



## CITY OF MONTGOMERY

101 Old Plantersville Road  
Montgomery, TX 77316  
Tel: 936-597-6434  
Fax: 936-597-6437

October 9, 2025

Mayor Countryman  
City Council Members

RE: Planning and Zoning Commission Recommendation

Mayor and City Council Members,

On October 8, 2025, the City of Montgomery Planning and Zoning Commission ("the Commission") considered the special use permit request by J. Patrick Homes, builder, to place a temporary construction trailer on a residential lot located at 707 Gunner Court in the Redbird Meadows Development (known as Briarley), pursuant to Section 98-27(a) of the City of Montgomery Code of Ordinances ("the Code").

Sec. 98-27. – Special use permits.

- (a) The city council by an affirmative four-fifths vote, may by ordinance grant a special permit for special uses in any district, for those uses listed under "CC" in the table of permitted uses in [section 98-88](#), or which are otherwise not expressly permitted by this chapter, and may impose appropriate conditions and safeguards, including a specified period of time for the permit, to protect property and property values in the neighborhood. A special use permit may be revoked or canceled by the city council upon violation of any permit granted. Before authorization of any of such special uses, the request therefor shall be referred to the planning and zoning commission for study and report concerning the effect of the proposed use on the comprehensive plan and on the character and development of the neighborhood.

Upon thorough review of the request with the supporting information, the Commission recommends to the City Council, approval of the request by J. Patrick Homes, builder, for a special use permit to place a temporary construction trailer on a residential lot located at 707 Gunner Court in the Redbird Meadows Development (known as Briarley), subject to the following conditions:

1. This special use permit shall expire on December 31, 2027.
2. The trailer and surrounding area must be kept in good condition, free of litter, debris, and overgrown vegetation throughout its use.
3. Activities associated with the trailer must comply with the city noise ordinance.
4. The City may conduct periodic inspections to ensure compliance with all permit conditions and ordinances. Non-compliance may result in revocation of the permit.

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5. Upon expiration of the permit, the construction trailer must be disconnected, all utilities properly capped, and the trailer removed. The vacant lot must be cleared of all rubbish and debris and restored to its original condition as platted for a single-family dwelling.
6. Any proposed changes to this permit must be brought back for review by the Planning and Zoning Commission and the City Council.

The motion passed with a vote of 4-0, with 1 member absent.

Respectfully,

Corinne Tilley  
Development Service Administrator