



March 29, 2023

Emily Loiseau  
Deputy Building Official  
Department of Development Services  
Building Safety | Food and Health Safety | Zoning Enforcement Division  
401 North Elm Street  
Denton, TX 76201

Re: HD Denton TX - Noise Ordinance Special Permit Request

Dear Ms. Loiseau:

In response to your email dated March 28, 2023 we have the following comments.

- 1. It does not indicate whether the applicant has met with the adjacent property owners. City Council is becoming more involved with these and will request that the applicant provide this information.*

**A meeting with the Greenway Patio Townhome Development is being organized. A previous virtual public meeting March 14, 2022 concerning the zoning change for this the project went unattended by the residents. We will notify you once details are arranged.**
- 2. Also, it sort of indicates that there will be about 14 pours, however it states Monday thru Thursday and Saturdays for 7 months. This doesn't sound like 14 pours. Provide clarification.*

**The additional time for the pours is to account for the uncertainty of material availability and severe weather conditions. For some time the construction industry has been experiencing significant instability in obtaining critical materials (cement, sand, stone...) required for construction. Most suppliers are unable to guarantee delivery dates which makes scheduling difficult. Also, we have to take into account heavy thunderstorms, particularly in the spring, because the severe wet conditions can significantly affect exposed subgrades. We simply cannot pour concrete to specification in mud. At this time our concrete subcontractor is still working on securing adequate materials.**
- 3. Provide a draft phasing plan. At least show the sections of pavement that will be part of the 14(?) pours.*

**We have included a plan showing the Preliminary Paving Pours for the parking and access drive areas.. This does not include the phasing for the building pad since that has to be coordinated with the structural steel framing contractor and retaining wall contractor. There are offsite paving operations that have to be coordinated with TxDOT (driveway entrances, sidewalks) and adjoining property owners (access driveway ramp, revised parking areas and drive aisles). Their operational schedules will not be finalized until later in the year. There are miscellaneous paving operations (drainage channels, slope protections and existing concrete replacement) that will have to be scheduled for a time that will not conflict with more significant pouring events. A significant amount of concrete**



curbing must be poured before any of the paving operations can be conducted. Compounding the scheduling is that we have eight (8) different pavement types that have to be coordinated.

4. *Provide distance of pour locations to residential area.*  
The closest access drive is +/- 75' to the corner of a residential building.  
The building pad is +/- 200' to a residential building.  
Please see Paving Plan.

Sincerely,

Alejandro E. Baca