



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: February 3, 2026

SUBJECT:

Consider adoption of an ordinance of the City of Denton granting Balfour Beatty 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 29 concrete parking lot, foundation, and Insulated Concrete Form (ICF) wall pours, which utilizes concrete pumps, generators, and lights related to the construction of a new elementary school located at 2525 Yellowstone Pl; granting an increase in sound levels and a variance in the hours of operation which may be affected by weather, from 3:00 a.m. to 7:00 a.m., with sound not to exceed 95 decibels; and providing an effective date.

BACKGROUND:

The City of Denton has a regulation on construction times within Section 17-20 of the Code of Ordinances. This chapter limits construction activity to no earlier than 6am (June 1 – Sept 30) and 7am (October 1-May 31) Monday through Friday, 8am on Saturdays, and 1pm 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.

John Herrera, Superintendent for Balfour Beatty has requested an exception to the noise ordinance beginning February 3, 2026, through August 2026. The request would be to increase the available hours of construction from 3:00am to 7:00am to provide concrete pours for the elementary school project. Being that the school site is within a neighborhood, it is surrounded by single-family homes. The closest home is 140 feet to the North, with other homes being situated 279 feet to the East, 160 feet to the South, and 197 feet to the West. The request is to allow the subcontractor crews to pour concrete at an earlier time of the day due to the accessibility of concrete, to meet delivery times required by the supplier which will reduce the number of trips to the site, and to meet the specific concrete requirements and prevent injury to the concrete. Additionally, the time it takes concrete to cure after pouring, if not delivered early, would result in finishers staying beyond 8PM to finish it out correctly.

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

There are approximately 29 pours to be conducted during the above hours. Exhibit 4 describes the sequences of the activity. Exhibit 6 shows the level of sound at the nearest residential home to be equivalent to a lawn mower or heavy traffic.

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 - Ordinance
- Exhibit 8 - Neighborhood Flyer

Respectfully submitted:
Amber Rodgers
Building Official