



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Kenneth Hedges

DATE: June 16th, 2026

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 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.

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.

Jacob VanValen, Project Manager for JPI Construction, LLC has requested an exception to the noise ordinance beginning June 16th, 2026, through December 2026. The request would be to increase the available hours of construction from 3:00am to 7:00am to provide concrete pours for the amenity center and townhome project. The site is located between N Loop 288 and Mockingbird Ln, the closest residential home is 40 feet to the North, with another neighborhood 59 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 twice as many pours over the duration of the project.

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 62 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 single-family to be equivalent to that of office noise, or the noise inside a car moving at 60 mph. Concrete trucks can spike to a dBA of 95 measured 3 feet from the truck while in operation, however the typical dBA when actively mixing or discharging is

only 85. Exhibit 6 demonstrates the noise level at the nearest residence when the concrete truck is operating at its highest peak.

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 - Proximity Map
- Exhibit 4 - Paving Sequence
- Exhibit 5 - Site Plan
- Exhibit 6 - Additional Noise Request Backup
- Exhibit 7 - Ordinance

Respectfully submitted:
Amber Rodgers
Building Official