



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: October 14, 2025

SUBJECT:

Consider adoption of an ordinance of the City of Denton granting JPI Construction, LLC a noise exception pursuant to Section 17-20(c)(3)(f) of the City of Denton Code of Ordinances with respect to sound levels and hours of operation for approximately 12 concrete pours, concrete pumps, and generators to run pumps and lights related to construction of a new multifamily development located at 3309 N Bonnie Brae St; granting an increase in sound levels and a variance in the hours of operation which may be affected by weather, from 2:00 a.m. to 7:00 a.m., with sound not to exceed 91 decibels; and providing an effective date.

BACKGROUND:

The City of Denton has a regulation on construction time within Section 17-20 of the Code of Ordinances. This chapter limits construction activity to no earlier than 6 am (June 1 – Sept 30) and 7 am (October 1- May 31) Monday through Friday, 8 am on Saturdays, and 1 pm on Sundays, but provides City Council the discretion to issue special permits for such work at other hours in case of urgent necessity and in the interest of public safety and convenience.

Brandon Cobb, Project Manager for JPI Construction, LLC, has requested an exception to the noise ordinance beginning October 1, 2025, through December 31, 2025. The request would be to increase the available hours of construction from 2:00 am to 7:00 am to provide for concrete pours for the multifamily construction project. The 12 concrete pour locations are at least 260 feet from any residential area. Construction activities will be at a minimum, 100 feet from Bronco Way. The request is to allow for the subcontractor crews to pour concrete at an earlier time of the day in order to prevent injury to the concrete and reduce the number of pours made.

The impact on the development would be a significant delay in completion of the project and would add additional days of large concrete trucks on site.

There are approximately 12 pours to conduct during the above hours. Exhibit 4 describes the sequences of the activity, and as construction continues, JPI Construction crews will be increasing the distance between the construction activity and the nearest residential area, further reducing any potential impact. Exhibit 6 shows the level of sound at the nearest residential home to be under the average room noise.

OPTIONS

1. Approve
2. Approve with conditions
3. Deny
4. Postpone the item

RECOMMENDATION:

Staff recommends approval based on the construction activity having a small impact on neighboring residential areas.

DEVELOPER ENGAGEMENT DISCLOSURES

No developer contact disclosures have been provided to staff from members of this body as of the issuance of this report.

EXHIBITS

Exhibit 1 - Agenda Information Sheet

Exhibit 2 - Applicant Request

Exhibit 3 - Aerial Map

Exhibit 4 - Paving Sequence

Exhibit 5 - Site Plan

Exhibit 6 - Additional Noise Request Backup

Exhibit 7 - Noise Ordinance Exception

Respectfully submitted:

Charlie Rosendahl

Interim Director of Development Services

Prepared by:

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Deputy Building Official