

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: 10/08/2025	Budgeted Amount: NONE
Department: Planning and Zoning	Prepared By: Corinne Tilley

Subject

Consideration and possible action regarding a request 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).

Recommendation

Based on the findings, staff supports that the Planning and Zoning Commission recommend approval to the City Council of the request for a special use permit to place a temporary construction trailer on the residential lot at 707 Gunner Court, subject to the following conditions:

1. This special use permit shall expire on June 30, 2028.
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.
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.

Discussion

707 Gunner Court is located in the R-1 Single-Family Residential Zoning district.

The builder, J. Patrick Homes, has submitted a request to place a temporary construction trailer on the vacant residential lot in the Redbird Meadows Subdivision. The temporary construction trailer will serve as a base for operations over the next three years. Since it's not being used as a single-family home, a special use permit is required to allow this accessory use within the development during the phased construction.

Effect of the proposed temporary use on the comprehensive plan, and on the character and development of the neighborhood:

- Even though the trailer is temporary, it could affect the neighborhood's residential character.
- It may change the visual appearance of the area and influence property appeal or value.
- Construction-related outdoor storage, traffic, noise, and lighting might disrupt the neighborhood's peace and comfort.
- Residents may be concerned if the trailer stays longer than expected, so it's important to clearly define the timeframe.

Montgomery Planning and Zoning Commission

AGENDA REPORT

The temporary construction trailer is useful for the builder, but it's important to consider its impact. Steps should be taken to reduce any negative effects and make sure it aligns with the community's goals.

The developer has planned for the temporary construction trailers by setting aside specific lots to centralize construction management during each phase. A designated area was chosen where the trailers will stay throughout construction. This approach helps reduce disruption, keeps the neighborhood clean, and maintains the development's overall appearance. The builder has undergone review and received approval from the Architectural Review Board, confirming that the trailer placement complies with the development's design standards and community guidelines.

Given the scale of the development, using the temporary construction trailers are standard and an effective way to keep construction moving forward.

Code References:

Sec. 98-27. Special use permits.

Sec. 98-88. Table of permitted uses and special uses. (accessory use for the development).

Approved By		
City Administrator	Brent Walker	Date: 09/30/2025