

ORDINANCE NO. 26-0807

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 62 CONCRETE ALLEYS, PARKING LOT, AND FOUNDATION POURS UTILIZING CONCRETE PUMPS, GENERATORS, AND LIGHTS RELATED TO THE CONSTRUCTION OF A NEW AMENITY CENTER AND TOWNHOMES LOCATED AT 901 N LOOP 288; 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 75 DECIBELS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 17-20(c)(3)(f) of the Code of Ordinances of the City of Denton, the City Council may make exceptions upon application for sound levels and/or hours of operation when the public interest will be served thereby; and

WHEREAS, JPI Construction, LLC has made an application to the City Council for an exception to the provision of Section 17-20 of the Code of Ordinances regarding sound levels and hours of operation for approximately 62 concrete alleys, parking lot and foundation pours utilizing concrete pumps, generators, and lights related to the construction of a new amenity center and townhomes located at 901 N Loop 288, with such construction activity occurring from June 2026 through December 2026; and

WHEREAS, based upon the application narrative provided by JPI Construction, LLC, the City Council of the City of Denton, finds that granting a noise exception for the described construction activity, subject to the restrictions contained herein, would serve the public interest; NOW, THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. Pursuant to Section 17-20 of the Code of Ordinances, JPI Construction, LLC is hereby granted an exception to said section's amplified sound prohibition subject to the following restrictions:

1. This exception to the limitations imposed by Section 17-20 of the Code of Ordinances of the City of Denton, is granted only in connection with the construction of the parking lots, and building foundations of a new amenity center and townhomes, at 901 N Loop 288, for the following months (weather permitting): June 2026, July 2026, August 2026, September 2026, October 2026, November and December 2026.
2. JPI Construction, LLC agrees to take full responsibility for ensuring that the conditions of this exception are met and to take all reasonable measures necessary to avoid disturbing persons of ordinary sensibilities in the immediate vicinity of the event.

3. Under no circumstances shall JPI Construction, LLC start construction before 3 a.m. on any day.
4. Under no circumstances shall JPI Construction, LLC use construction equipment that exceeds 75 dba when measured from the perimeter of the source as measured by an approved measuring instrument.
5. This Ordinance confers no personal or property rights, and may be amended, modified, suspended, or revoked in whole or in part at the will of the City Council of the City of Denton, without any advance warning, hearing, or compensation, for any reason at all, or for no reason.
6. This Ordinance shall be strictly construed as an exception granted pursuant to Section 17-20 of the Code of Ordinances of the City of Denton. The City of Denton expressly reserves unto itself and all other persons any and all legal remedies, both civil and criminal, relating to excessive noise in connection with the construction activity, and hereby disclaims any promissory, or equitable estoppel which might in any way impede the pursuit of such remedies by any person.

SECTION 2. This Ordinance shall be effective immediately upon its passage and approval and shall expire upon the completion of the approximately 62 alley, parking lot and foundation pours on or before December 31, 2026, unless sooner repealed, modified, or rescinded.

[Remainder of page intentionally blank, Signature Page follows]

The motion to approve this ordinance was made by _____ and seconded by _____, the ordinance was passed and approved by the following vote [__ - __]:

	Aye	Nay	Abstain	Absent
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Jordan Villarreal, District 1:	_____	_____	_____	_____
Nick Stevens, District 2:	_____	_____	_____	_____
Suzi Rumohr, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the _____ day of _____, 2026.

GERARD HUDSPETH, MAYOR

ATTEST:
KRISTI FOGLE, INTERIM CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: Healy McMahon
