

Montgomery Planning and Zoning Commission  
**AGENDA REPORT**

<b>Meeting Date:</b> 05/06/2025	<b>Budgeted Amount:</b> NONE
<b>Department:</b> Administration	<b>Prepared By:</b> Corinne Tilley

**Subject**

Consideration and possible action regarding a request for a special use permit to place a temporary construction/sales trailer on a residential lot located at 235 South Rose Marie Lane in the Hills of Town Creek Section 5 Subdivision.

**Discussion**

The builder has submitted a request to place a temporary construction/sales trailer on one of their vacant residential lots. This trailer is intended to be used for at least one year or until their model homes are completed and their sales staff can occupy them. The trailer will serve as a base for construction and sales operations. It will provide a work area for staff and a point of contact for potential buyers during the construction phase of the model homes.

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

- Although the trailer is temporary, it may cause an impact on the residential character/feel of the neighborhood.
- The trailer may alter the visual landscape of the neighborhood, potentially affecting the appeal and perceived value of nearby properties.
- Traffic, noise, and lighting associated with construction activities and sales operations could affect the peace and livability of the neighborhood.
- Residents may have concerns about the temporary use, especially if it extends beyond the anticipated timeframe. It's important to establish a clear timeframe.

While the temporary construction/sales trailer serves a practical purpose for the builder, it's important to consider the possible impacts. Steps should be considered to minimize any adverse effects and to ensure that the temporary use fits with the goals of the community.

Code References:

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

Sec. 98-27. Special use permits.

**Recommendation**

Staff recommends approval of the proposed temporary construction/sales trailer, subject to the following conditions:

1. Appropriate building and trade permits must be approved and issued prior to the commencement of any work.
2. The expiration of this special use permit, established by the Planning and Zoning Commission or City Council, must be adhered to. Upon expiration, the trailer must be disconnected, utilities properly capped, and the trailer removed. The vacant lot must be cleared free of all rubbish and debris and restored to its original condition as platted for a single-family dwelling.

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Approved By		
City Secretary & Director of Administrative Services	Ruby Beaven	Date: 05/01/2025
Interim City Administrator & Police Chief	Anthony Solomon	Date: 05/01/2025