

Items Required with Special Permit Request

A request should be sent to the Deputy Building Official via email requesting a special permit per the City of Denton Noise Ordinance Section 17-20 (c)(3)(f). This request should include the following:

1. Provide the name of the development and address.

- a. Denton Eden Village | 901 N. Loop 288, Denton, TX, 76209

2. Description of construction activities being performed outside of allowed hours including the hours requested.

- a. The construction activities proposed to occur outside of the currently permitted work hours include concrete trucks entering and exiting the jobsite, concrete pumps operating to place concrete, and generators running to provide power for the pumps and lighting. We are requesting approval to extend the allowable start time to 3:00 a.m.

3. State the date range or specific dates when the construction activities are planned to occur.

- a. Expected start date: 6/16/26 and end date: 12/11/26

4. Describe the urgent necessity for the special permit request including what is unique about this project requiring construction work to be conducted outside of the hours stipulated in the Noise Ordinance.

- a. This request is necessary to allow concrete placement to begin earlier in the morning and avoid pouring during the hottest parts of the day. Due to the size and nature of the concrete scope, completing the pours during cooler hours is important for maintaining production efficiency and supporting proper concrete placement. Without the extended early start time, the work may need to be divided into additional pours, potentially doubling the number of placements required and extending the overall duration of the concrete scope and associated construction activities.

5. Explain the plans to minimize the noise impact on the surrounding properties.

- a. To minimize noise impacts on surrounding properties, concrete truck traffic, staging, and queuing will be managed to reduce idling, backup alarms, and unnecessary engine noise near sensitive areas. To the extent feasible, concrete placement activities closest to the most impacted properties will be scheduled

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during normally permitted working hours. Additionally, generators, pumps, and lighting equipment will be positioned as far from surrounding properties as practical, and equipment will be directed or shielded where possible to reduce noise transmission. The contractor will also limit unnecessary use of horns, maintain clear communication with drivers, and monitor site operations to ensure noise is minimized throughout the extended work period.

6. State the proximity of the site to the nearest properties

- a. The nearest adjacent property is approximately 70 feet from the project property line. Based on the anticipated concrete placement activities, outdoor noise levels at nearby properties are estimated to be approximately 65–75 dBA, depending on the location of the active work, truck routes, pump/generator placement, and whether multiple pieces of equipment are operating at the same time. Interior noise levels are expected to be lower, generally estimated in the range of 45–55 dBA, depending on the construction of the nearby building, window/door conditions, and other site-specific factors. This range is generally comparable to typical indoor office or background conversation levels. Noise-reduction measures will be implemented where feasible, including locating pumps and generators as far from adjacent properties as practical, managing truck routes, and limiting unnecessary idling or staging near nearby properties.

7. Describe plans to notify and solicit feedback from surrounding property owners

- a. A notice will be delivered to all homes and businesses within a 200' radius of the project site with contact information so the community can provide their feedback and ask any questions. The information gathered will be provided prior to the presentation.

8. Provide an aerial map of the development area

- a. Please reference the document provided labeled, “Denton Eden Village – 500’ Set Back”.

9. Provide a construction sequence map depicting the specific constructed work and locations within the site that will be conducted during the requested special permit hours.

- a. Please reference the document provided labeled, “Denton Eden Village – Concrete Paving and SOG Pours”.

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10. It is highly recommended that the developer/contractor conduct a community meeting with the surrounding property owners. With this submission, provide the information presented at the meeting and any feedback from the residents.

- a. A notice will be delivered to all homes and businesses within a 200' radius of the project site with contact information so the community can provide their feedback and ask any questions. The information gathered will be provided prior to the presentation.



Notice of Early-Morning Concrete Pour Activities

Denton Eden Village | 901 N. Loop 288, Denton, TX 76209

Dear Neighbors,

The following is a notice from JPI Construction informing everyone near the Denton Eden Village project site that concrete-related construction activities will be taking place in the early morning hours. We appreciate your patience as we work to complete these activities outside normal working hours. If you have any questions or concerns, please contact our main office at 972-556-1700 or reach out to our field contact 205-586-9997.

Date Range: May 11, 2026 – December 11, 2026

Typical Daily Start Time: 3:00AM

What to Expect:

- Noise from concrete pumps, generators, truck engines, backup alarms, temporary lighting equipment, and crew communication during active placement. Outdoor noise levels at nearby properties are estimated to be approximately 65–75 dBA, depending on active work locations. Interior noise levels are expected to be lower, generally estimated around 45–55 dBA, depending on nearby activities. This range is generally comparable to typical indoor office or background conversation levels.
- Concrete truck traffic entering, exiting, staging, and queuing during early-morning pour windows.

Noise-Reduction and Site-Control Measures:

- Equipment will be positioned where possible to reduce noise transmission toward adjacent properties.
- Concrete truck traffic, staging, and queuing will be managed to reduce idling, backup alarms, and unnecessary engine noise near sensitive areas.
- The contractor will limit unnecessary horn use, maintain clear communication with drivers, and monitor site operations so noise is minimized throughout the extended work period.

Reason for Early Morning Work:

- Early morning concrete pours help avoid pouring during the hottest parts of the day. Due to the size and nature of the concrete scope, cooler-hour placement supports production efficiency and proper concrete placement. Without the early start, work may need to be split into additional pours, potentially doubling the number of placements and extending the overall concrete duration.