



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Development Services

DCM: Cassey Ogden

DATE: December 16, 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 21 concrete street pours, 32 foundation pours, concrete pumps, and generators to run pumps and lights related to construction of a new multifamily development located at 3855 Hudsonwood Rd; 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 70 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 6:00 am (June 1 – Sept 30) and 7:00 am (October 1-May 31) Monday through Friday, 8:00 am on Saturdays, and 1:00 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 December 16, 2025, through May 2026. The request would be to increase the available hours of construction from 3:00 am to 7:00 am to provide for concrete pours for the multifamily construction project. There are no single-family neighborhoods immediately adjacent to the site. There is another multifamily development within 100 feet of the south and west property lines, and 843 feet to the northwest, as well as a manufactured home park 1145 ft to the east. The request is to allow the subcontractor crews to pour concrete at an earlier time of the day when temperatures are cooler and most opportune for preventing damage to the concrete, as well as reduce the number of pours made by half.

The impact of not being granted the noise exception would minimally be a delay of five months in the completion of the project, and would increase the number of days large concrete trucks are on site.

There are approximately 40 pours to be conducted during the above hours typically twice per week. 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 multifamily residence, 85 feet away, 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- Ordinance

Respectfully submitted:
Amber Rodgers
Building Official