



HIGHWAY 78 OVERVIEW

SH-78 is a vital spine through the City of Sachse—connecting neighborhoods, commercial nodes, and adjacent communities. As the city approaches buildout, limited land is available for new development. This makes it even more critical to focus on how remaining parcels and reinvestment along SH-78 can contribute to Sachse’s long-term vision.

The SH-78 corridor was designated as a Tax Increment Reinvestment Zone (TIRZ) in 2021 to encourage development and redevelopment within the City of Sachse. TIRZ funding helps finance public infrastructure, programs, and other improvements that support revitalization in the area. To qualify as a TIRZ, an area must be primarily underutilized or underdeveloped due to factors such as platting issues or the deterioration of existing structures, as determined by the City. TIRZ #3, also known as the “Highway 78 Zone,” was formally established in 2021. Both the City of Sachse and Collin County have agreed to contribute 50% of their tax increment to the TIRZ fund over a 30-year period, up to a specified maximum reimbursement amount. A map of the TIRZ boundaries is provided on the following page. TIRZ #1 was dissolved at the April 21, 2025, City Council meeting. The program boundary is still relevant due to the remaining fund balance, in which funds will need to be spent on projects within the boundary.

SH-78 REGIONAL IMPLICATIONS

The Collin County Future Mobility Study began in 2021 and concluded in Spring 2024. The study was initiated to identify transportation needs and develop a plan to accommodate the anticipated population and employment growth in the eastern part of the county. At the heart of the Phase 1 results was a recommendation that Collin County identify improvements and route studies to support future project implementation decisions and preserve land needed for improvements.

Phase 2 utilized a traffic analysis to estimate future traffic volumes and model travel demand on the proposed network to understand whether the updated Thoroughfare Plan would provide the capacity to address future growth or whether additional improvements might be needed. The results indicated that the proposed roadways will significantly improve mobility and traffic flow, with a few exceptions. One of the exception areas was identified as the SH-78 corridor between Lavon Lake and Lake Ray Hubbard, which will continue to experience high volumes of traffic and congestion. It was ultimately determined that additional transportation improvements would be needed to address mobility and connectivity issues within this area.

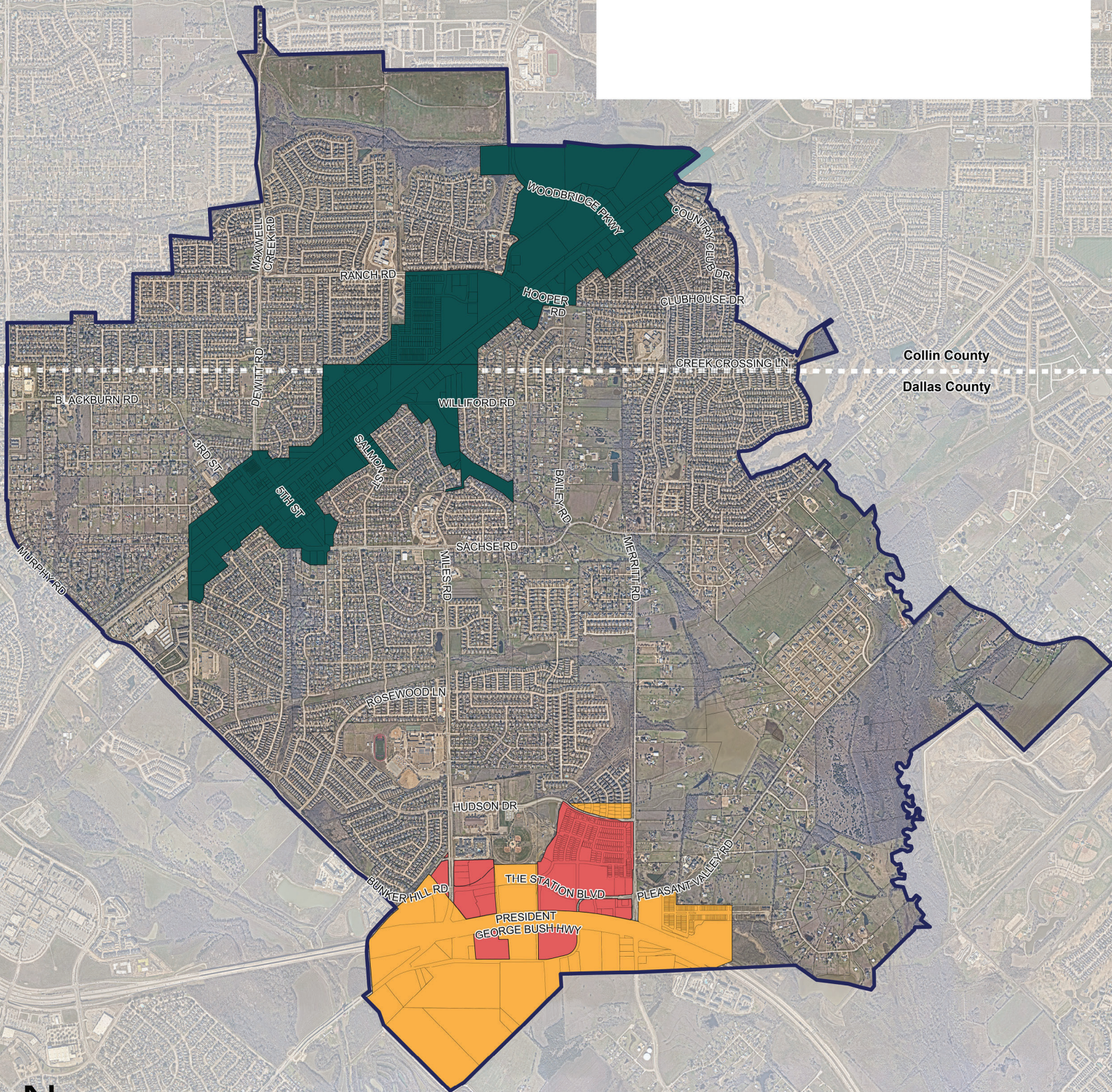
To address these future mobility challenges, the study team developed and evaluated concepts for additional transportation improvements, including new limited-access roadways that could provide extra capacity to the roadway network in the impacted area. Ultimately, preliminary alignments and roadway configurations were contemplated and recommended for further study. The report recommended coordinating with TxDOT to conduct Feasibility Studies for the Corridor/Freeway options presented.

Legend

- City Limits
- Parcels
- Roads

Tax Increment Reinvestment Zones

- TIRZ #1
- TIRZ #2
- TIRZ #3



MAP 3.3. TIRZ BOUNDARIES

SH-78 FRAMEWORK PLAN

The State Highway 78 (SH-78) Framework Plan serves as a strategic, high-level guide for shaping the future of one of Sachse’s most important corridors. The Framework plan establishes a vision for SH-78 and outlines goals for future development, redevelopment, and infrastructure investment. Unlike a detailed master plan, this framework offers flexibility while identifying key opportunities and challenges, thus ensuring future decisions align with community goals and evolving market trends.

This plan builds upon the foundation established in Sachse’s 2017 Comprehensive Plan, incorporating updated insights and priorities. It reflects community input gathered through engagement with stakeholders, city staff, and the public to ensure recommendations are aligned with the updated Comprehensive Plan Vision. These conversations helped shape a shared understanding of the corridor’s potential, balancing aspirations with feasibility.

CORRIDOR-WIDE PRIORITIES

A comprehensive evaluation of stakeholder input was conducted to identify key priorities along the corridor. Throughout the planning process, several themes consistently emerged, reflecting the collective vision and concerns of the stakeholder community. These themes shaped the foundation for corridor-wide considerations and guided the development of planning strategies. The chart below highlights these priority themes, summarizing the most significant insights gathered during the engagement process.

TABLE 3.2. PUBLIC ENGAGEMENT PRIORITIES

PRIORITY	TOPICS OF CONSIDERATION
Pedestrian Comfort	- Improved pedestrian safety - Improved lighting and pedestrian environment - Improved connectivity and destinations
Safety and traffic flow	- Improved traffic flow / capacity - Improved vehicular safety - Traffic management
Character	- Creating a distinct and authentically “Sachse” corridor - Improved landscaping and aesthetics - Providing greater integration of land use to adjacent development
Productivity	- Improved business performance - Variety of land uses

- Pedestrian comfort** – The SH-78 corridor can improve how it caters to the pedestrian experience through a culmination of safety, mobility, and urban design considerations. One of the recurring sentiments expressed by stakeholders throughout the planning process was a desire for an enhanced pedestrian experience throughout the corridor. Wide sidewalks and improved pedestrian crossings were among the most common topics expressed. Further enhancements to the pedestrian realm through adequate lighting and connections to existing/new gathering places were also strongly desired.
- Safety and traffic flow** – Access management efforts, including drive closures, can significantly improve roadway safety and traffic flow by controlling where and how vehicles enter and exit significant roadways. By reducing conflict points, the likelihood of accidents is decreased. In the case of SH-78, it was expressed that there is a significant desire for predictable and streamlined traffic patterns, allowing for smoother traffic flow and better coordination of traffic signals. In the instance of fewer driveways, clearer sightlines can increase reaction times for drivers, enhancing overall visibility and safety. Education and speeding along SH-78 were themes that emerged throughout the process.
- Character** – Urban design treatments such as gateway features, distinct branding and wayfinding, and landscaping elements can work in concert to create a sense of place within Sachse, allowing visitors to feel like they’re in an identifiable and unique area. Stakeholders remarked on the cohesive feel of SH-78 between Garland, Sachse, and Wylie – often citing the lack of distinction and community character. There was an expressed desire for the SH-78 Corridor to champion a character unique to Sachse, rich in culture and history. However, additional factors play into the corridor’s character, such as traffic flow, safety, and adjacent land uses and destinations.

- **Productivity**—Stakeholders advocated improving the fiscal productivity of the corridor through greater integration of quality land uses. Strategically developing and connecting a mix of residential, commercial, and recreational spaces will create a more vibrant environment that attracts businesses and residents. Diversification of land use will expand the tax base, provide more job opportunities, and encourage community investment. Well-planned land use can enhance property values, improve infrastructure, and create a more engaging landscape.

SH-78 DISTRICT RECOMMENDATIONS

The Framework Plan organizes SH-78 into distinct character areas or districts to guide future growth and investment, each with its own identity and opportunities. The following sections break the corridor into these focus areas, outlining tailored actions to help the City of Sachse thoughtfully manage change, capture quality investment, and enhance the quality of life along SH-78 for years to come.

MAP 3.4. STATE HIGHWAY 78 FRAMEWORK PLAN

