



## City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
[www.cityofdenton.com](http://www.cityofdenton.com)

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### AGENDA INFORMATION SHEET

**DEPARTMENT:** Capital Projects

**ACM:** Frank Dixon

**DATE:** July 15, 2025

#### **SUBJECT**

Consider adoption of an ordinance of the City of Denton granting a special permit to Sundt Construction, Inc. to allow for work hours outside those ordinarily allowed pursuant to Section 17-20 (c)(3)(f) of the City of Denton Code of Ordinances, with respect to hours of operation related to Bonnie Brae Phase 3 for the construction of Bonnie Brae Street and joining street connections, located between Airport Road/FM1515 and Roselawn Drive: providing for approval of a special permit for a variance in the hours of operation during weekdays and weekends; and providing an effective date.

#### **BACKGROUND**

Contractor Sundt Construction, Inc. ("Sundt"), requests an exception to Section 17-20(c)(3)(f) of the Code of Ordinances which limits the work hours for the construction of any building from 6:00 am to 8:30 am Monday through Friday from June 1 to September 30 and 7:00 a.m. to 8:30 p.m. Monday through Friday from October 1 to May 31; and between 8:00 a.m. and 8:30 p.m. on Saturday; and between 1:00 p.m. and 8:30 p.m. on Sunday. The purpose of this exception is to ensure concrete paving work can be performed in cooler, overnight temperatures, as the city specification for concrete paving restricts any concrete paving when the temperature exceeds 95 degrees.

Sundt requests paving related work be allowed, as needed, from approximately 8:30 p.m. to 6:00 a.m., during weekdays and weekends on the City's Bonnie Brae Phase 3 Capital Project that began construction in October 2023 and is expected to be complete in November 2026. Concrete paving activities began in March 2025 and are expected to be complete in August 2026 with the installation of the projects sidepath and sidewalk.

The City Council may issue special permits or exceptions for construction work at other hours in case of urgent necessity and in the interest of public safety and convenience. Granting this exception and the allowance of overnight work prevents the project from being delayed due to the temperature restriction and also avoids any delay claims from the contractor.

#### **RECOMMENDATION**

Staff recommends approval

#### **PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

On Aug. 15, 2023 City Council authorized the construction contract with Sundt Construction Inc. (Ordinance 23-1524)

### **ESTIMATED SCHEDULE OF PROJECT**

Sundt was issued a Notice to Proceed on Oct. 16, 2023. The project is estimated to be complete in November 2026.

### **FISCAL INFORMATION**

Not Applicable

### **EXHIBITS**

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Ordinance and Special Permit Documentation

Respectfully submitted:  
Seth Garcia, PMP  
Director of Capital Projects

For information concerning this agreement, contact Robin Davis, PMP, at 940-349-7713.

Legal point of contact: Marcella Lunn at 940-349-8333.