

May 2, 2025

Ms. Emily Loiselle

Deputy Building Official

Department of Development Services

401 N. Elm St.

Denton, TX 76201

940-349-8536

Emily.Loiselle@cityofdenton.com

Subject: Hunter Ranch – Special Permit Request

Dear Ms. Loiselle,

We are requesting a special permit per the City of Denton Noise Ordinance Section 17-20 (c)(3)(f) for our Hunter Ranch project located at 8209 Autumn Sage Trail, Denton TX.

Activities to be performed outside of allowed hours are pouring of concrete, saw cutting, utility installation, and deliveries of construction materials for both the residential and commercial portions of the Hunter Ranch project. The hours requested are 8:30 pm to 12:00am Monday- Friday, and 8:30pm-12:00am on Saturday.

We are requesting these hours be extended from June 1, 2025, to December 31, 2025.

The current noise ordinance of 8:30pm requires us to stop pouring concrete around 3pm daily to allow our saw cutting crews to cut the pavement that has been poured within that day. Extending these hours for our paving operations would allow for our concrete crews to pour until 7pm and the saw cutting crews be wrapped up by midnight. We will be pouring in the summer months, which effects the curing of concrete, making it important that we saw cut everything poured in a day to protect the integrity of the concrete and avoid uncontrolled cracking. Additionally, we will have a permitted concrete batch plant on site for our paving operations. We would like to be able to accept deliveries of materials at night to have the needed rebar, sand and aggregate on site the next morning to avoid delays in paving operations during standard working hours. Lastly, we would like to request this extension for utility installation, mainly related to our commercial project. In an effort to deliver HEB, other retail pads, and residential development, having the ability to continue install of underground utilities into the later hours would give the contractors the ability to expedite completion of the infrastructure.

Our site is remote to other nearby properties. We feel the construction activities we are requesting to expand working hours for create minimal impact to the neighboring communities based on our distance from the closest home. It is important to note that the closest residential property is The Ridge on the south side of Robson Ranch Road to our southwest. The closest distance from the concrete streets being poured is approximately 1600 feet and this ranges to 3000 feet away at our further point. Our closest

distance to the Robson Ranch community is 1950 feet, and a minimum of 250 feet from Robson Ranch Road, excluding where we tie-in. These distances are reflected in **Green** on the aerial map.

A sequence map depicting our site broad month ranges for areas has been included with this letter. With the size of these phases, we will be pouring in large amounts and moving further away from residences the farther into paving we get. (**Pink**- Phase 1A- paving in June, **Blue**- Phase 1B- Paving in June/July, **Black**- Phase 1D- Paving in July, **Orange**- Phase 1C- Paving in August, **Dark Blue**- Hunter Ranch Commercial). The commercial site will begin utility installation in the month of May and have various other activities happening through December 2025.

Sincerely,



Kyle Joyce

Sr. Land Development Manager

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