerod Potts will present this item.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Receive a briefing on the Sachse Comprehensive Plan update.

File Attachments

1. Presentation_Strategic Direction Slides
2. Presentation_250417_Sachse Comp Plan_EDC Briefing - Packet



Strategic Direction

About the Strategic Direction

The Strategic Direction includes three components:

- ***Vision Statement*** – A description of the future the community wants to achieve; a reflection of its values and aspirations; the destination. It's a means of providing important direction for the planning process.
- ***Guiding Principles*** – Provide the foundation for decisions and actions that will be required to prepare a comprehensive plan and achieve its vision.
- ***Preferred Land Use Scenario*** – The Preferred Land Use Scenario illustrates the future development pattern for Sachse that reflect the palette of development contexts and character.

Strategic Direction Feedback

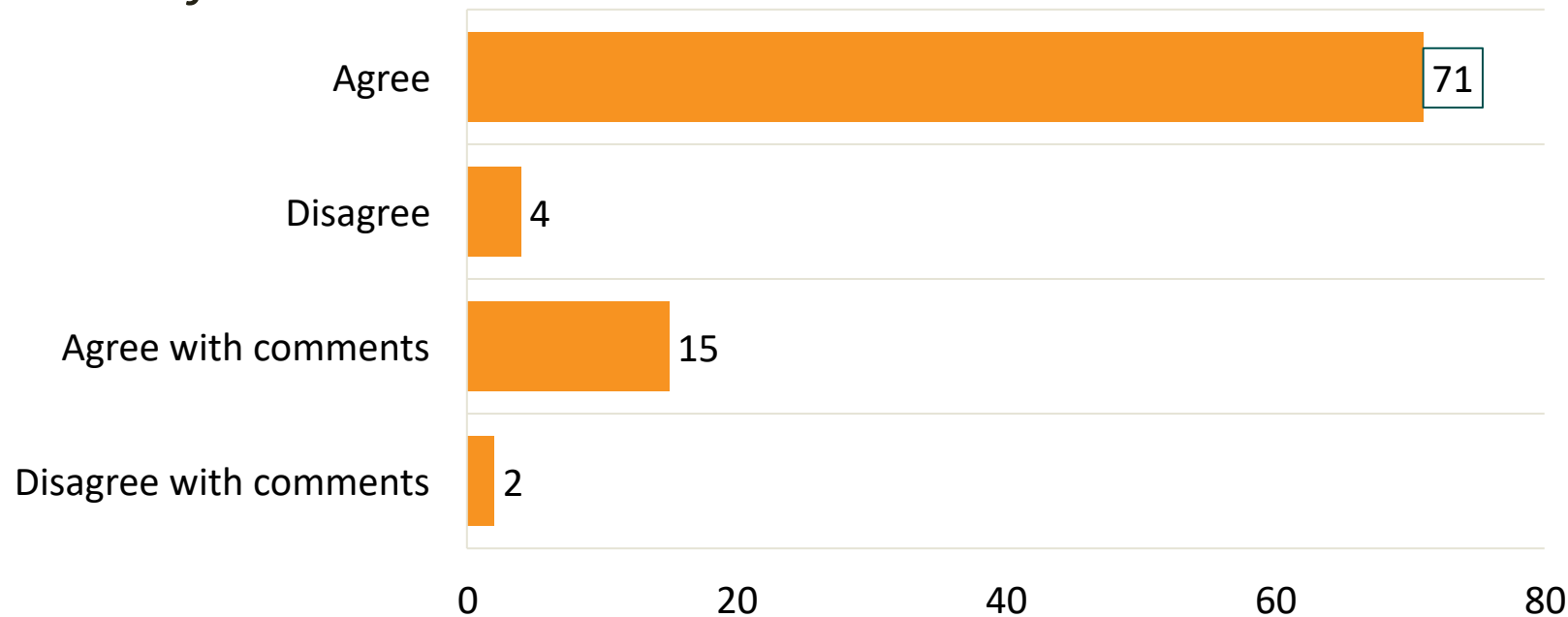
- An online survey was provided for Sachse's neighbors to voice their input regarding the draft Vision Statement and Guiding Principles
- Dates open: November 4, 2024 – December 9, 2024
- Total Number of Completed Responses: **92**

Vision Statement Feedback

- **Proposed:** Sachse will cultivate a vibrant community where residents and businesses thrive. Through intentional development, Sachse will create inviting destinations that promote connectivity and foster a sense of belonging.
- *What we heard:*
 - *Much agreement and support*
 - *Concerns regarding future development and growth*
 - *Improving community and connectivity*
 - *Maintaining Sachse's charm and character*
- **Final:** Sachse will cultivate a vibrant community where residents, visitors, and businesses thrive. Through intentional development and **a focus on high-quality infrastructure and amenities**, Sachse **will maintain its sense of community and charm** while furthering connected spaces that foster a sense of belonging.

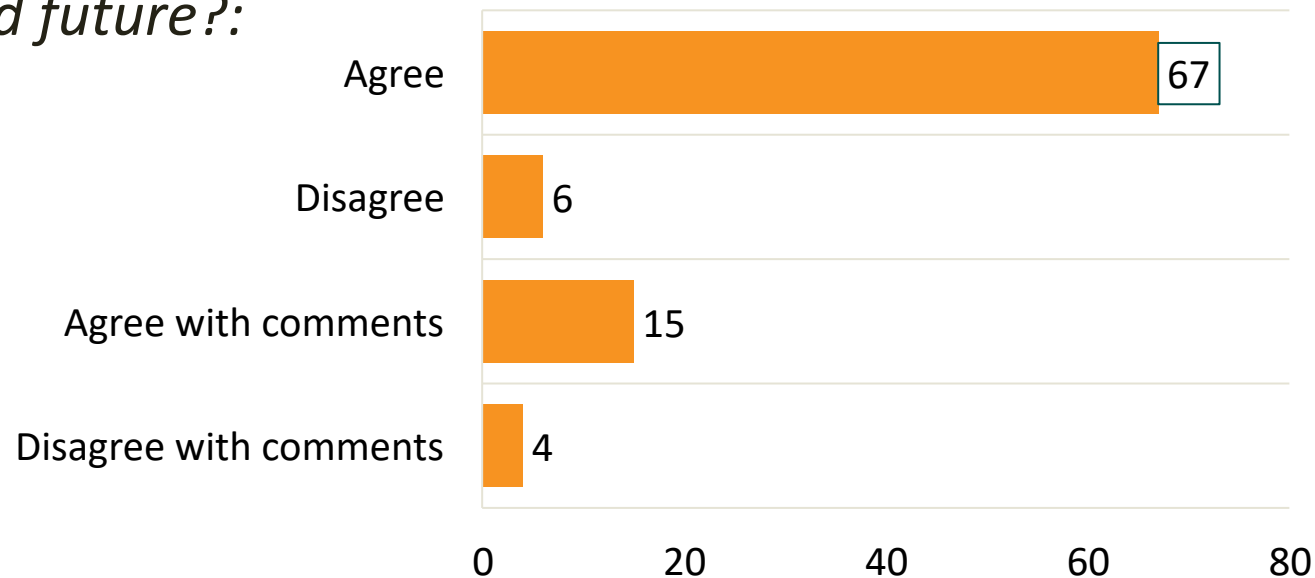
Guiding Principle Feedback

- **Partnership:** Continue to develop relationships and partner with public and private institutions to maximize positive impact on the community.
- *When you think of Sachse's future, does the guiding principle align with that desired future?:*



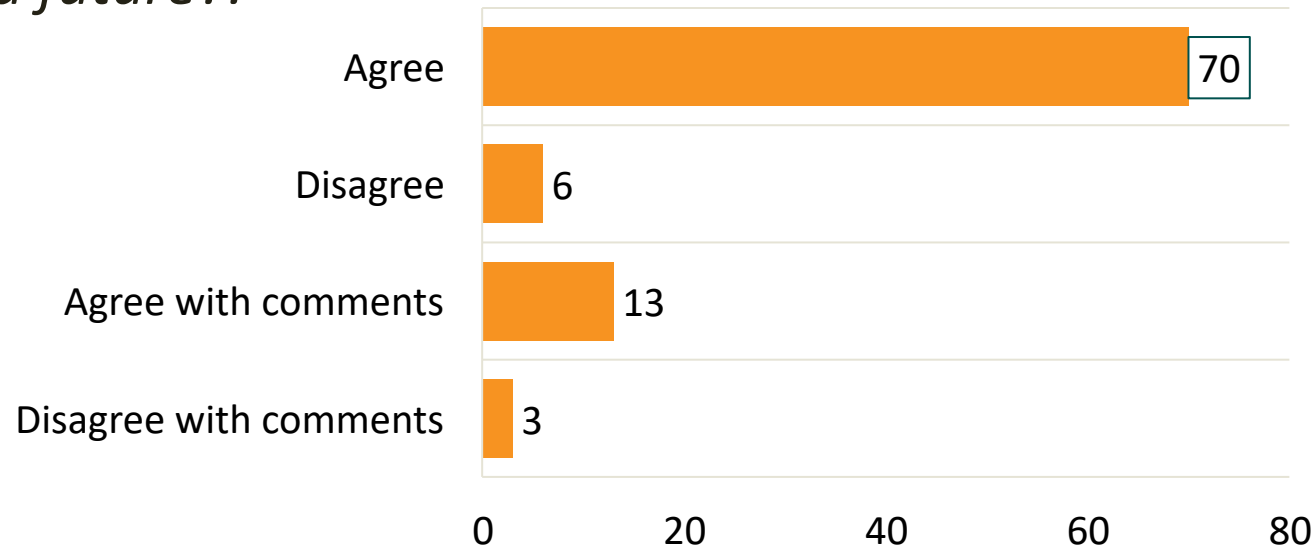
Guiding Principle Feedback

- **Quality of Life:** Continue to support and increase the community’s desirability and resiliency by providing first-class level of service. **Prioritize the well-being of residents through enhanced access to high-quality amenities.**
- *When you think of Sachse’s future, does the guiding principle align with that desired future?:*



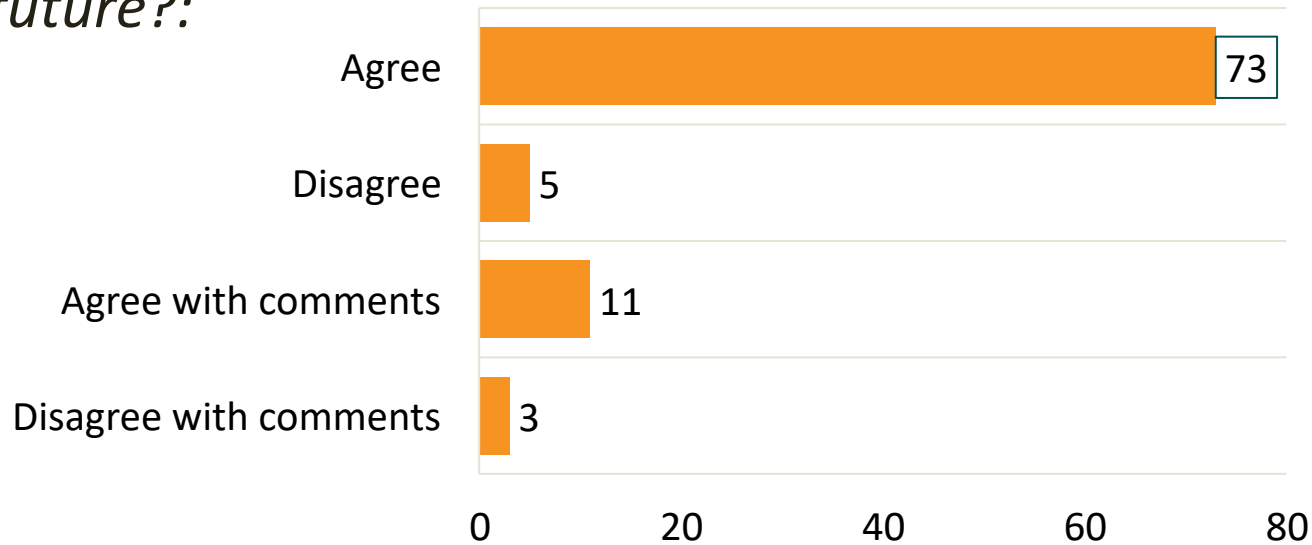
Guiding Principle Feedback

- **Stewardship:** Responsible management of resources and proactive consideration for potential impacts will ensure adequate capacity, foster healthy outcomes, and balance economic, environmental, and social outcomes.
- *When you think of Sachse's future, does the guiding principle align with that desired future?:*



Guiding Principle Feedback

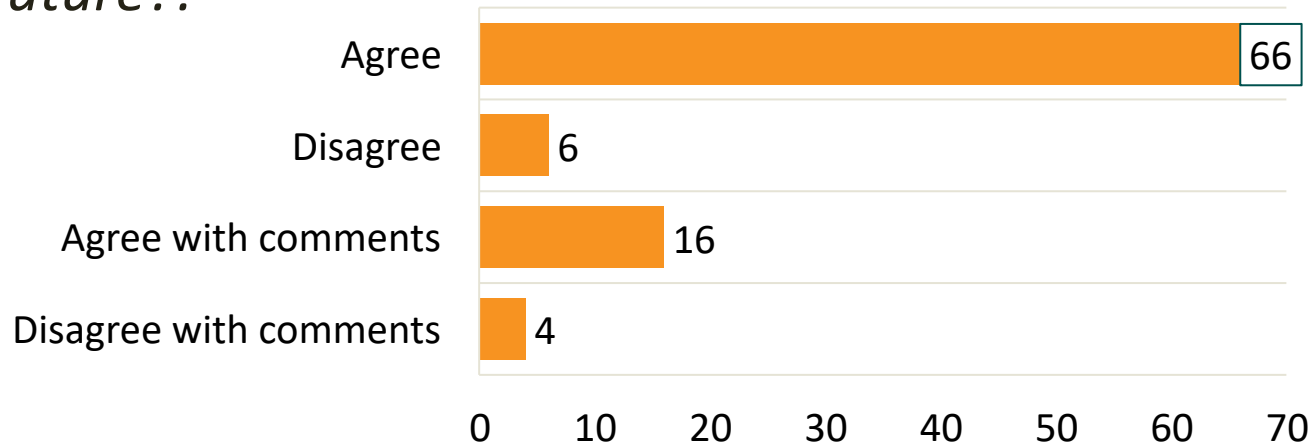
- **Recreation:** Continue to integrate and develop parks, trails, and open space into the community as gathering places and connections to other destinations. **Ensure these spaces are well-maintained, safe, and accessible for all residents.**
- *When you think of Sachse's future, does the guiding principle align with that desired future?:*



Guiding Principle Feedback

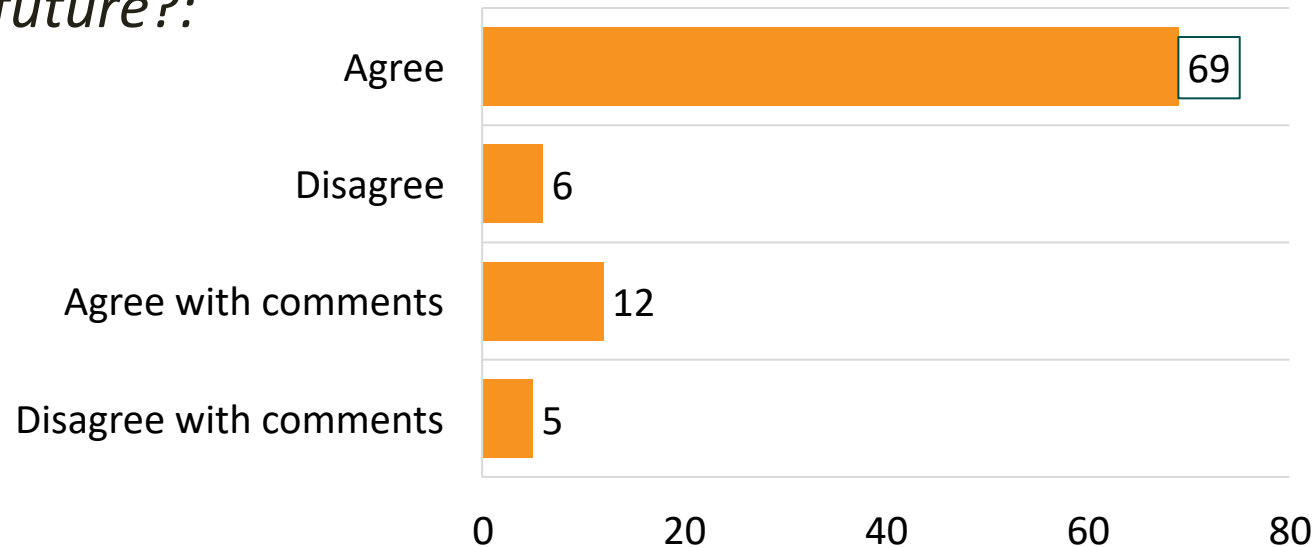
- **Opportunity:** Support efforts to grow a thriving local economy by encouraging **diverse** development and innovation of individuals and businesses, families and households, neighborhoods, commercial development, and the city. **Ensure that new developments balance with the charm of Sachse.**

- *When you think of Sachse's future, does the guiding principle align with that desired future?:*



Guiding Principle Feedback

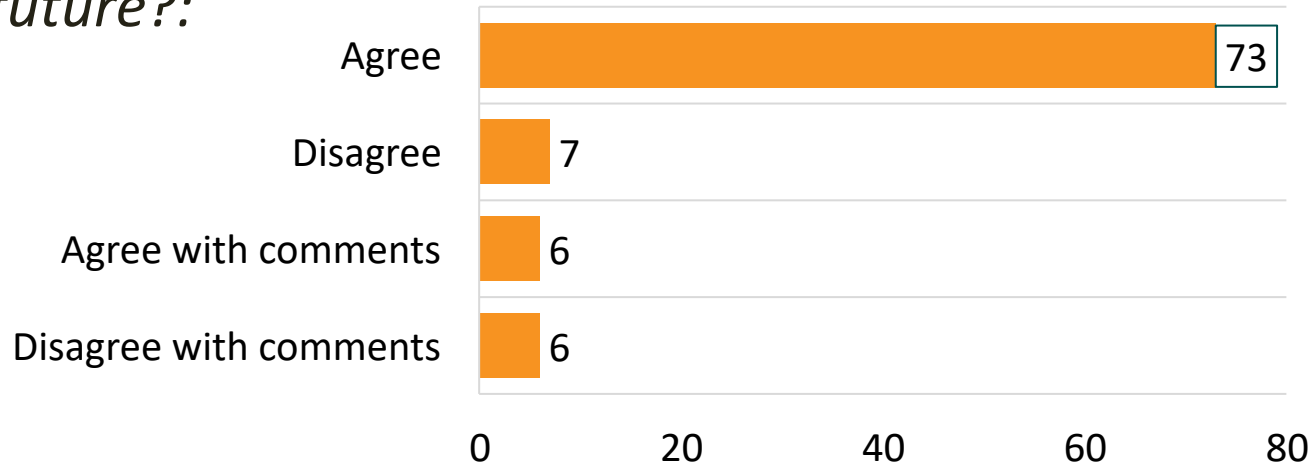
- **Catalyst Areas:** Encourage and attract new businesses and developments that support the unique qualities and assets of catalyst areas to broaden the tax base and make the City’s economy more adaptable and resilient.
- *When you think of Sachse’s future, does the guiding principle align with that desired future?:*



Guiding Principle Feedback

- **Promote Responsible Development:** Sachse will ensure that new development respects and enhances existing neighborhoods by contributing to the overall character and sustainability of the city and prioritize projects that balance growth with the preservation of Sachse’s character.

- *When you think of Sachse’s future, does the guiding principle align with that desired future?:*





Sachse Comprehensive Plan

Economic Development Corporation Board Briefing
April 17, 2025

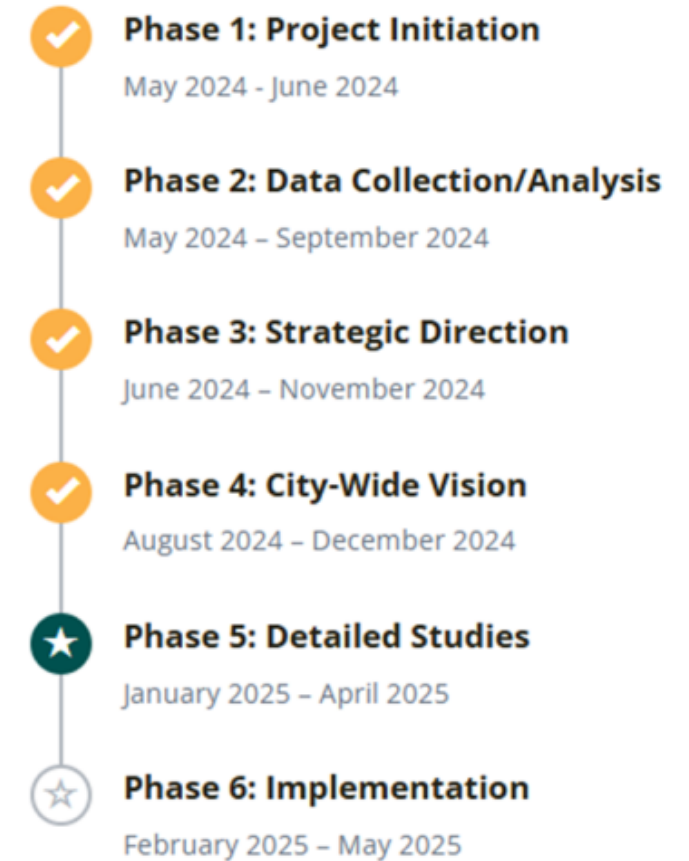


Presentation Overview

What We Want to Accomplish

- Strategic Direction Update
- Citywide Vision Elements
- Detailed Studies
- Wrap-Up/Next Steps

Timeline



Strategic Direction Update

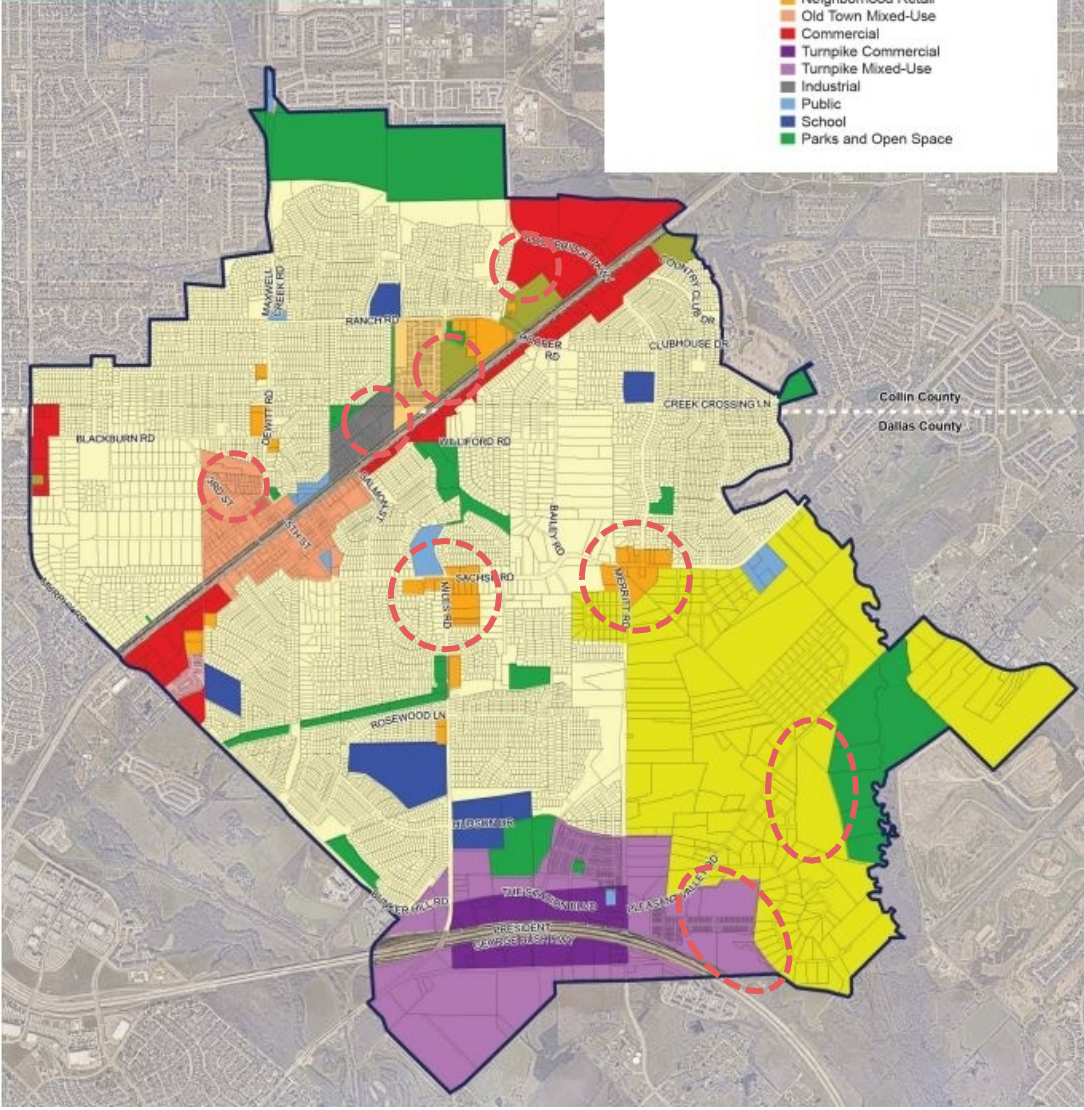
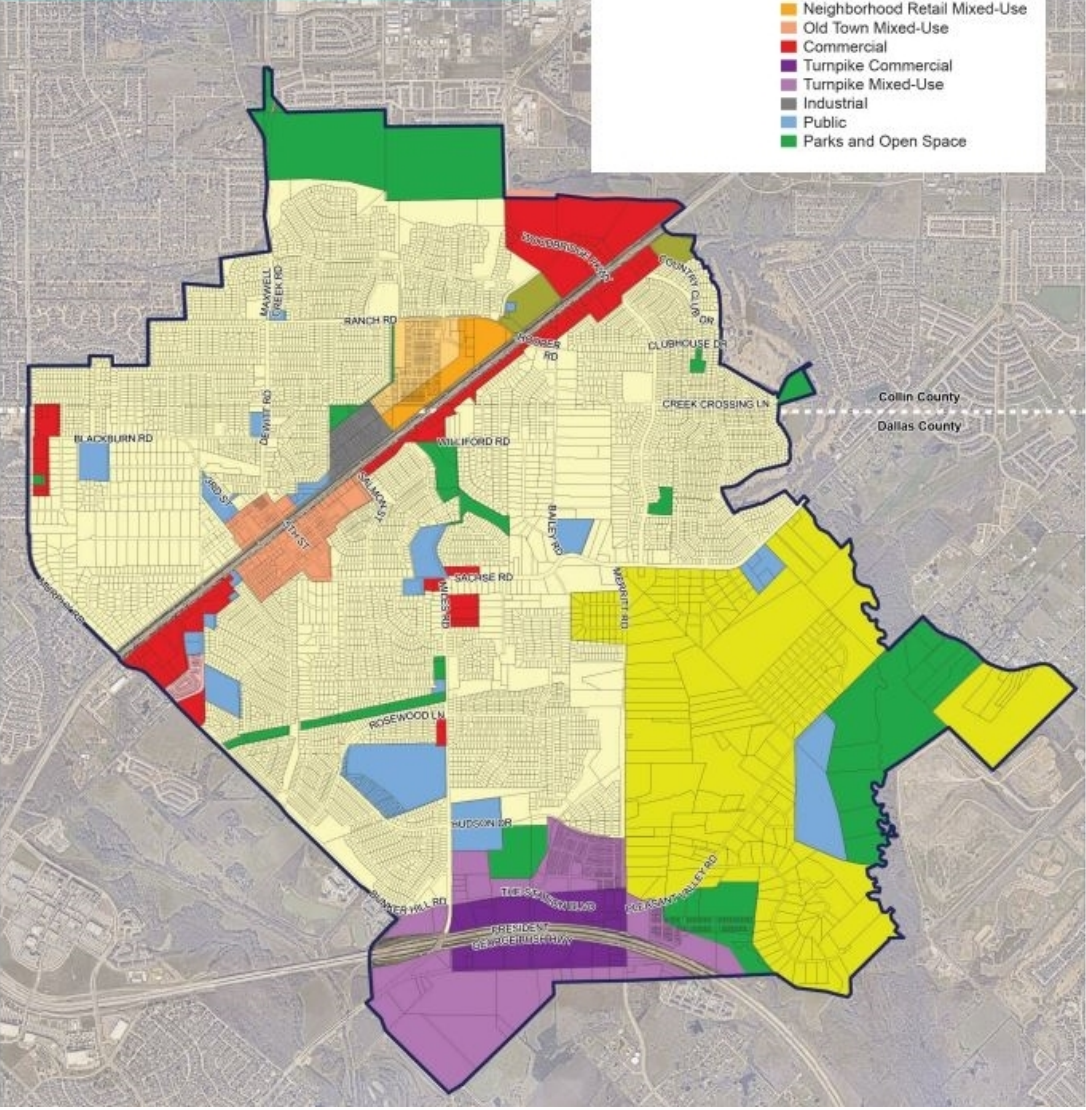
- **Vision Statement:** Sachse will cultivate a vibrant community where residents, visitors, and businesses thrive. Through intentional development and **a focus on high-quality infrastructure and amenities**, Sachse **will maintain its sense of community and charm** while furthering connected spaces that foster a sense of belonging.
- **Guiding Principles**
 - Partnership
 - Quality of Life
 - Stewardship
 - Recreation
 - Opportunity
 - Catalyst Areas
 - Promote Responsible Development

2017 Future Land Use Plan

- Legend**
- City Limits
 - Parcels
- 2017 Future Land**
- Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Estate Residential
 - Single Family Urban Residential
 - Neighborhood Retail Mixed-Use
 - Old Town Mixed-Use
 - Commercial
 - Turnpike Commercial
 - Turnpike Mixed-Use
 - Industrial
 - Public
 - Parks and Open Space

Draft Future Land Use Plan

- Legend**
- City Limits
 - Parcels
- Future Land Use**
- Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Estate Residential
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 - Neighborhood Retail
 - Old Town Mixed-Use
 - Commercial
 - Turnpike Commercial
 - Turnpike Mixed-Use
 - Industrial
 - Public
 - School
 - Parks and Open Space



2017 Master Thoroughfare Plan

Legend

- City Limits
- Parcels
- Roads
- Creeks

MTP

- Principal Arterial
- Minor Arterial
- Proposed Minor Arterial
- Collector

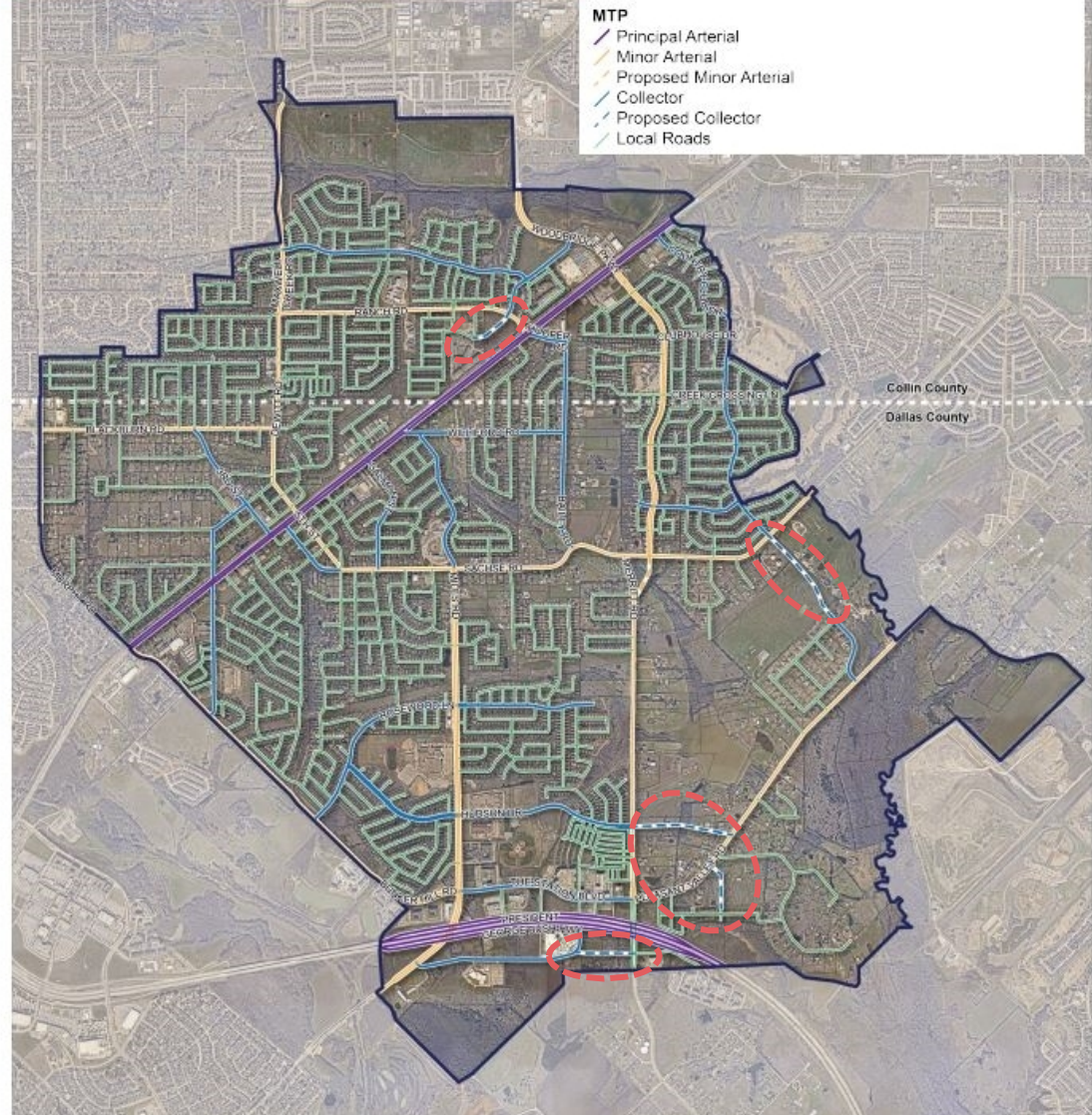
Draft Master Thoroughfare Plan

Legend

- City Limits
- Parcels
- Roads
- Creeks

MTP

- Principal Arterial
- Minor Arterial
- Proposed Minor Arterial
- Collector
- Proposed Collector
- Local Roads



Gateway and Placemaking Direction

Primary Gateway Opportunities:

- SH-78 (north and south)
- PGBT

Secondary Gateways:

- Old Town (SH-78 & 5th Street)
- Miles/Merritt Road
- Sachse Road

District enhancements

- SH-78 (corridor-wide & Old Town)
- PGBT Corridor

Primary Gateways: A key entry point featuring landscaping, signage, or architecture to create a strong sense of arrival and identity.



Secondary Gateway: a smaller-scale entry point that enhances wayfinding and reinforces a community's identity.



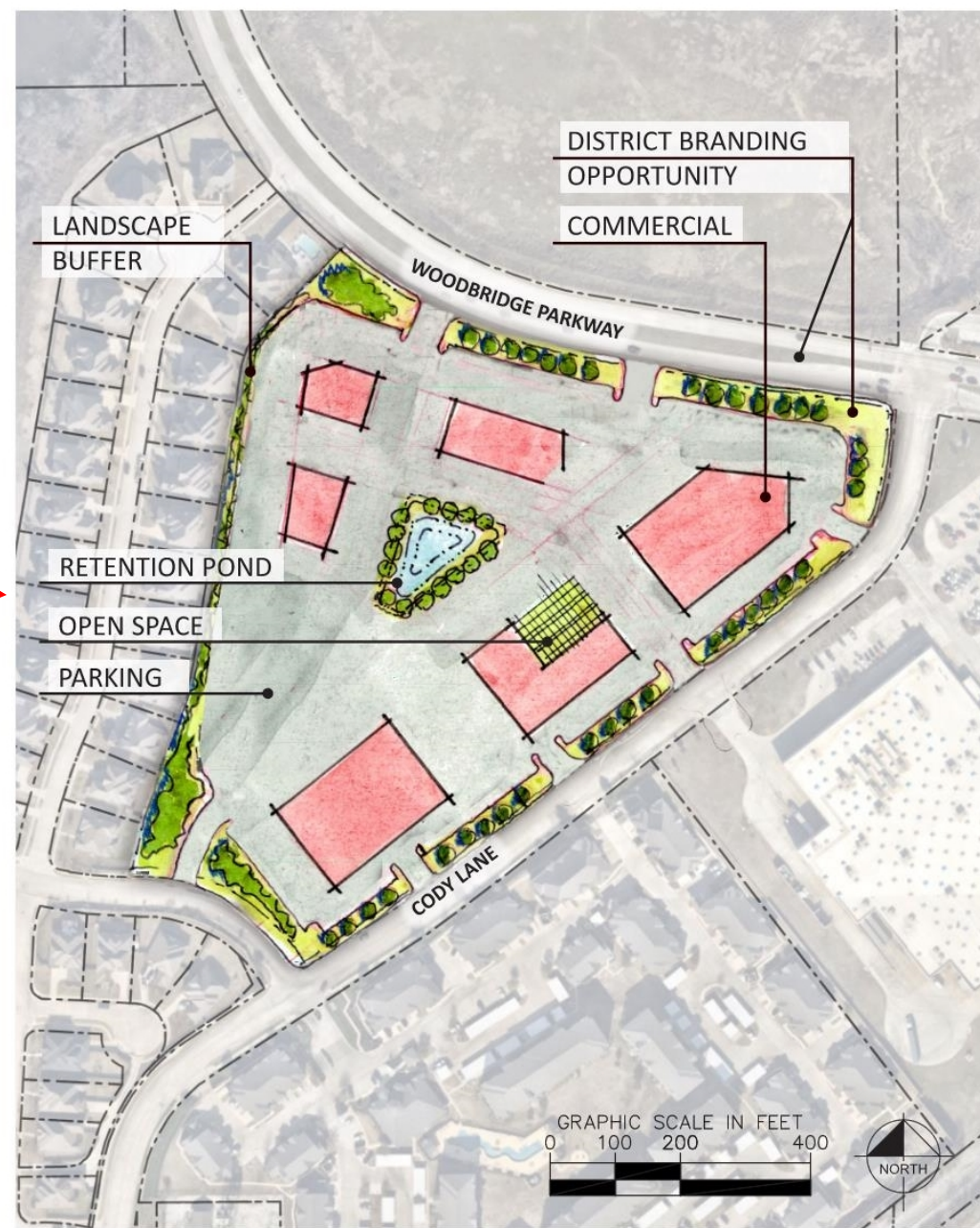
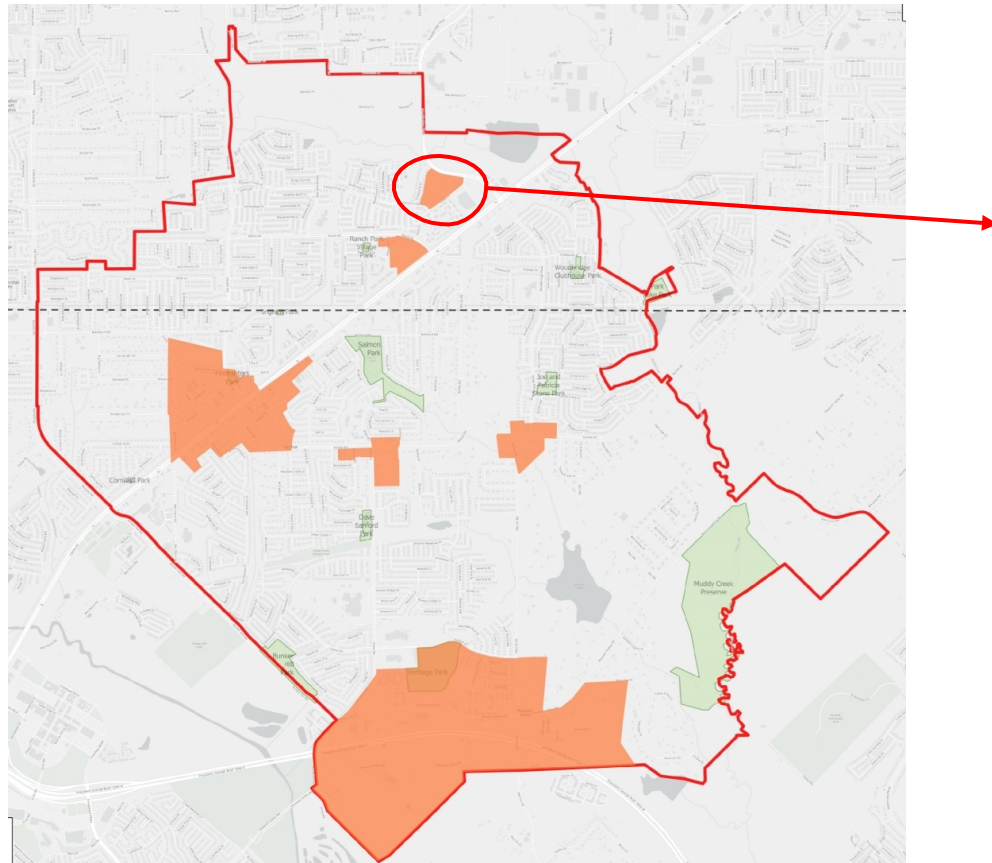
Landscaping, Street enhancements, Art, etc.



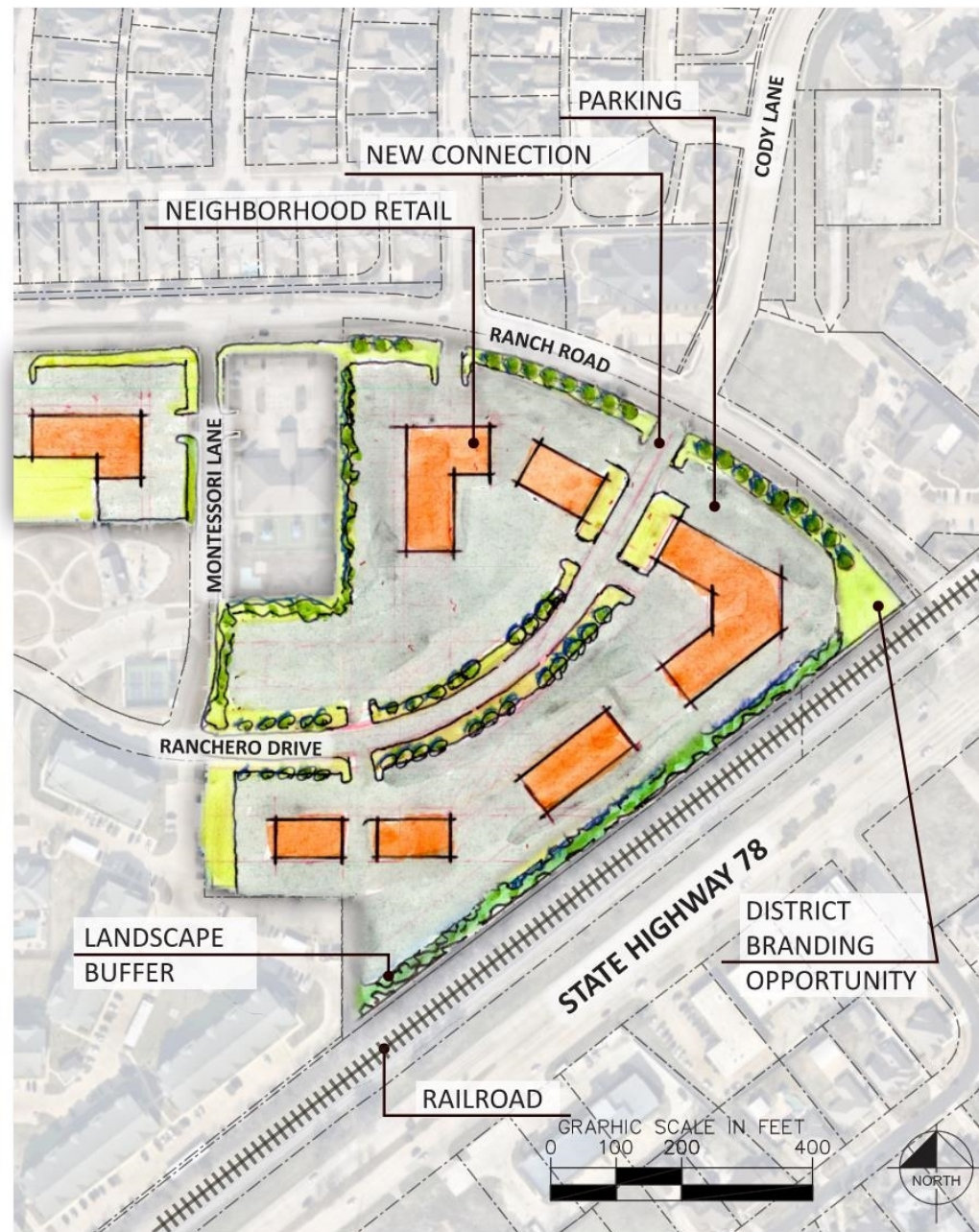
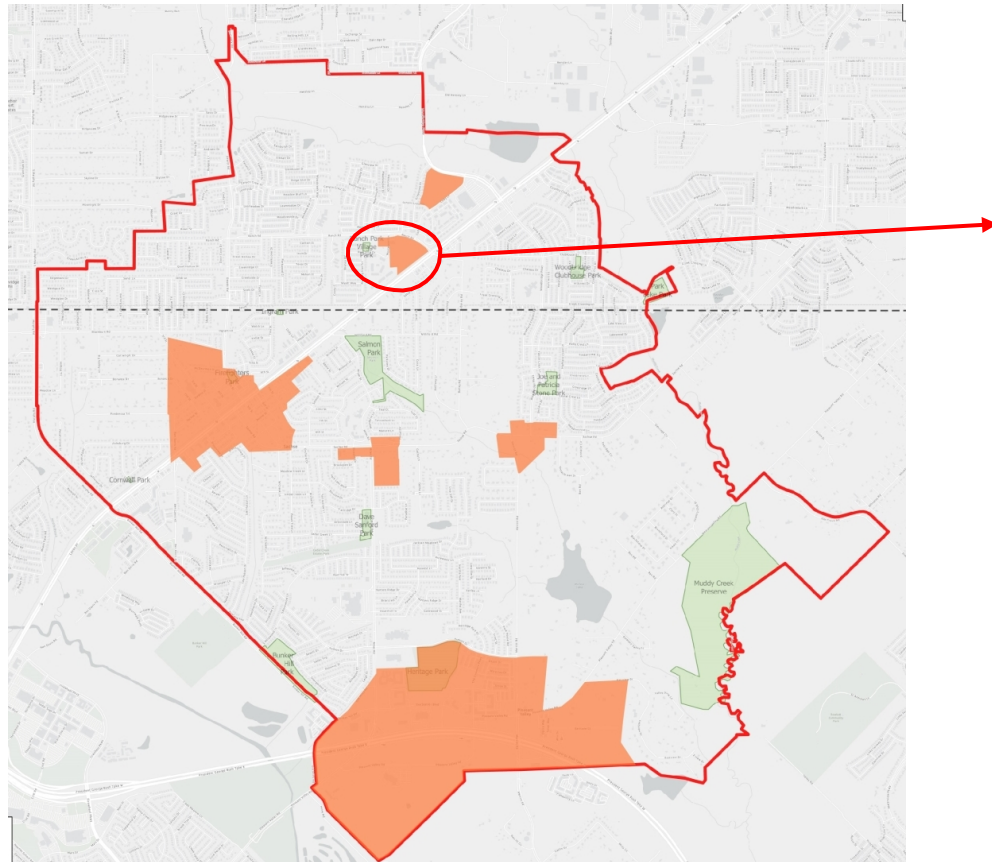
Highway 78



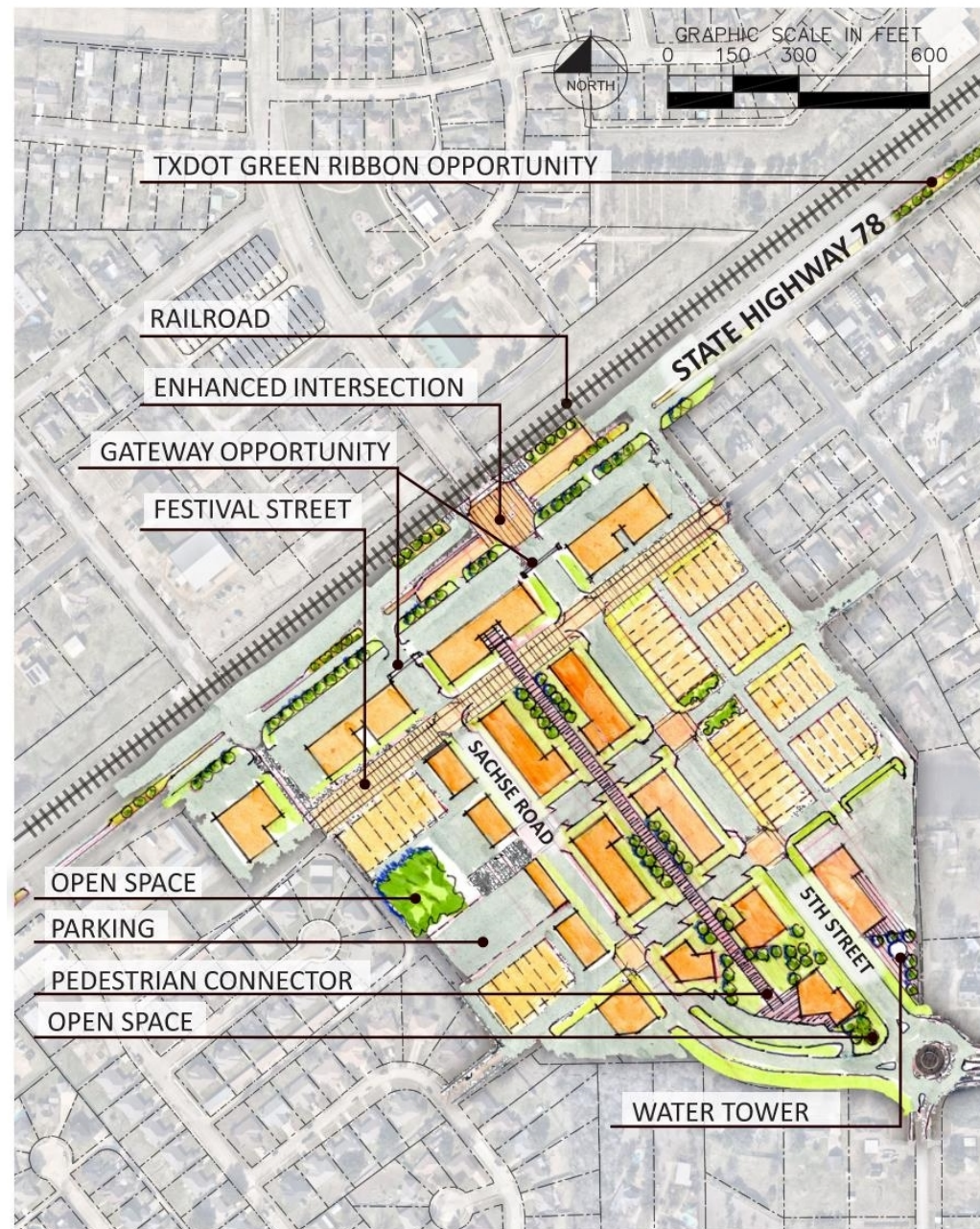
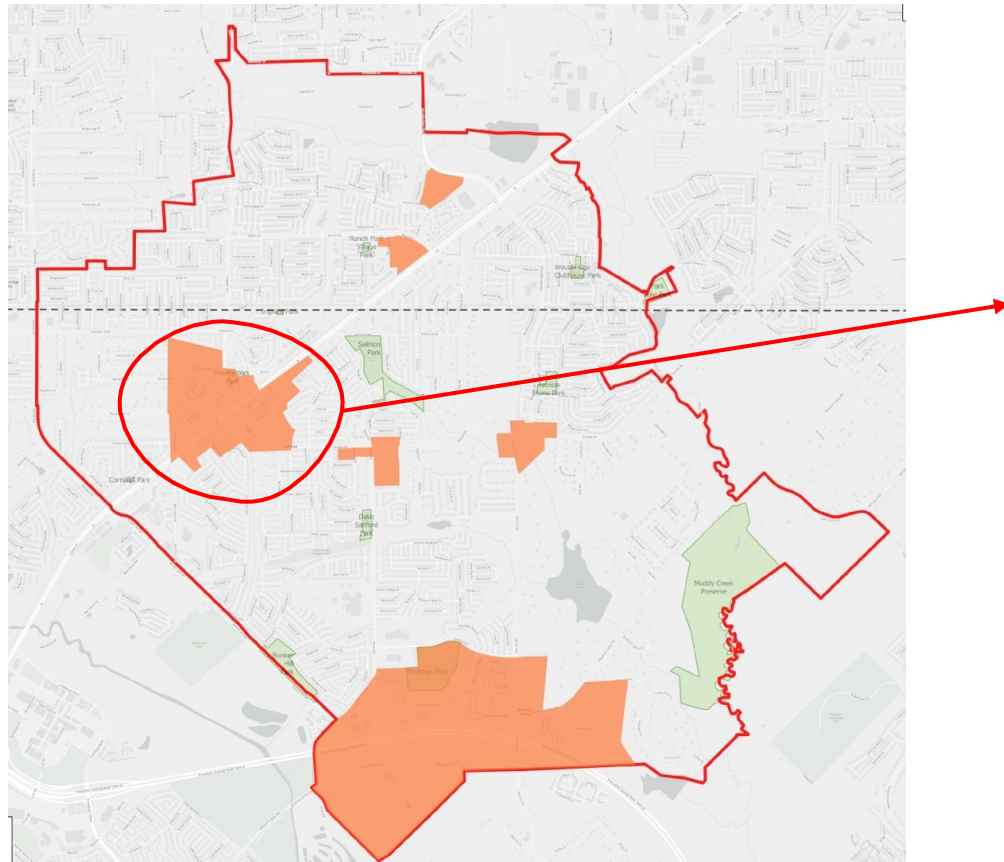
Woodbridge Pkwy & Cody Lane Catalyst Area



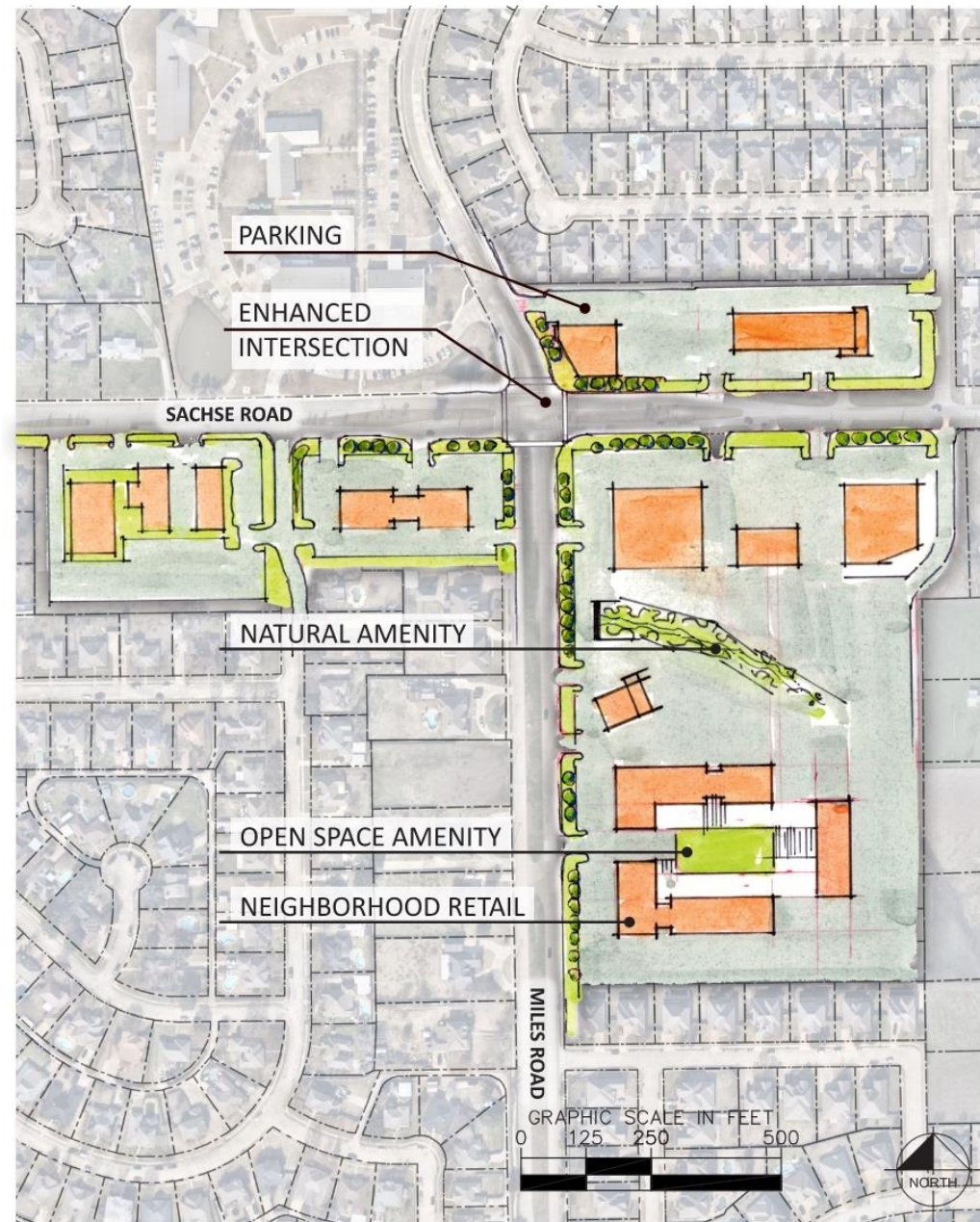
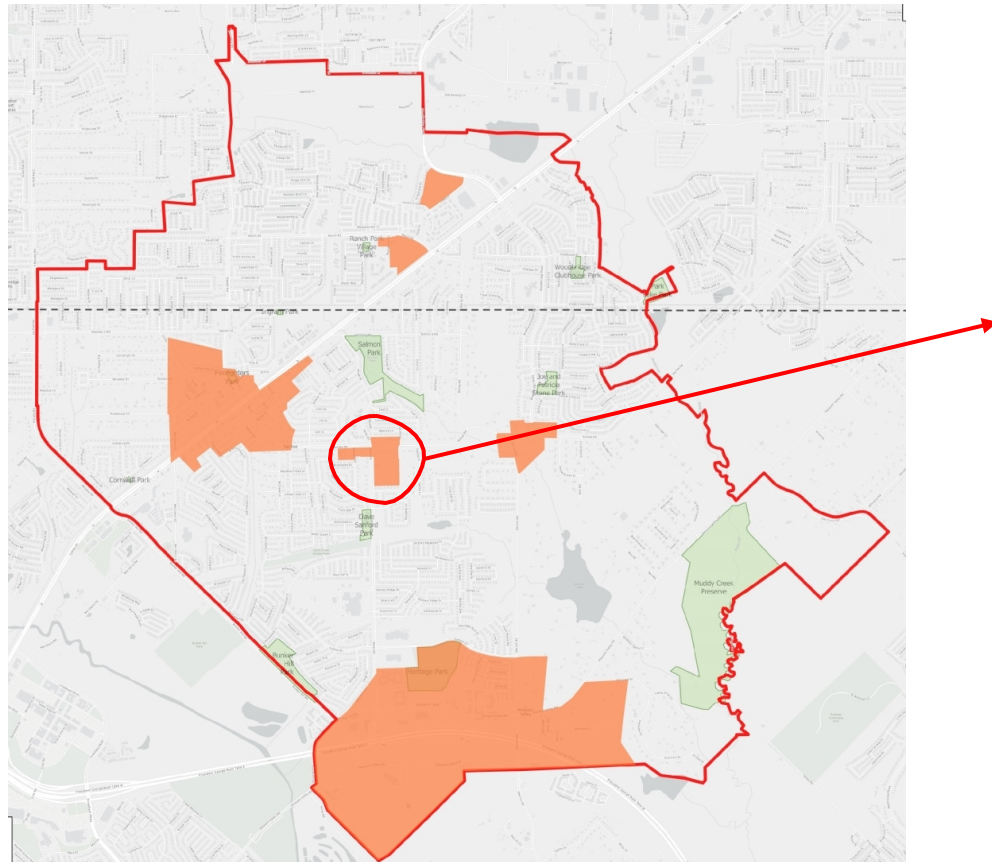
SH-78 & Ranch Road Catalyst Area



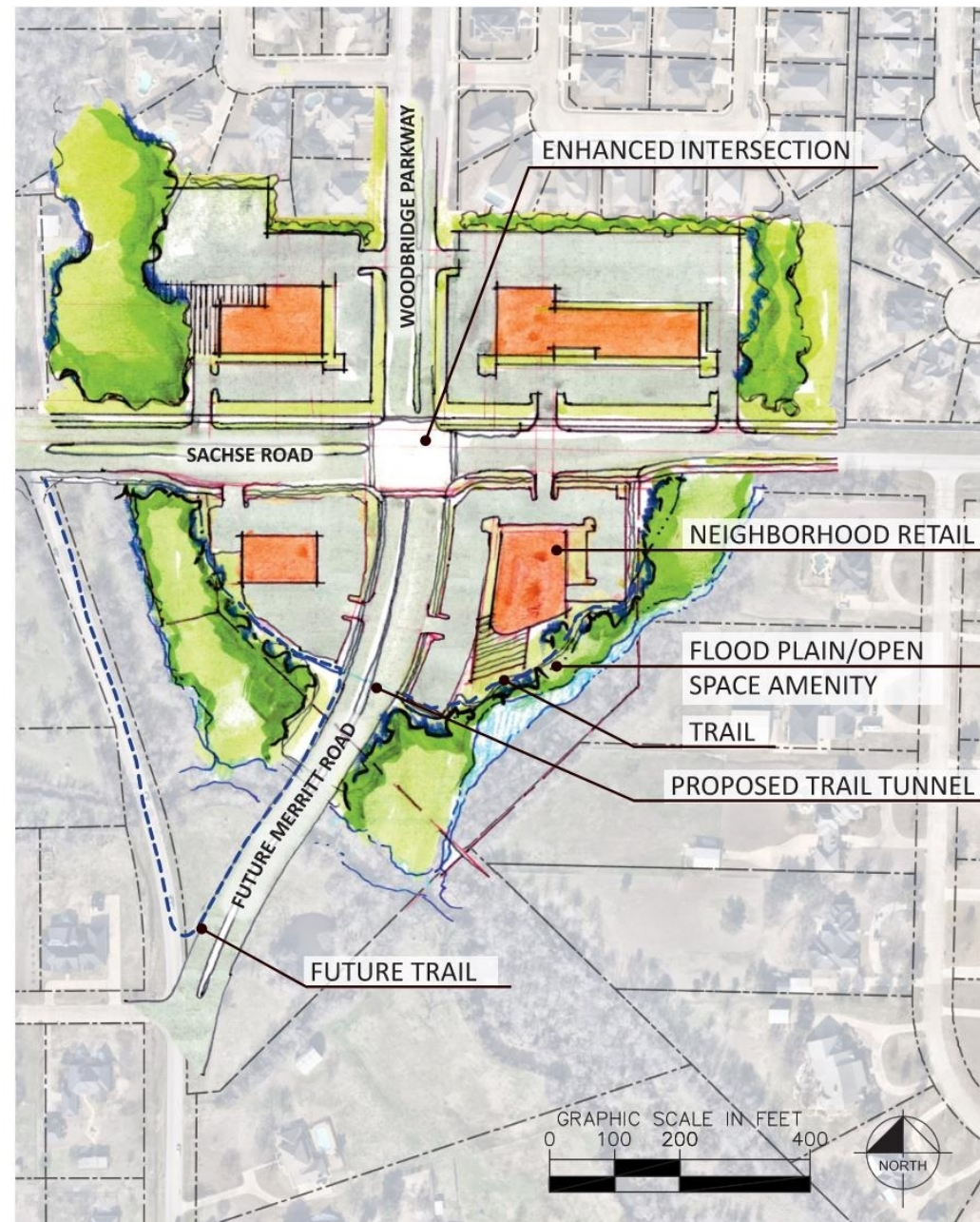
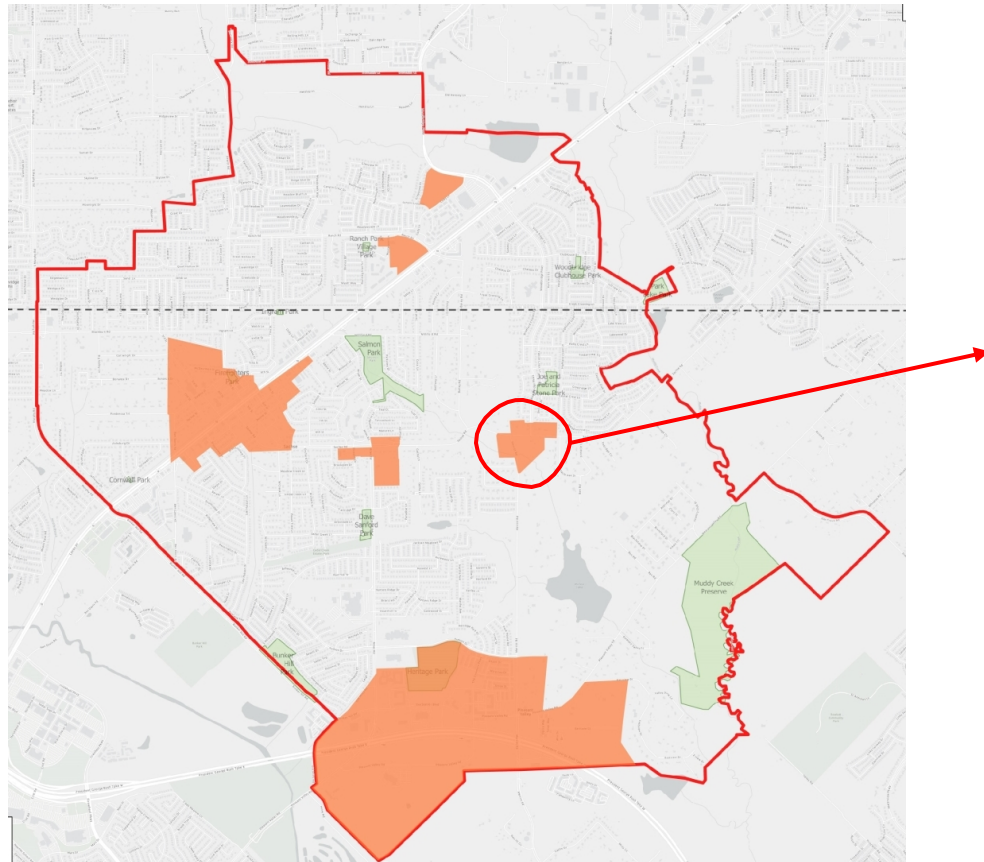
Old Town Catalyst Area



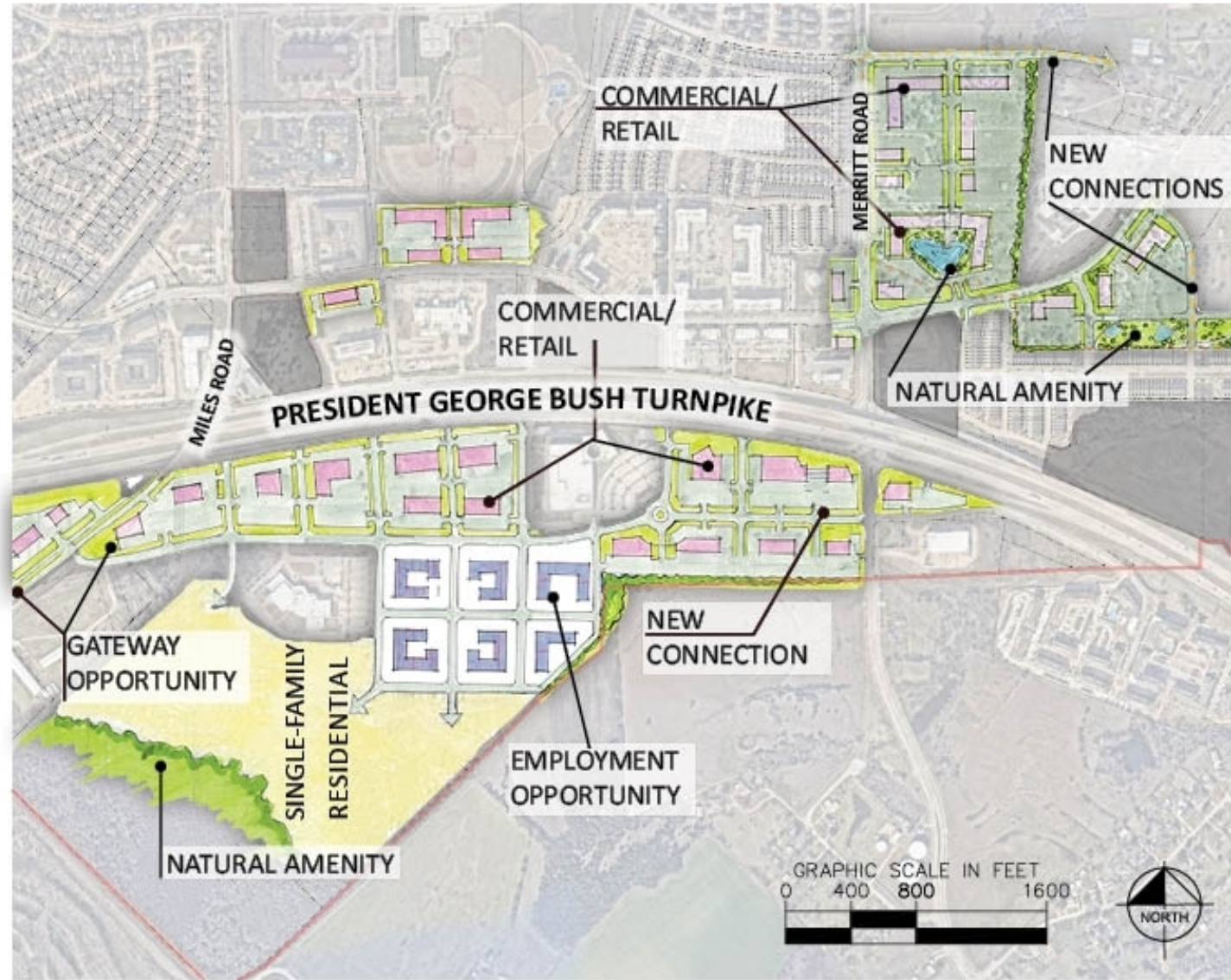
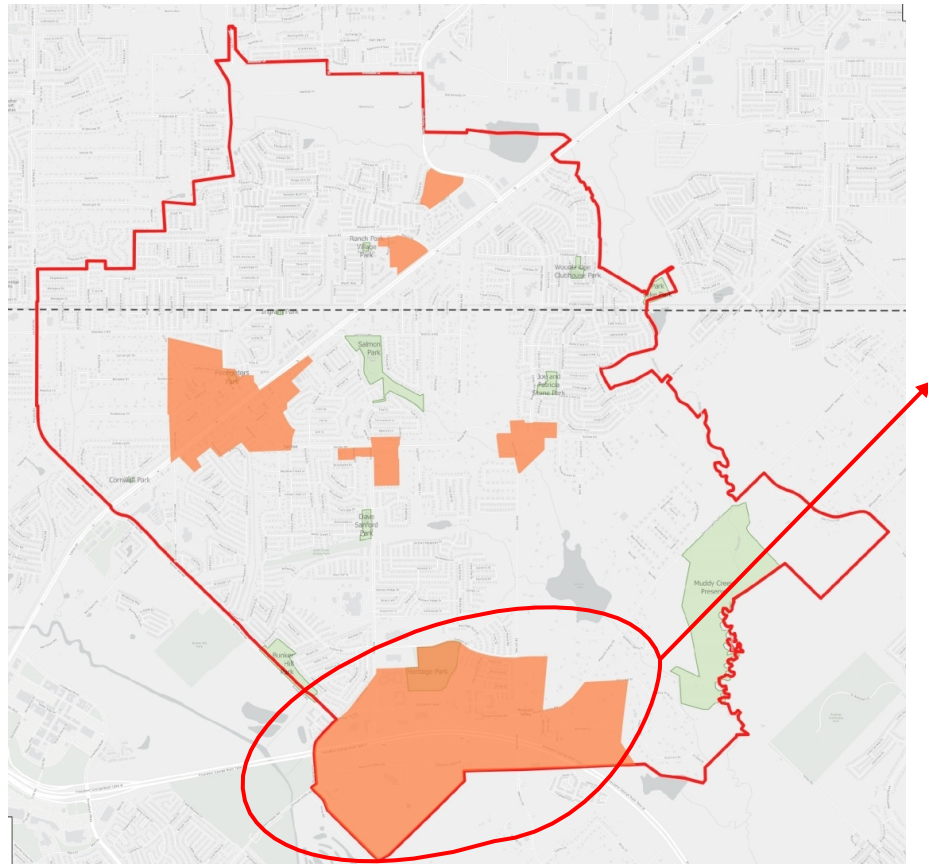
Sachse Road & Miles Road Catalyst Area



Sachse Road & Merritt Road Catalyst Area



PGBT Catalyst Area



Wrap-Up/Next Steps

- Stay up to date through the comprehensive plan website:
<https://www.cityofsachse.com/shapingsachse2024>
- Consultants will utilize this feedback to shape and refine the Plan elements
- Implementation plan is in-progress

Upcoming/Anticipated Public Meetings

- April 28 – P&Z Commission (public hearing / recommendation)
- May 5 – City Council (consideration of final approval)



Thank you!

**Economic Development Corporation Board Briefing
April 17, 2025**



Kimley»»Horn

F. Executive Session

Subject: 1. The Sachse Economic Development Corporation shall convene into Executive Session pursuant to Texas Government Code Section §551.087: Economic Development Deliberations: Deliberate the offer of a financial or other incentive relating to the development of Project Lady Bird.

Meeting April 17, 2025 - Economic Development Corporation Board Meeting

Access Executive Session

Type Closed Session

Recommended
Action

Goals

BACKGROUND

POLICY CONSIDERATIONS

RECOMMENDATION

File Attachments None

G. Action Resulting from Executive Session

Subject: 1. Take any action as a result of Executive Session - deliberate the offer of a financial or other incentive relating to the development of Project Lady Bird.

Meeting April 17, 2025 - Economic Development Corporation Board Meeting

Access Public

Type Action, Discussion

Recommended Action Take any action as a result of Executive Session - deliberate the offer of a financial or other incentive relating to the development of Project Lady Bird.

Goals

BACKGROUND

POLICY CONSIDERATIONS

RECOMMENDATION

Take any action as a result of Executive Session - deliberate the offer of a financial or other incentive relating to the development of Project Lady Bird.

File Attachments None
