

# Buc-ee's Travel Center Proposed Development

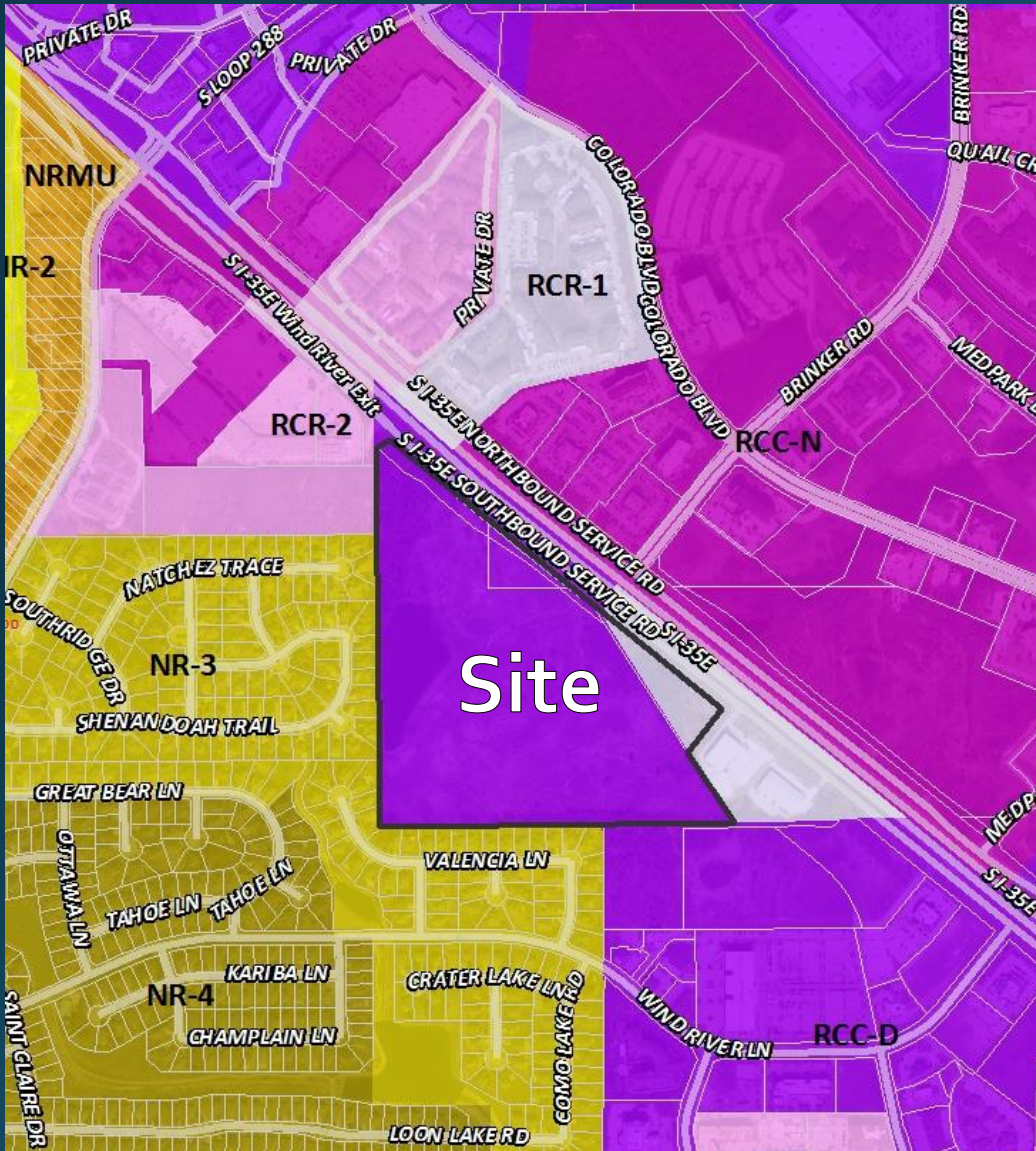


# Proposed Location

## Commercial development anchored by Buc-ee's Travel Center

- Includes 53,000 square-foot retail store, fuel sales, car wash
- Additional development on pad sites along I-35E
- The proposed development is not a truck stop





# Current Zoning

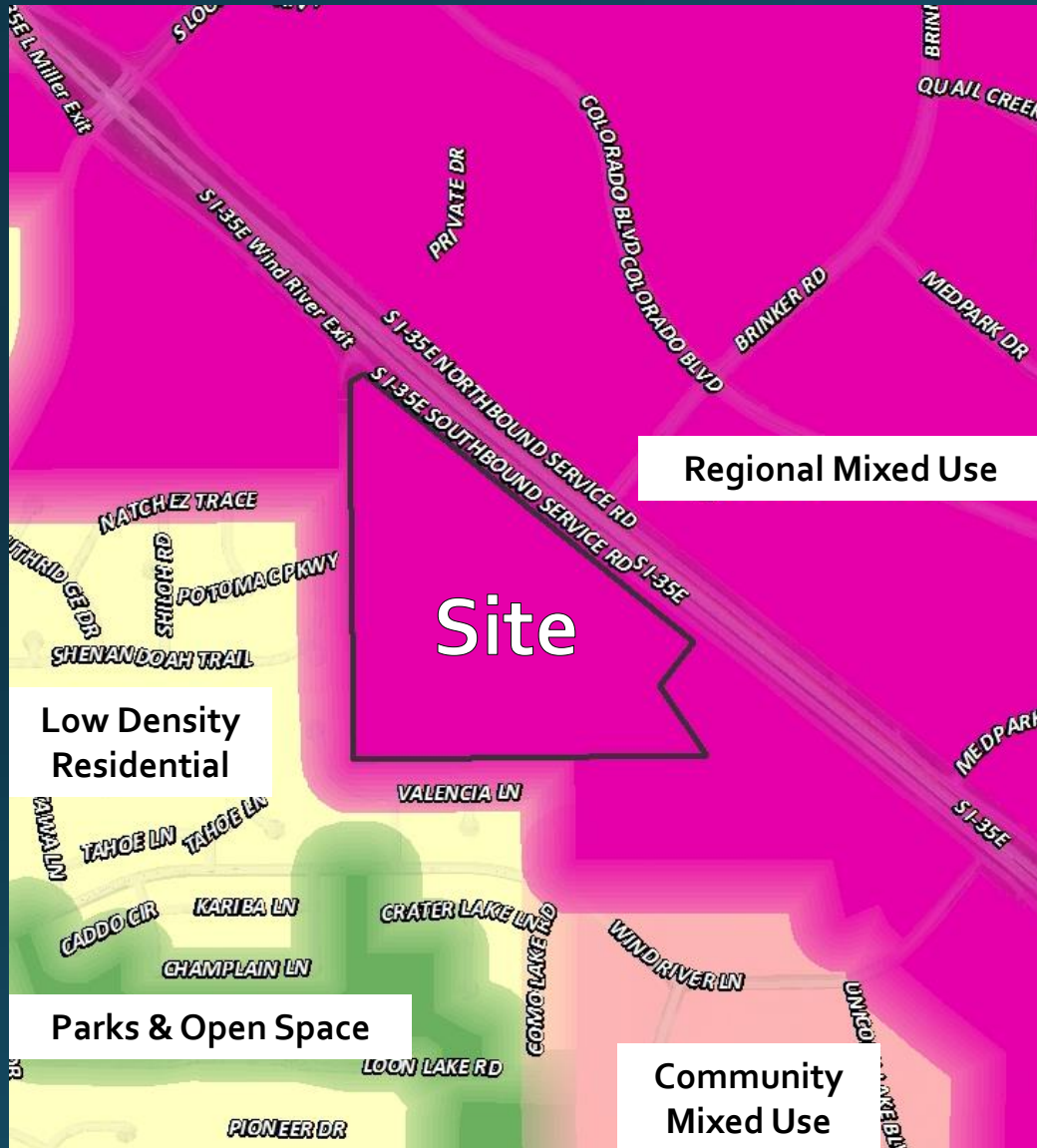
## Regional Center Commercial Downtown (RCC-D) with overlay conditions

- Rezoned from RCR-1 in 2008
- Conditions provide additional buffering to the adjacent neighborhoods
- Proposed uses are permitted, including Retail Sales and Service, Quick Vehicle Servicing, and Drive-through Facility

# Future Land Use

Per Denton Plan 2030, the Future Land Use Designation is Regional Mixed Use

- Moderate and high density residential, commercial, office, entertainment and other uses except industrial,
- Highest levels of scale and density within the city
- Located along I-35 interchanges and primary arterials





# Overlay Conditions



50-foot landscaping buffer





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No building within 100-feet of residential developments may exceed 40 feet in height



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Existing pond to remain





# Overlay Conditions

50-foot landscaping buffer

No building within 100-feet of residential developments may exceed 40 feet in height

Existing pond to remain

8-foot wrought iron fence with finials





LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 1 AREA = 23.15-AC  
FCC-D ZONING

WATER FEATURE W/  
DRAINAGE ABOVE  
POOL ELEVATION

DRY DETENTION POND  
LANDSCAPED GRAVE AREA

Natchez Trace

Stone Mountain Dr

Potomac Pkwy

Valencia Ln

Union Lake Rd

0 40 80 160

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DATED	11-03-2015
PROJECT NO.	10050069
DESIGNED BY	DSR
DRAWN BY	DSR
APPROVED BY	HC
FILE NAME	BAC-2's.dwg
DATE OF PLOT	11-30
CHECKED FOR OWNER REVIEW	
CHECKED FOR PERMIT REVIEW	
CHECKED FOR CONSTRUCTION	

**PRELIMINARY CONCEPT PLAN**

BUC-EE'S #\_\_\_ - DENTON  
 INTERSTATE HIGHWAY 35E, DENTON CO., DENTON, TEXAS  
 BUC-EE'S, LTD.

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# Proposed Site Plan



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## PRELIMINARY CONCEPT PLAN

BUC-EE'S # — DENTON  
INTERSTATE HIGHWAY 35E, DENTON CO., TEXAS  
BUC-EE'S, LTD.

## SHEET INFORMATION

DATE	11-13-2015	DESIGNED BY	10/20/2015
ENGINEER BY	CSR	REVIEW BY	CSR
FILE NAME	BUC-EE'S # - DENTON CONCEPT PLAN	APPROVED BY	CSR
PROJECT NO.	15-000000	DATE	11-13-2015
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REVISIONS		FOR	CONSTRUCTION



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This aerial site plan illustrates the proposed development for Lot 1, which is highlighted in green. The plan includes a detailed layout of parking spaces, building footprints, and site boundaries. Surrounding areas include Lot 2 through Lot 9, a large blue pond, and residential neighborhoods. Key roads shown are Natchez Trace, Stone Mountain Dr, Potomac Pkwy, Valencia Ln, and Union Lake Rd. A north arrow and a scale bar (0 to 160 feet) are located in the bottom right corner. The plan also includes various dimension lines and labels for specific areas and features.

LOT 1  
AREA = 23.15-AC  
FCC-D ZONING

Natchez Trace  
Stone Mountain Dr  
Potomac Pkwy  
Valencia Ln  
Union Lake Rd

LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7  
LOT 8  
LOT 9

0 40 80 160

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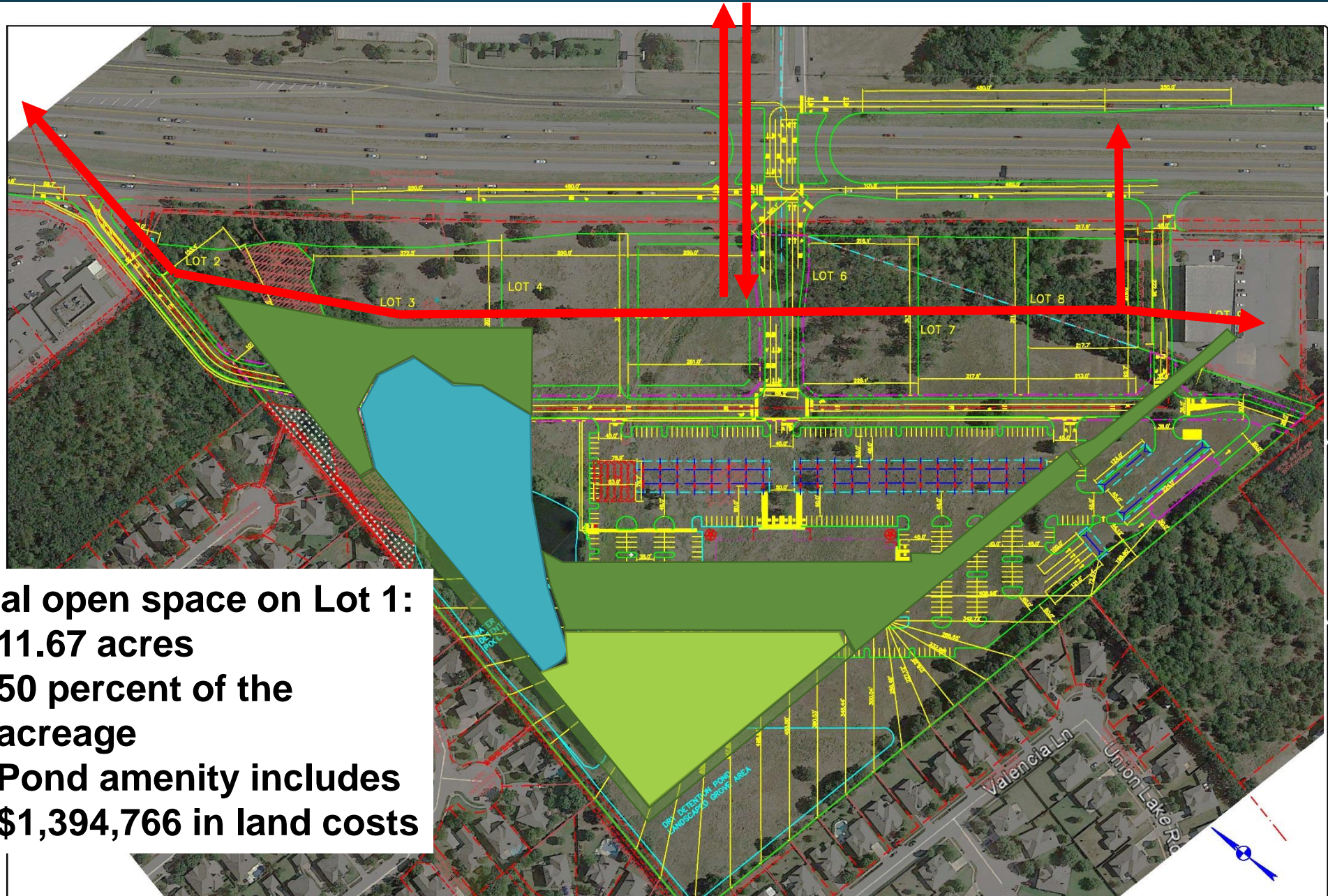
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# Proposed Site Plan

**Total open space on Lot 1:**

- 11.67 acres
- 50 percent of the acreage
- Pond amenity includes \$1,394,766 in land costs



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FAX: (817) 244-7701  
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SHEET INFORMATION	
DATE: 11-13-18	ISSUE: 1
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CHECKED BY: JSC	CHECKED BY: JSC
FILE NAME: BUC-EE'S - DENTON	FILE NAME: BUC-EE'S - DENTON
PROJECT NO: 18000000000000000000	PROJECT NO: 18000000000000000000
ISSUED FOR: PERMIT REVIEW & RECORD	ISSUED FOR: PERMIT REVIEW & RECORD
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**PRELIMINARY CONCEPT PLAN**  
BUC-EE'S #\_\_\_ - DENTON  
INTERSTATE HIGHWAY 35E, DENTON CO., TEXAS  
BUC-EE'S, LTD.















# Access Improvements

- The developer is willing to contribute \$2 million in matching funds up front to expedite access improvements along I-35E
- As a result, TxDOT has approved an additional \$28 million, AND,
- The improvements are scheduled to be completed by Spring of 2018

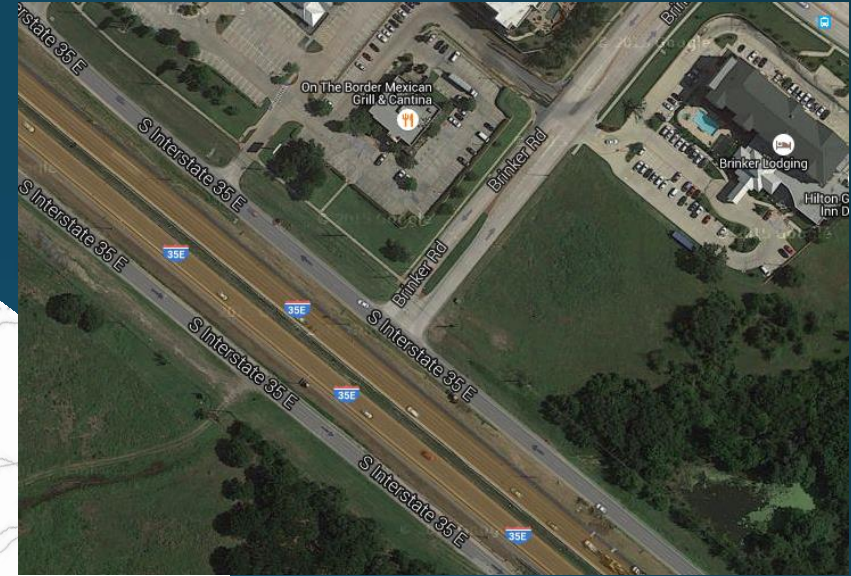


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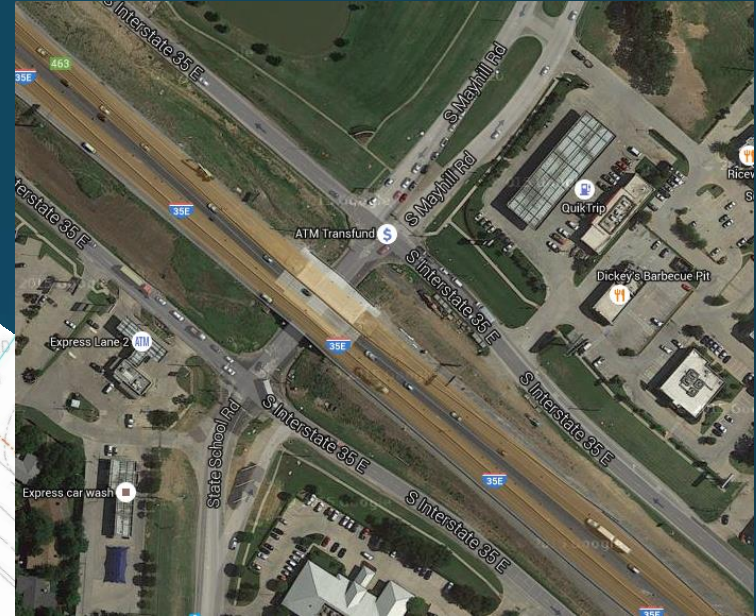


# Access Improvements





# Access Im





# Public Infrastructure Costs

• Wastewater Improvements	\$292,500
• Water Improvements	\$250,775
• Storm Sewer	\$898,595
• Paving	\$911,731
• City Street ROW Dedication	\$868,112
• Misc – street lights, landscaping, etc	\$406,864
	<b>\$5,286,293</b>



# Neighborhood Meeting

- Two were held on the evening of November 11, 2015
- Notification was sent out to property owners within 500 feet of the subject property (122 notifications)
- 79 properties represented
- 40% - within 500 feet, 30% - in neighborhoods, 30% - community
- Topics of discussion included the hours of operation, buffer requirements, traffic, visual impacts, lighting, tax incentives, and crime



# Neighborhood Considerations

- Photometric Design – used to mitigate light impact
- 2.28 acre Lot – used to mitigate distance concerns
- Pond amenity – stocked, walking trails, available to public
- Adjacent neighbors – provide input regarding landscaping buffer and masonry wall



# Incentive

- Rebate a percentage of local sales tax revenue
- Performance-based and new revenue only (mostly visitors)
- City would retain at least half of the sales tax revenue (net new revenue of approximately \$400,000 per year to the City)
- City would retain all of the property tax revenue (appx \$350,000 per year including all developed parcels)
- Net benefit to the City – equivalent to 1 cent property tax increase without raising taxes
- Impetus for \$50 million of TxDOT improvements by 2018



# Incentive Total

- Reimbursement of actual infrastructure costs – \$5.2 million
- Reimbursement of all/part TxDOT Match - \$2 million
- Incentive Buc-ee's to take certain measures to protect the neighborhood, including:
  - Maintain setbacks
  - Minimize light impact – photometric engineer
  - Retain and amenitize the pond area with access, walking trails, and seating
  - Provide an opportunity for the homeowners whose property lines directly border the development to give input regarding the landscape buffer and the masonry & wrought iron walls to be constructed