

# **PAC22-0190**

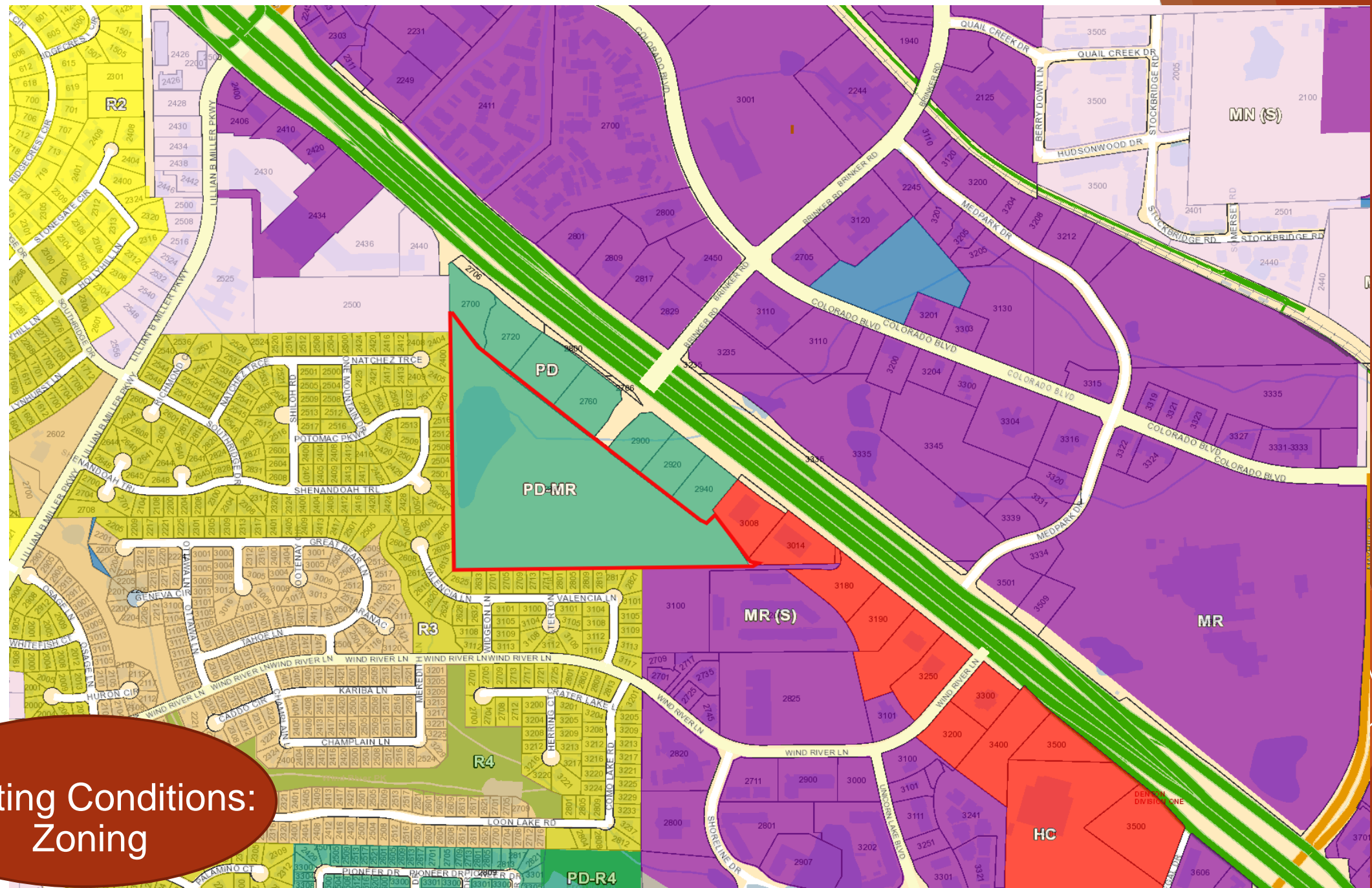
**10/19/2022 @ 1:00 pm**

Pre-Application Conference to discuss a Tesla Charging Station at Buc-ee's Gas Station – 2800 I-35E.

# Virtual Meeting Reminders

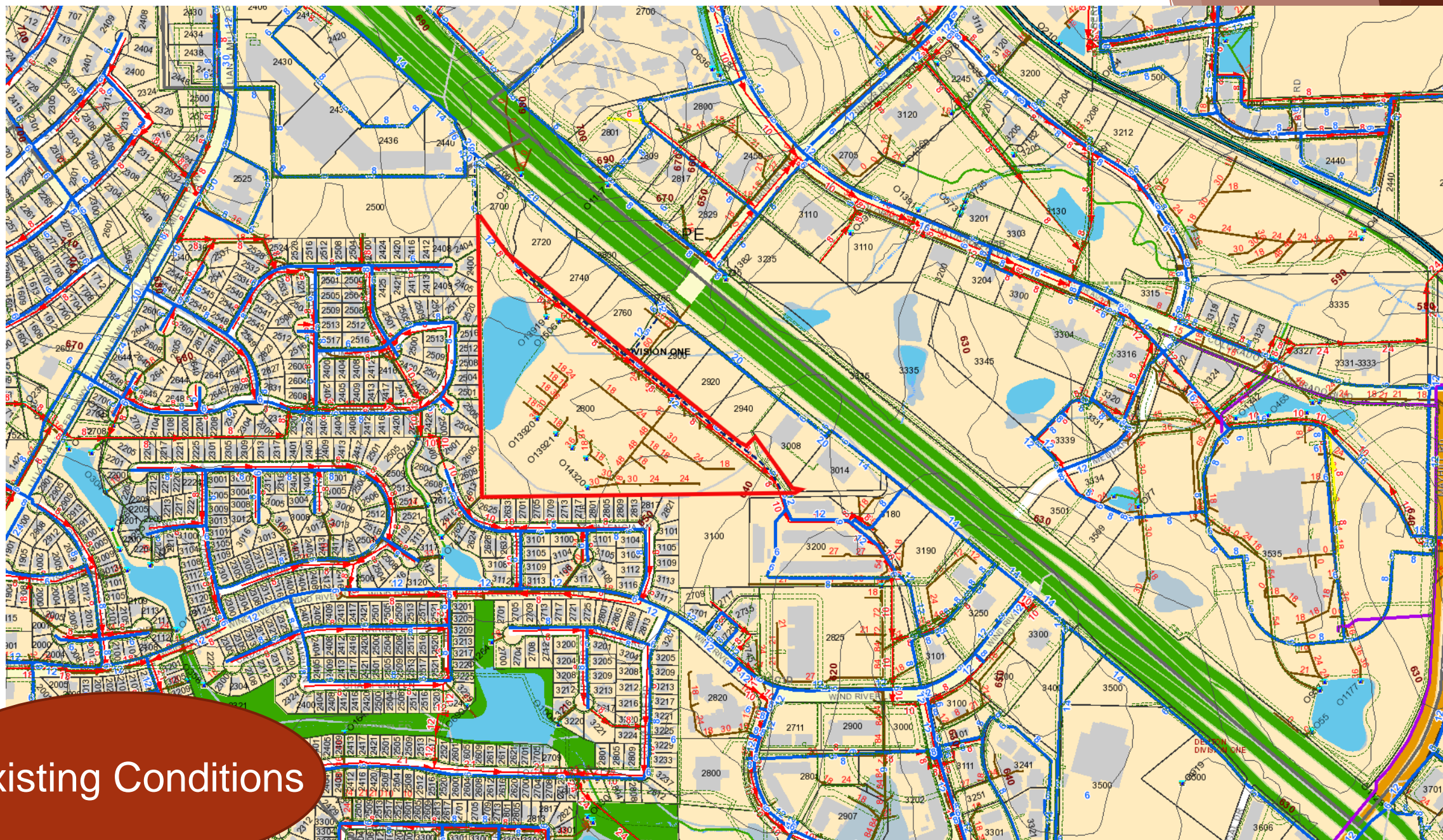
- ➔ Please place microphone on mute except when speaking
- ➔ Meeting will ONLY be recorded for future viewing upon request
- ➔ Questions:
  - Menu on right-hand side
  - Save questions and items for clarifications at the end of presentation (if possible)
- ➔ If you'd like to ask a questions, raise your hand with Teams tool
- ➔ Any questions we can't get to, email your assigned Facilitator





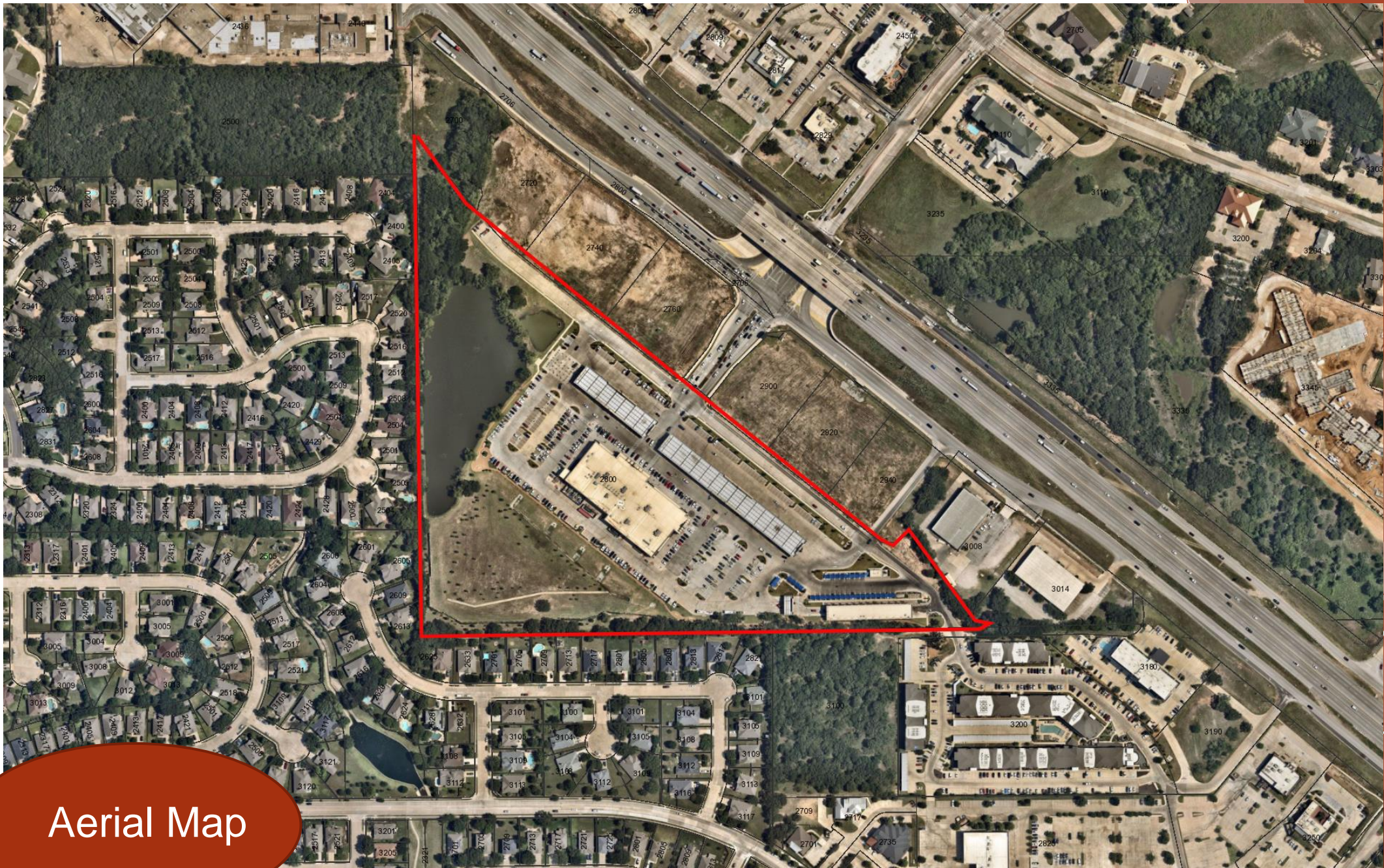
Existing Conditions:  
Zoning





## Existing Conditions





Aerial Map









Property Photo

Google

Image captured





Property Photo





# Applicant's Questions

## Description/Project Narrative:

Pre-Application Conference to discuss a Tesla Charging Station at Buc-ee's Gas Station – 2800 I-35E.

## Issues to Address/Applicant Needs:

- Landscaping requirements
- Parking ratios
- Permitting timelines



# Development Assistance Team Discussion

## Issues to Address/Applicant Needs:

- Planning
- Engineering
- Water/Sewer
- ESA
- Building
- Fire
- DME (Electric)
- Solid Waste
- Parks
- Real Estate
- Public Works Inspector



# Development Applications, Fees & Process

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Submittal Type	Review Body			Estimate of Application Fees	Timeline
	Staff	P & Z	Council		
Commercial Building Permits	A			Building Valuation based on type, use, and Building Magazine Factors	~ 1 - 2 months

R = Review  
A = Approve



# City of Denton - Development Review Process

## Active Projects

Development Code,  
Design Documents &  
Criteria Manuals

Geographical  
Information Systems  
(GIS) Maps

Impact Fees

Provide Feedback on  
the Denton  
Development Code

Standard Detail  
Sheets (PDF)

Home » Departments » Development & Infrastructure » Development Services » Land Development

## Land Development

This page contains the steps for the development review and project application process for the City of Denton. Please use the tabs to select the development process stages for additional information on the specific requirements for each step of a proposed development project.

### Step 1: Feasibility

#### Step 1: Feasibility

All applicants are strongly encouraged to request a pre-application conference. During these meetings, applicants will be assigned a development facilitator who will serve as their primary point of contact for the duration of the projects. Pre-application conferences help applicants to navigate the development process and provide an overview of the development process and application requirements.

[Request a pre-application conference.](#)

To request a Utility Will Serve letter for your project, fill out and submit the completed [Will Serve Letter Checklist \(PDF\)](#). Email the completed checklist and a vicinity map or site plan as PDF documents to the [Denton Planning Technicians](#). You will receive an email confirmation of your request. Once confirmation is sent, a completed letter will be sent 5 to 10 business days later.

#### General Development Considerations

Please call 940-349-7716 or [email the Denton Planning Technicians](#) for general development feasibility questions related to:

- Land use
- Landscaping standards
- Platting
- Tree code requirements
- Zoning

### Step 2: Applications

### Step 3: Pre-Construction

### Step 4: Permitting, Construction & Inspections

### Step 5: Project Completion



#### Planning & Zoning Commission Meetings

The Planning and Zoning Commission is now conducting hybrid meetings with both in-person and virtual participation. For hybrid meetings, public comments can be made in person, over the phone during the meeting, or by completing Virtual White Card prior to the meeting. For more information, please visit the [Public Meetings page](#).

#### New Public Infrastructure Construction

- [2021 Specifications and Standard Details \(PDF\)](#)
- [2021 Specifications and Standard Details Feedback Form](#)
- [2021 Standard Details \(PDF\)](#)

## Related Documents

- [Administratively Approved Submittal Schedule \(PDF\)](#)
- [Civil Engineering Plan Submittal Schedule \(PDF\)](#)
- [Comprehensive Plan \(Denton Plan 2030\) \(PDF\)](#)
- [Denton Development Code \(PDF\)](#)
- [Development Boards and Commissions Schedule \(PDF\)](#)
- [Development Fees \(PDF\)](#)
- [Development Process Guide \(PDF\)](#)
- [PD-SUP Submittal Schedule \(PDF\)](#)
- [Plat Submittal Schedule \(PDF\)](#)
- [Zoning Submittal Schedule \(PDF\)](#)

## Quick Links

[Airport Development](#)

[Apply for a Project and Upload Plans](#)

[As-Built Drawings](#)

[Environmentally Sensitive Areas](#)

[Find Project Information](#)

[Handbooks and Design / Criteria Manuals](#)

## Land Development:

<https://www.cityofdenton.com/256/Land-Development>

See updated changes to: [ESA Information](#)





**DEPARTMENT OF DEVELOPMENT SERVICES**  
**401 N Elm Street Denton TX 76201**  
**Phone: 940.349.8541**

DEVELOPMENT ASSISTANCE TEAM SIGN IN SHEET						
Date:	10-19-2022		Time:1pm		PAC22-0190	
Purpose of Meeting:	Pre-Application Conference to discuss a Tesla Charging Station at Buc-ee's Gas Station – 2800 I-35E.					
	<input checked="" type="checkbox"/>	Michelle	Reynolds	Project Facilitator Manager	940.349.8941	Michelle.Reynolds@cityofdenton.com
	<input checked="" type="checkbox"/>	Laurie	Lewis	Project Facilitator	940.349.7782	Laurie.Lewis@cityofdenton.com
	<input checked="" type="checkbox"/>	Miranda	Meza	Project Facilitator	940.349.7783	Miranda.Meza@cityofdenton.com
	<input checked="" type="checkbox"/>	Taylor	Holt	Eng. Facilitator	940.349.7774	Taylor.Holt@cityofdenton.com
	<input type="checkbox"/>	Erin	Stanley	Planning	940.349.8351	Erin.Stanley@cityofdenton.com
	<input type="checkbox"/>	Ron	Mengueta	Planning	940.349.8328	Ron.Mengueta@cityofdenton.com
	<input type="checkbox"/>	Julie	Wyatt	Planning	940.349.8585	Julie.Wyatt@cityofdenton.com
	<input type="checkbox"/>	Hayley	Zagurski	Planning	940.349.7785	Hayley.Zagurski@cityofdenton.com
	<input checked="" type="checkbox"/>	Sean	Jacobson	Planning	940.349.8284	Sean.Jacobson@cityofdenton.com
	<input type="checkbox"/>	Cameron	Robertson	Planning	940.349.8532	Cameron.Robertson@cityofdenton.com
	<input type="checkbox"/>	Colleen	Fitzpatrick	Planning	940.349.8253	Colleen.Fitzpatrick@cityofdenton.com
	<input type="checkbox"/>	Ashley	Hickok	Planning	940.349.7187	Ashley.Hickok@cityofdenton.com
	<input type="checkbox"/>	Mia	Hines	Planning	940-349.8583	Mia.Hines@cityofdenton.com
	<input type="checkbox"/>	Angie	Manglaris	Planning	940.349.8381	Angela.Manglaris@cityofdenton.com
	<input type="checkbox"/>	Candy	Whitaker	Planning	940.349.8319	Candy.Whitaker@cityofdenton.com
	<input type="checkbox"/>	Christian	Garcia	Planning	940.349.8073	Christian.Garcia@cityofdenton.com
	<input type="checkbox"/>	Andy	Zamudio	Planning	940.349.8582	Andres.Zamudio@cityofdenton.com
	<input checked="" type="checkbox"/>	Amber	Rodgers	Bldg.Insp.	940.349.8934	Amber.Rodgers@cityofdenton.com
	<input type="checkbox"/>	Hayden	Scarnato	Bldg.Insp.	940.349.8932	Hayden.scarnato@cityofdenton.com
	<input type="checkbox"/>	Joshua	Hamlin	Bldg.Insp.	940.349.7725	Joshua.hamlin@cityofdenton.com
	<input type="checkbox"/>	Mark	Laird	Real Estate	940.349.8924	Mark.Laird@cityofdenton.com
	<input type="checkbox"/>	Chris	Singleton	Real Estate	940.349.8076	Chris.Singleton@cityofdenton.com
	<input type="checkbox"/>	Chris	Ahrens	Fire	940.349.8870	Christopher.Ahrens@cityofdenton.com
	<input type="checkbox"/>	Gary	Weiland	Fire	940.349.8856	Gary.Weiland@cityofdenton.com
	<input type="checkbox"/>	Brandi	Rabalais	Solid Waste	940.349.8040	brandi.rabalais@cityofdenton.com
	<input type="checkbox"/>	Chris	Escoto	Parks	940.349.8232	Chris.Escoto@cityofdenton.com
	<input type="checkbox"/>	Christi	Upton	Environmental	940.349.7331	Christi.Upton@cityofdenton.com
	<input type="checkbox"/>	Daniel	Howington	Municipal Electric	940.349.7168	Daniel.Howington@cityofdenton.com
	<input type="checkbox"/>	Casey	Patterson	Municipal Electric	940.349.7513	Casey.Patterson@cityofdenton.com
	<input type="checkbox"/>	Karina	Maldonado	Transportation	940.349.8176	Karina.Maldonado@cityofdenton.com
<input type="checkbox"/>	Stephen	Moore	Senior Engineer	940.349.7523	Stephen.Moore@cityofdenton.com	
<input type="checkbox"/>	Bob	Applegate	Water Utilities Engineer	940.349.8072	Robert.Applegate@cityofdenton.com	
	<input checked="" type="checkbox"/>	Shayne	Hastings	Design Manager	512.539.7722	<a href="mailto:shastings@tesla.com">shastings@tesla.com</a>
	<input checked="" type="checkbox"/>	Kristi	Jones	Project Developer	214.690.3265	<a href="mailto:krijones@tesla.com">krijones@tesla.com</a>
	<input checked="" type="checkbox"/>	Sarah	Honeycutt	Planning Specialist	330.572.3508	<a href="mailto:shoneycutt@gpdgroup.com">shoneycutt@gpdgroup.com</a>