



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Cassey Ogden

DATE: April 18, 2023

SUBJECT:

Consider adoption of an ordinance of the City of Denton granting Greenberg Farrow a noise exception pursuant to Section 17-20 of the City of Denton Code of Ordinances, with respect to sound levels and hours of operation for concrete foundation pours and slabs related to construction of a new retail building located at 2950 W University Dr; granting an increase in sound levels and a variance in the hours of operation which may be affected by weather, from 12:00 A.M. to 8:30 P.M., with sound not to exceed 85 decibels; and providing an effective date.

BACKGROUND:

Alejandro Baca, Development Manager for Greenberg Farrow requests an exception to the noise ordinance beginning at approximately 12:00 a.m. to provide for construction foundation and slab pours. The construction activities will consist of the normal activities with pouring concrete. The fourteen concrete continuous pour site locations are at least 200 feet from most residences and more than 74 feet from one of the scheduled pours. The request is to allow for an earlier start time for certain pours until approximately the end of November 2023 to allow construction activities to proceed.

There are approximately fourteen pours to conduct during the above hours and more will be completed during normal working hours.

OPTIONS

1. Recommend approval
2. Recommend approval subject to conditions
3. Recommend Denial
4. Postpone item

RECOMMENDATION:

Staff recommends approval

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 - Slab Sequence Map
Exhibit 5 - Site Plan
Exhibit 6 - Additional Communication
Exhibit 7 - Draft Ordinance

Respectfully submitted:
Scott A. McDonald
Development Services Director

Prepared by:
Emily Loiselle
Deputy Building Official