



Introduction

Sachse Comprehensive Plan

Due to the tremendous growth in population and the changes in demographics, the City Council authorized the development of an update to the 1986 Comprehensive Plan for the City of Sachse. This new plan is intended to capture the policy direction and priorities of the City's leadership. The key elements of the plan are consistent with the community's values, will be an effective source of guidance for a range of day-to-day decisions and other implementation efforts affecting the City's future growth and orderly development.

The City sought to develop a Plan in order to:

- ✦ Decide which types of development opportunities are compatible with the City's vision for the future and assist in preparing a vision statement.
- ✦ Provide guidance and a tool for making land use decisions.
- ✦ Preserve and improve neighborhoods and the overall quality of life.
- ✦ Promote economic development with the inclusion of commercial, residential and quality of life considerations.
- ✦ Review and make recommendations to the Zoning and Subdivision Ordinances.

DEVELOPMENT OF THE PLAN

The Sachse Comprehensive Plan is a principal part of the City's overall, ongoing planning process. Approval of the Comprehensive Plan by the City Council establishes the vision and direction of the community and represents an important first step toward achieving the City's desired goals.

The plan should not be considered a static document, but rather the result of a continuous process to gather and evaluate information and make informed decisions based upon constantly changing conditions. The Plan should be regularly reviewed and updated as needed to maintain its applicability to current conditions and priorities of the community. At a minimum, the entire plan should be revisited every five years and revised as needed to ensure that it still reflects the true values and direction of the community. However, while a city's comprehensive plan must be flexible to respond to changing needs, the community should remain steadfast in its vision and support for the core goals and objectives contained in the plan.

DEVELOPMENT OF THE COMPREHENSIVE PLAN

The Sachse Comprehensive Plan is the result of many hours of consideration and input from the community's residents and leaders. It is an effort to answer five basic questions:

- ✦ Where has Sachse been in the past?
- ✦ Where is it now?
- ✦ Where are we heading in the future?

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- ✦ Where do we want to be in the year 2020?
- ✦ How do we reach the desired future?

While these questions are simple, they represent the basis for development of the Comprehensive Plan. Before Sachse can begin to look forward, it must have a strong understanding of its own character. Once the residents and community leaders of Sachse are confident in the knowledge of the community's past and present condition, they can then look ahead to the future. At that point, residents and community leaders can focus on where the City will be if the present course is maintained.

The Sachse Comprehensive Plan provides the community with a means to understand its own character, as well as the means to see the potential and desired future. Most important, the Comprehensive Plan contains the action statements necessary to bridge the gap from the potential future to the desired future. By planning today, the community of Sachse has set the course for tomorrow.

Key participants in the planning process and setting the course for the future included:

- ✦ The citizens of Sachse, through two Town Meetings held at the outset and end of the planning process;
- ✦ A Steering Committee of over 20 citizens, supported by the City's administrative management and planning staff, which provided overall review and monitoring of the planning process and acted as a liaison between the City's Boards and Commissions and the Consultant Team;
- ✦ Various "key persons" representative of the larger population of Sachse, through an interview process in the early stages of plan development;
- ✦ A series of neighborhood meetings to hear more specific area concerns;
- ✦ The City of Sachse Planning & Zoning Commission as the appointed group of citizens responsible for developing and administering the Comprehensive Plan; and,
- ✦ The Mayor and City Council, who, as the City's ultimate decision-making officials, were involved at key stages so the resulting plan would fulfill their expectations and requirements.

Meetings between various members of these groups and the planning consultant were held to discuss and develop the various aspects and direction of the plan. The Steering Committee was involved in a thorough process of identifying issues, discussing alternatives and solutions, and determining needs and priorities. The Planning and Zoning Commission, who received the recommended elements from the Steering Committee, performed a key role in helping to finalize the form and detail of the plan that will be eventually recommended to the City's elected leaders. As the City's chief governing body, the City Council will conclude this process by approving the new Comprehensive Plan and directing city government to abide by its policies and carry out its recommendations.

Citizen involvement is the cornerstone of the City of Sachse Comprehensive Plan. A successful plan is identified not just with the City's elected officials who adopted it, but with the entire City and its residents who helped draft it and want to see it followed and maintained even as elected officials come and go. Effective mechanisms for citizen involvement and debate were an essential part of the Sachse planning process. Through this community involvement, the comprehensive plan study incorporates the community's values in terms of quality of life, character and scale of development, urban form, aesthetic appeal, and how new development should be integrated with the existing and future city fabric. The resulting Comprehensive Plan should assure the citizens of Sachse a future that meets their desires and aspirations for their community.

CITY BACKGROUND

The City of Sachse is a unique community in which the past and current lifestyles must be balanced with the ever-increasing demands placed upon it by the growth affecting the entire state of Texas. Before looking at where Sachse is heading, consideration must be given to where Sachse has been and where it is today. This community profile element of the Comprehensive Plan serves as an introduction to the community and provides an overview of the City's history, geographic location and demographic trends. An important component of this element is the population projections for the City until the year 2020. The population projections developed in this section will be used in other elements of the plan to project future facility, staff, and park and recreation needs. An understanding of these issues is required as this knowledge is essential in determining the anticipated growth and the resulting demands on community and city services.

HISTORY

The City of Sachse is named after William Sachse. Arriving from Herford, Prussia in 1845, Sachse bought 640 acres of land in Collin County, Texas. He soon acquired an additional 5,000 acres. Sachse built the first cotton mill and cotton gins in the area, which were powered by ox and horsepower until 1869 when replaced by a steam-powered plant. In 1886, Sachse gave right-of-way to the railroad in exchange for a depot and naming the town in his honor. The town grew gradually over the years, its



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economic base being cotton until the 1920s when onions became a major crop. In 1899, William Sachse passed away and his gravesite may be found in the Sachse Cemetery. (<http://www.cityofsachse.com/facts/>)

During the early 1900s, the first schools in Sachse were built. One of the earliest schools, a three-story building, was located on Third and Dewitt streets. In the 1920s it was replaced by a red brick schoolhouse that was razed in the 1930s. In the 1940s Sachse schools were consolidated with the Garland Independent School District and children began attending school in Garland. (<http://www.cityofsachse.com/facts/>)

Sachse is a residential community with a country atmosphere. Growth has continued as new residents discovered the quality of life they were looking for on the outskirts of Dallas. The City of Sachse incorporated in 1956 and adopted its Home Rule Charter in 1986. Currently the City operates under a council/manager form of government with a Mayor and six council members. The 2001 estimates show a population approaching 10,900.

GEOGRAPHIC LOCATION

Located in north central Texas in Dallas and Collin counties, Sachse is nestled among cities in the Dallas Metroplex. Murphy is on the north, Wylie on the northeast, Rowlett on the southeast, and Garland on the southwest and west. The City is located 20 miles northeast of downtown Dallas on State Highway 78.

POPULATION

Historical Population

The historical population data from the U.S. Census Bureau and the North Central Texas Council of Governments for Sachse, Dallas and Collin Counties are displayed in **Table 1-1 – Historical Population of Sachse and Collin & Dallas Counties**, for 1900 through 2000. Sachse went through a high period of growth between 1980 and 1990, and is still undergoing growth as it improves on its infrastructure, amenities, housing stock and economic development. In 2000, Sachse's population was 12.5 times greater than its population in 1970 – in just 30 years, its population increased by nearly 1,200 percent.

**TABLE 1-1
HISTORICAL POPULATION
SACHSE AND COLLIN & DALLAS COUNTIES**

YEAR	SACHSE	% CHANGE	COLLIN COUNTY	% CHANGE	DALLAS COUNTY	% CHANGE
1900			50,087		82,726	
1910			49,021	-2%	135,748	64%
1920			49,609	1%	210,551	55%
1930			46,180	-7%	325,691	55%
1940			47,190	2%	398,564	22%
1950			41,692	-12%	614,799	54%
1960			41,247	-1%	951,527	55%
1970	777		66,920	62%	1,327,321	39%
1980	1,640	111%	144,576	116%	1,556,390	17%
1990	5,346	226%	264,036	83%	1,852,810	19%
2000	9,751	82%	491,675	87%	2,218,899	20%
2001	10,864	11%	519,755	6%	2,244,768	1%

Sources: US Census Bureau and North Central Texas Council of Governments

POPULATION PROJECTIONS

Since Sachse has no extraterritorial jurisdiction (ETJ) or unincorporated area, future growth and development will occur within the current city limits. Given this unique condition, the more appropriate method for projecting the future population of Sachse may be to use the population figures based on the historical land absorption and building permit data as tracked by the Community Development Department over the past few years. This method applies an average occupancy of approximately 2.9 persons per household. The City of Sachse provided this estimate to the North Texas Municipal Water District (NTMWD), which used it to develop their projections for Sachse for the next five years. Maximum growth is expected over the next five years, after which the rate of growth will tend to slow down due to land absorption. The North Central Texas Council of Governments (NCTCOG) based its projections on a greater number of persons per household or a higher density residential development than is expected in Sachse.

In January, 1999, the Texas State Data Center (TSDC) estimated the population of Sachse to be 7,535. For comparison purposes the North Central Texas Council of Government's 1999 population estimate for the City was 8,200 and the 2000 estimate was 9,751. The Census Bureau estimated a 1998 population of 5,993. In addition, the Texas Water Development Board (TWDB) has produced population estimates for various cities in Texas, which are documented in its *2002 State Water Plan Population Projections by City* report. This report shows Sachse's

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2000 population to be 9,369 and has estimated its 2010 population to be 16,420. The NCTCOG has projected Sachse’s 2025 population to be 28,750. The City of Sachse has projected its final built-out population to be around 2015 at a population of 23,635. **Table 1-2 - Projected Population Scenarios** illustrates the above findings.

**TABLE 1-2
PROJECTED POPULATION SCENARIOS
CITY OF SACHSE**

	US CENSUS	CITY OF SACHSE	TWDB	NCTCOG	TSDC
1990	5,346		5,346	5,346	5,346
2000 (2001)	9,751	12,543	9,369	9,751	8,008
2005		19,083			
2010		22,401	16,420		
2015		23,635			
2020		23,635	19,300		
2025		23,635		28,750	

Sources: US Census Bureau, City of Sachse, Texas Water Development Board, North Central Texas Council of Governments, Texas State Data Center

HOUSING

The North Central Texas Council of Governments provides housing estimates for the City of Sachse. As displayed in the following table, the City consists primarily of single-family residential units, which includes one family detached units and duplexes.

**TABLE 1-3
CITY OF SACHSE HOUSING ESTIMATE,
2001**

TYPE OF UNIT	TOTAL HOUSING UNITS FINAL CENSUS 4/1/00	COMPLETIONS & ANNEXATIONS 4/1/00 – 12/31/00	DEMOLITIONS & MOVEOUTS 4/1/00- 12/31/00	ESTIMATED HOUSING UNITS
Single Family		411	0	
Multi-Family		4	0	
Other		0	0	
Total	3,350	415	0	3,765

Source: North Central Texas Council of Governments

The North Central Texas Council of Governments also provides estimates for the number of households within the City. As shown in **Table 14 – Households in Sachse 1990-2000**, households within Sachse grew from 1,747 in 1990 to 3,224 in 2000, an increase of 85 percent. In addition, the 2000 Census average household size was 3.02, which indicates a total year 2000 population of 9,736.

**TABLE 1-4
HOUSEHOLDS IN SACHSE 1990-2000**

YEAR	HOUSEHOLDS	PERCENT CHANGE
1990	1747	
1995	2188	25 %
1998	2394	9%
1999	2705	13%
2000	3224	19%

Sources: North Central Texas Council of Governments and City of Sachse

RACIAL COMPOSITION

The racial composition for Sachse is shown in **Table 1-5 - Racial Composition of Sachse, 1990-2000**. In 1990, the majority of the population in Sachse was White with 3 percent being of other race and 2 percent Black. Hispanic population is included in the other races. In 2000 however, the racial composition of Sachse shows a slight change. There is an increase in the Black population and a slight increase in the Asian/Pacific Islander population. In addition, data is available for the Two or More Race population.

**TABLE 1-5
RACIAL COMPOSITION OF SACHSE
1990-2000**

Race	1990		2000	
	Persons	% of Total	Persons	% of Total
White	4983	93%	8517	87%
Black	130	2%	451	5%
American Indian, Eskimo, Aleut	38	1%	63	1%
Asian or Pacific Islander	42	1%	211	2%
Other Race	153	3%	329	3%
Two or More Races	N/A	N/A	180	2%
Total	5346	100%	9751	100%

Source: US Census Bureau 2000

AGE DISTRIBUTION

The distribution of Sachse's 1990 and 2000 population by age is displayed in **Table 16 - Population by Age, 1990-2000**. The table shows that the majority of the population in both 1990 and 2000 was in the lower to middle age cohorts with the exception of a decline in the 18-24 age cohorts. The largest percentage of the population was in the 25-44-age cohort, with

41.3 percent of the total population in 1990 and 39.3 percent of the total in 2000. Although overall the population distributions are similar, it is interesting that the distribution of 0-44-year olds is greater in 1990 as compared to 2000. The 2000 data however shows that there is an increase in the number people in the 45 and older age groups as compared to 1990. If the same patterns persist over time Sachse may have a larger middle age and elderly population in the next few decades, depending on future trends in birth rates and age characteristics of persons moving into the area.

**TABLE 1-6
AGE DISTRIBUTION - 1990, 2000**

AGE COHORT	1990 (PERCENTAGE OF TOTAL)	2000 (PERCENTAGE OF TOTAL)
0-17	33.5%	32.7%
18-24	6.7%	6.1 %
25-44	41.3%	39.3%
45-64	15.2%	17.9%
65+	3.2%	4.0%
Total	5,346	9,751

Source: US Census Bureau, 1990, 2000

EDUCATION

Both the Garland and Wylie Independent School Districts serve the City of Sachse. Residents living in Dallas County attend the Garland ISD schools while those residents from Collin County attend Wylie ISD schools. Garland ISD operated one elementary and one middle school in Sachse. In 2002 the new Sachse High School is scheduled to open and will be located at 3901 Miles Road. Wylie ISD currently has no facilities within the city limits.

In **Table 1-7 - Education Statistics, 1999-2000** selected educational data on the two school districts and the State of Texas are displayed. As shown, the student teacher ratio for Garland ISD is above the state average while Wylie's ratio is slightly below that average. The percentage of students passing all TAAS tests was higher in both districts than the state average of 91.6 percent; as were the mean total SAT scores and the mean composite ACT scores. In terms of attendance and drop out rates, both districts were comparable with the state on attendance rates, however the dropout rate for Wylie ISD was slightly higher than that of Garland ISD, but both were considerably lower than the state rate of 1.3 percent. The Texas Education Agency monitors the academic accountability of school districts by designating them as Exemplary, Recognized, Academically Acceptable, Academically Unacceptable, Unacceptable due to Special Accreditation Investigation, or Not Rated. In 1999-2000 Garland ISD received an accountability

rating of Academically Acceptable while Wylie ISD received a rating of Recognized. In 2001, Garland ISD received a rating of Recognized and Wylie ISD again received a rating of Recognized.

**TABLE 1-7
EDUCATION STATISTICS 1999-2000**

STATISTIC	STATE OF TEXAS 1999-2000	GARLAND ISD 1999-2000	WYLIE ISD 1999-2000
Total number of Schools		62	7
Total number of Students	3,331,783	49,036	4,345
Total Teachers	267,922	2,971	293
Student: Teacher Ratio	14.9	16.5	14.9
Attendance Rate	95.6%	95.8%	96.0%
Annual Drop-Out Rate (grade 7-12)	1.3%	0.4%	0.7%
% Passing All TAAS Tests	91.6%	92.8%	95.4%
Mean Total SAT Score	989	1007	998
Mean Composite ACT Score	20.2	20.9	21.2

Source: Texas Education Agency 1999-2000 District Performance