

Temporary Use Permit (TUP16-02) Southwest International Boat Show

Request Consider and take action for a Temporary Use Permit (TUP) for the Southwest International Boat Show scheduled from September 23-25, 2016 at the South Shore Harbour Marina located next to the South Shore Harbour Resort and Conference Center. A boat show will be held bi-annually each year at this location with no significant change from the proposed site plan and request. By taking action on the proposed site plan and request, this item will be deemed approved for future events and will not be required to seek additional approvals from Planning and Zoning Commission.

The Zoning Ordinance provides for the Planning and Zoning Commission to consider temporary use permits based upon several criteria in relation to the proposed event or use in association with the surrounding properties. Those criteria are listed in the report below.

Applicant Marion Daly of the Southwest International Boat Show

Owner South Shore Harbour Marina on behalf of the South Shore Harbour Development

Zoning “OS-PUD” (Open Space with a Planned Unit Development Overlay)

Location Generally located north of Marina Bay Drive (FM 2094), and east of South Shore Boulevard within the parking lot for the South Shore Harbour Marina. The location for the event is within the South Shore Harbour PUD.

Attachments 1. Proposed Site Plan
2. Applicant Letter

Background For approximately the last eight (8) years, the Southwest International Boat Show (SWIBS) has been holding their annual event at the South Shore Harbour Marina. The applicant submitted for the Temporary Use Permit for the SWIBS in July of 2016.

Site and Surrounding Area The boat show is located in the parking lot and two piers of the South Shore Marina, which are located on a peninsula with the South Shore Harbour Resort and Conference Center.

Direction	Surrounding Zoning	Surrounding Land Use
North	“RSF-2-PUD” and “RMF-2-PUD”	South Shore Marina, Marina Townhomes and South Shore Lake Estates
South	“CO-PUD”	ANICO and INEOS Office Buildings
East	“RMF-1.2-PUD”	South Shore Marina, Marina Village and the Palms Apartments
West	“RMF-1.2-PUD”	South Shore Marina, Beacon Island

Access Access will be provided by South Shore Boulevard and Marina Bay Drive (FM 2094).

South Shore Boulevard

	<i>Existing Conditions</i>	<i>Master Mobility Plan</i>
Roadway Type	Minor Arterial	Minor Arterial
Right-of-way Width	150 feet	100 feet
Pavement Width and Type	2-lane, 80-foot divided median, 25-foot wide concrete pavement each way with sidewalks on east side.	4-lane, 14-foot divided median, 24-foot wide concrete pavement each way with sidewalk on either side.

Setup and Removal

The applicant indicates that setup for the event would proceed from September 17th thru the 19th with the takedown/removal being completed by September 27th. Staff will inspect the site on September 28th to make sure the site has been returned to its existing condition.

Noise

The applicant has received a sound permit for each night of the event (Friday thru Sunday) from the League City Police Department. The permit is required for the use of outdoor sound amplification equipment.

Parking

Parking will be provided in designated parking areas on Friday in coordination with the normal operations of the surrounding businesses. Parking will be slightly re-adjusted to account for weekend traffic and lessened conflicts with neighboring businesses.

Health & Sanitation

The event will have food vendors at the location. Each vendor is required to have a Harris or Galveston County Health District permit. In addition, the event will have a temporary permit from the Galveston County Health District as well.

In addition, as shown in Attachment 1, restrooms will be provided throughout the event location. Restrooms will consist of portable facilities.

Building Permits

The exhibitors will be showing boats on trailers, various marine exhibits and outdoor equipment with tents provided by the event. The applicant has submitted a tent permit application for all of the tents to be located on the site.

The applicant has also submitted sign permit applications for directional signs as well as the signs at the entrance of the site.

Police Permits

As mentioned previously, the applicant has received a sound permit for each night during the event from the Police Department. The event will also have League City Police Officers on-site on Saturday and Sunday.

Fire Marshal

The event is located between office buildings and the marina. The Fire Marshal has indicated that the fire plan (site plan) is acceptable and all fire access points have been approved. Prior to the start of the event, the Fire Marshal will inspect the site for compliance with fire regulations.

Recommendation

Staff recommends approval, subject to the following conditions:

1. This Temporary Use Permit will be limited to the location (South Shore Harbour Marina),
2. The proposed site plan will act as an approved site plan for future events. If changes are made

- to the site plan, approval from Planning and Zoning Commission shall be required.
3. The Fire Marshall and Planning Department shall review future submittals for the event to ensure that the plan has not changed from the approved configuration.
 4. Copies of food permits from all food vendors from either the Harris or Galveston County Health District shall be provided to the Planning Department prior to start of the event.
 5. The applicant coordinate with the Fire Department to create a fire plan for staff and visitors in the event of a fire.

Recommended Motion

Motion to approve TUP15-01 (Southwestern International Boat Show) subject to staff's conditions as presented.

For additional information, you may contact Kris Carpenter, Planning Manager at 281-554-1098 or at kris.carpenter@leaguecity.com.