

## MEMORANDUM

**Date:** March 8, 2026  
**To:** City Council  
Mayor Wil Kennedy, City Council Members  
**From:** Dinh V. Ho, P.E.  
**RE:** LMC Marine Center – Specific Use Permit  
Staff’s Summary and Recommendations  
**CC:** Dr. Tarron Richardson, Natasha Brooks, Kayleen Rosser

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Applicant: LMC Marine Center  
Property Address: SH 288 Frontage Road near Iowa Colony Boulevard  
Zoning: Business Retail District

1. Applicant Request:

The applicant is requesting approval of a Specific Use Permit (SUP) to allow the development and operation of a boat dealership with associated retail showroom and service facilities within the Business Retail (BR) Zoning District.

The proposed development includes:

- Boat showroom building
- Outdoor boat display areas
- Mechanical service bays
- Engine storage and detailing areas

The facility will operate as LMC Marine Center, a marine retail and service establishment.

2. Property Description:

The subject property is located along the SH 288 Frontage Road near Iowa Colony Boulevard and is currently undeveloped. The site plan indicates development consisting of:

3. Staff Analysis:

The property is zoned Business Retail (BR). The BR district is intended to accommodate business and retail uses while maintaining performance standards that encourage quality commercial development.

Permitted Uses allows numerous retail uses including:

- Furniture stores
- Hardware stores
- Sporting goods stores
- Appliance stores
- Grocery stores
- Restaurants

*Specific Use Permit Authority*

- The ordinance allows other commercial uses through approval of a Specific Use Permit by City Council.
- A boat dealership is not listed as a permitted use; therefore, the proposed development requires approval of a Specific Use Permit.

*Compatibility Analysis*

Boat dealerships function similarly to other large retail uses permitted in the BR district.

Similar characteristics include:

- Retail sales
- Large merchandise display
- Moderate traffic volumes
- Limited service activities.

Because the use is primarily retail in nature, it is generally compatible with the intent of the BR district.

*Potential Impacts*

Noise

Service bays may generate intermittent noise; however:

- Service activities are expected to occur within enclosed buildings
- No heavy industrial uses are proposed.

*Visual Impacts*

Outdoor display of boats is typical for marine dealerships and is comparable to other retail display activities, i.e. car dealership.

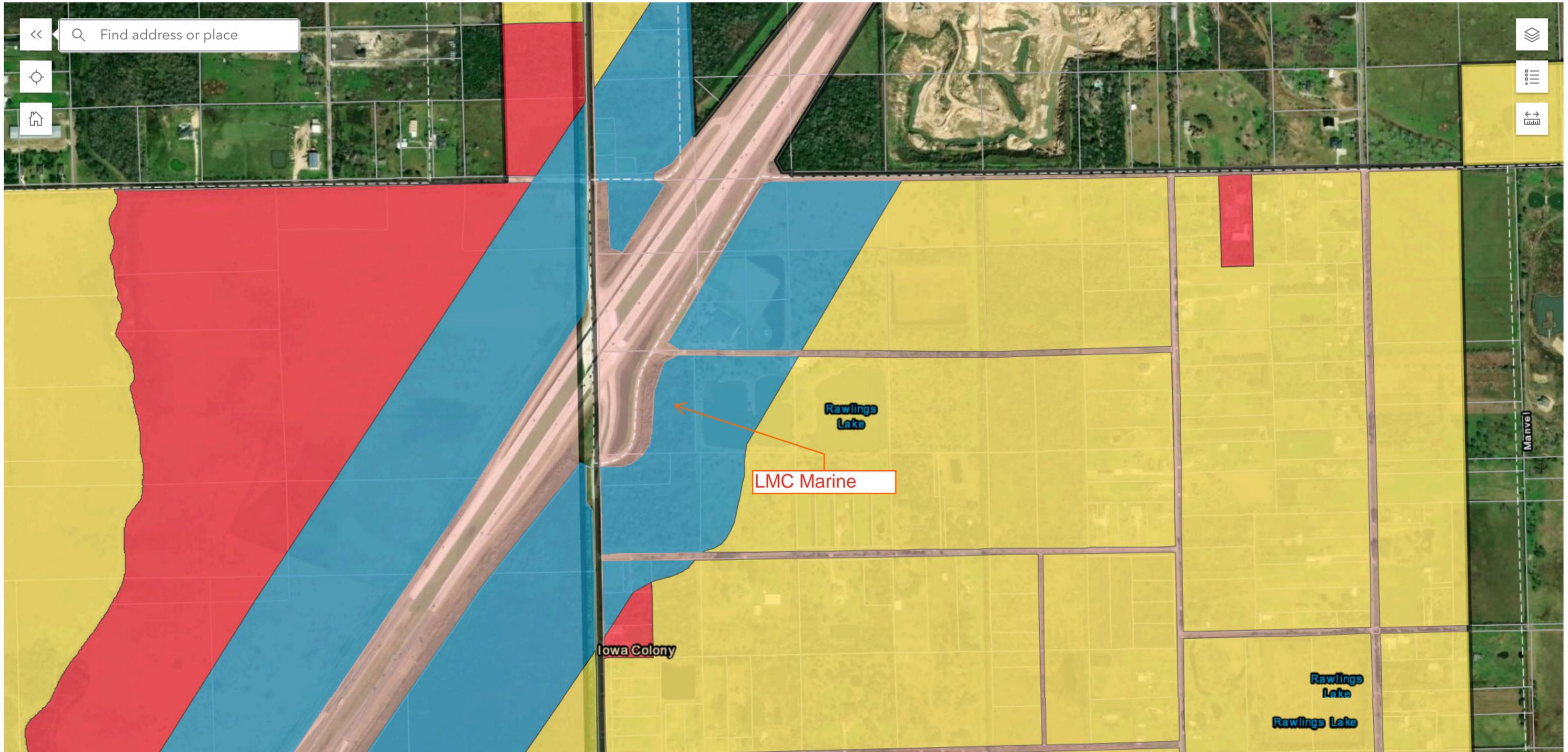
4. Staff Recommendation:

Staff finds that the proposed boat dealership:

- Is consistent with the commercial intent of the BR District
- Meets applicable development standards
- Will not create significant nuisance impacts if operated appropriately.

**Staff recommends approval of the Specific Use Permit subject to the following conditions.**

- 1. Development shall substantially conform to the submitted architectural and site plan.**
- 2. Outdoor boat display shall be limited to designated display areas.**
- 3. Boat repair and maintenance shall occur within enclosed service bays.**
- 4. Site lighting shall be directed downward and shielded from adjacent properties.**
- 5. Landscaping shall be installed and maintained per city requirements.**
- 6. Outdoor loudspeakers or amplified sound systems shall not be permitted.**
- 7. Storage of boats awaiting service shall occur only within designated service areas.**



500 ft



# CITY OF IOWA COLONY

"Where We Make It Happen"

## APPLICATION FOR SPECIFIC USE PERMIT

FORM 'B'

APPLICATION DATE: 01/15/26

NAME OF APPLICANT: Bryson White

THE LEGAL DESCRIPTION AND THE ADDRESS OF THE PROPERTY THAT IS SUBJECT OF THE APPLICATION FOR SPECIFIC USE:

A0517 H T & B R R TRACT 130 ACRES 5.21

A DETAILED DESCRIPTION OF THE SPECIFIC USE PERMIT THAT IS PROPOSED: \_\_\_\_\_

We plan to build a high quality boat dealership that focuses on saltwater fishing and leisure boats.

Our dealership will also be able to service existing boat owners with maintenance & parts.

THE ZONING DISTRICT IN WHICH THE SUBJECT PROPERTY IS LOCATED. CIRCLE ONE: ( MU ) ( SFR ) ( MH )  ( BR )

THE SIGNED CONSENT OF THE OWNER OR OWNERS OF THE SUBJECT PROPERTY, IF THE APPLICANT IS NOT THE OWNER OF THE PROPERTY: \_\_\_\_\_

THE APPLICANT'S INTEREST IN THE SUBJECT PROPERTY IF THE APPLICANT IS NOT AN OWNER OF ALL OR PART OF THE PROPERTY. I am the Architect representing the owner.

SUCH OTHER INFORMATION OR DOCUMENTATION AS THE CITY COUNCIL OR ZONING ADMINISTRATOR MAY DEEM NECESSARY.

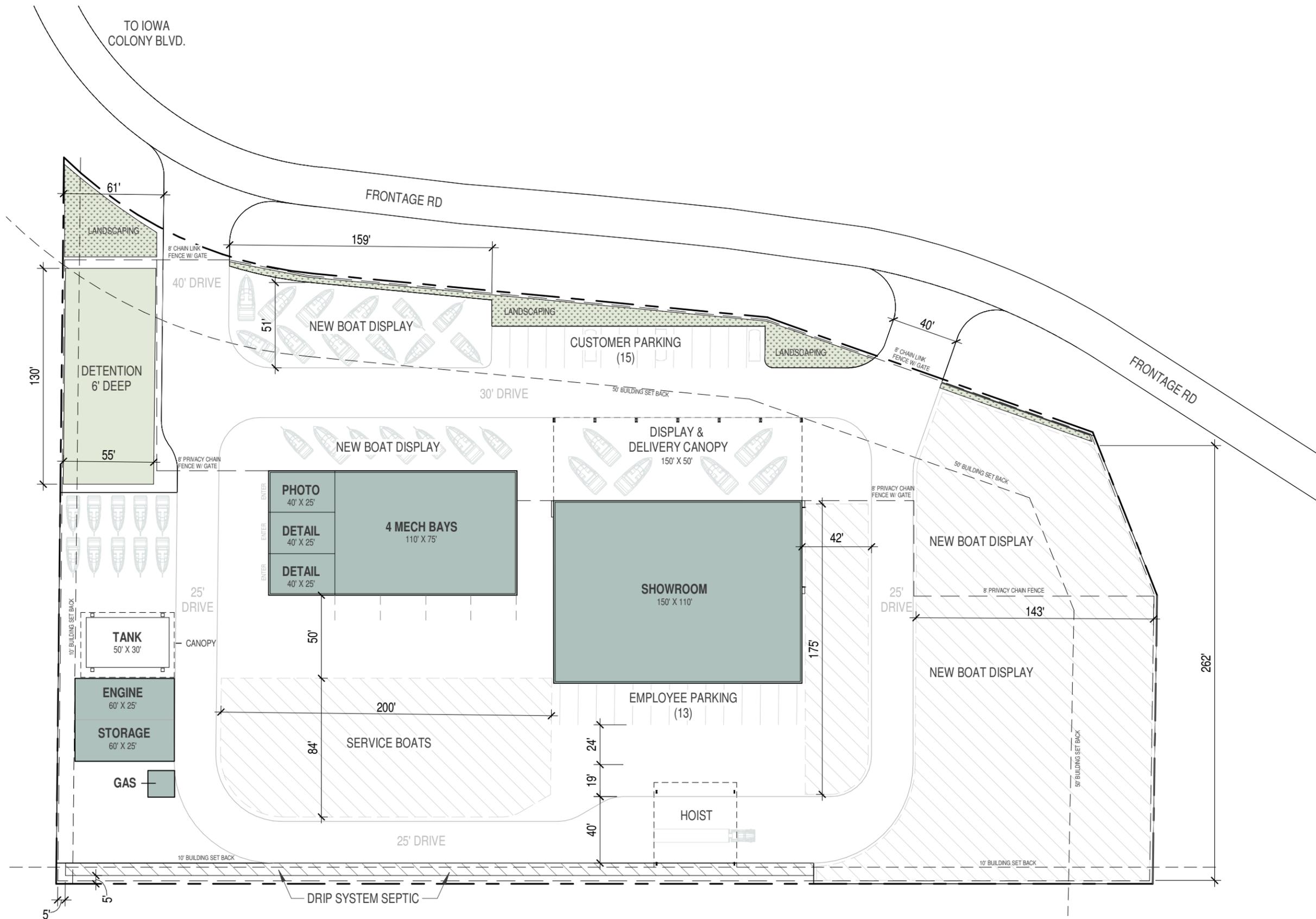
Please let us know what you will need at this time.

EACH APPLICATION FOR SPECIFIC USE PERMIT MUST BE ACCOMPANIED BY A NON-REFUNDABLE FEE OF \$1,000.00 TO DEFRAY THE COST OF NOTIFICATION, ATTORNEY'S FEES OR PROCESSING THE APPLICATION.

NOTE: THIS APPLICATION EXPIRES IN 180 DAYS IF NOT SUBMITTED. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS AND/ OR ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

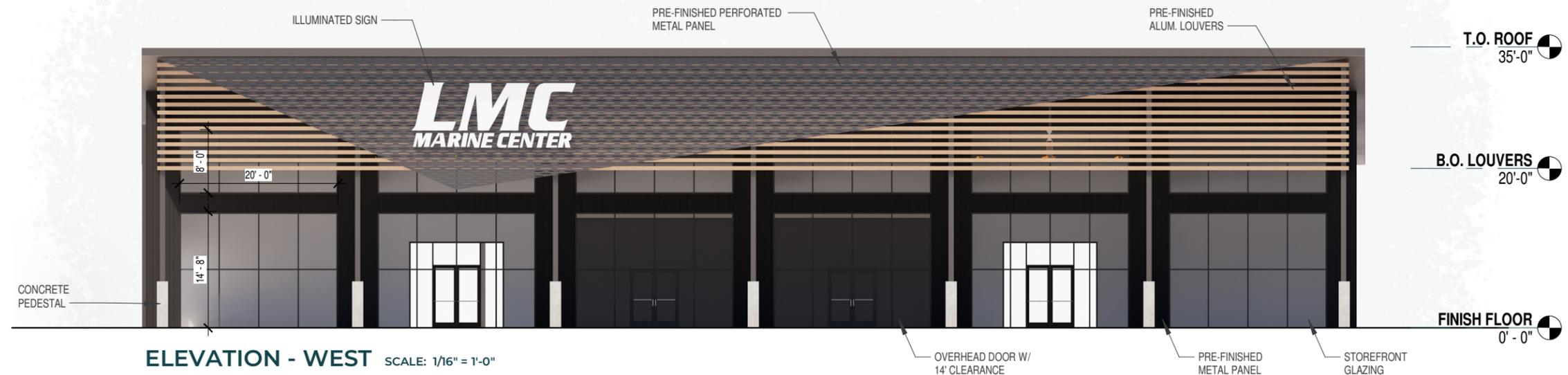
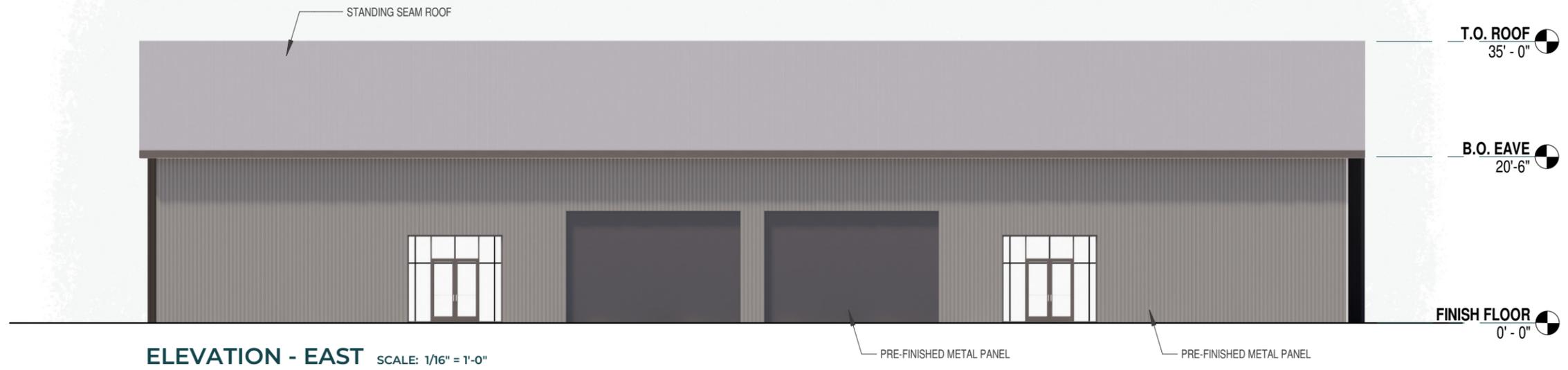
SIGNATURE REQUIRED: \_\_\_\_\_





**SITE PLAN** SCALE: 1" = 60'-0"  
**LMC MARINE CENTER**  
 IOWA COLONY, TX

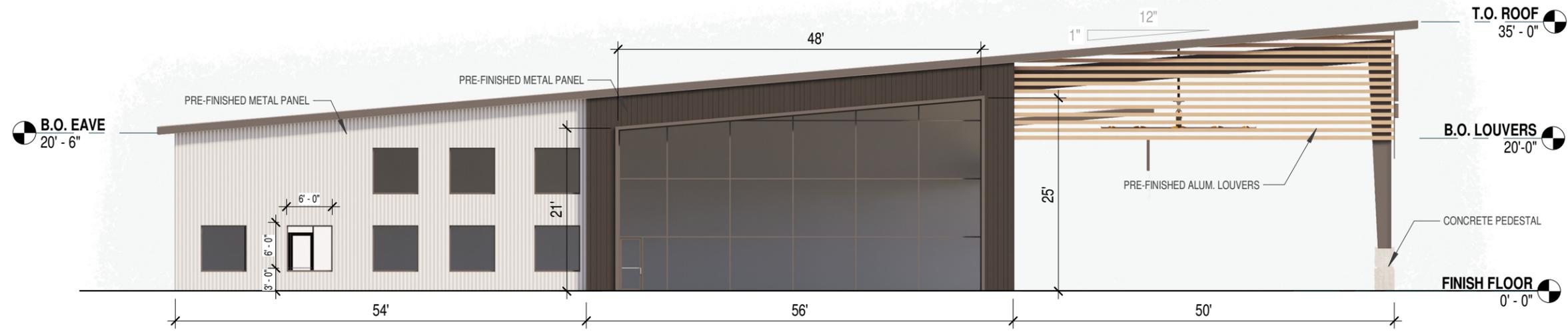




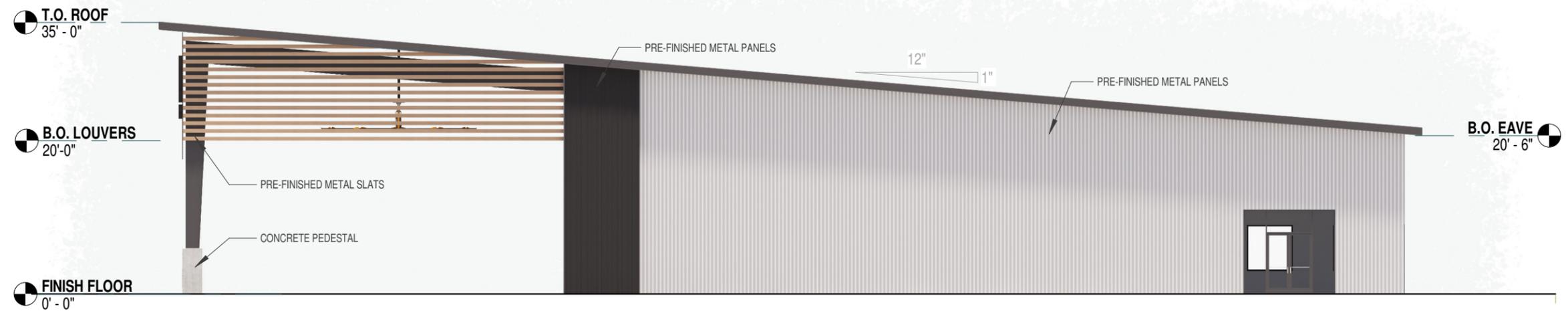
**ELEVATIONS**

**LMC MARINE CENTER**

IOWA COLONY, TX



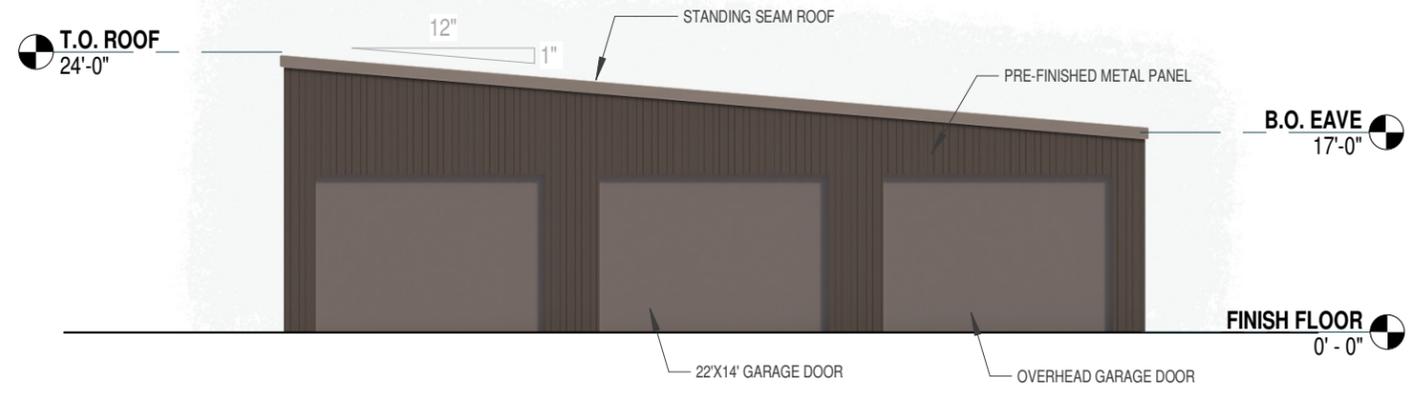
**ELEVATION - NORTH** SCALE: 1/16" = 1'-0"



**ELEVATION - SOUTH** SCALE: 1/16" = 1'-0"



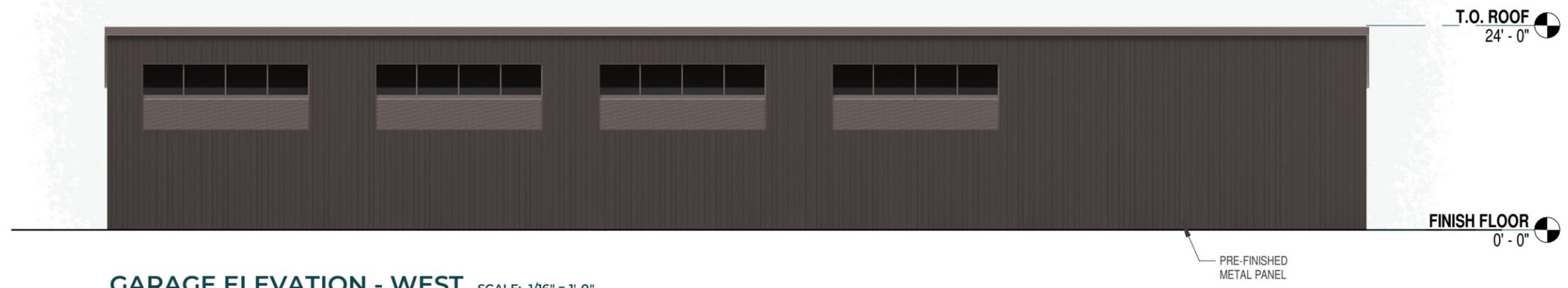
**ELEVATIONS**  
**LMC MARINE CENTER**  
 IOWA COLONY, TX



**GARAGE ELEVATION - SOUTH** SCALE: 1/16" = 1'-0"



**GARAGE ELEVATION - EAST** SCALE: 1/16" = 1'-0"



**GARAGE ELEVATION - WEST** SCALE: 1/16" = 1'-0"



**ELEVATIONS**  
**LMC MARINE CENTER**  
 IOWA COLONY, TX



FRONT PERSPECTIVE

# LMC MARINE CENTER

IOWA COLONY, TX



PERSPECTIVE

# LMC MARINE CENTER

IOWA COLONY, TX



PERSPECTIVE

# LMC MARINE CENTER

IOWA COLONY, TX



PERSPECTIVE UNDER CANOPY  
**LMC MARINE CENTER**  
IOWA COLONY, TX