

ORDINANCE NO. 2026-

AN ORDINANCE APPROVING A SPECIAL USE PERMIT, **SUP-26-0005 (MAGNOLIA PROOF)**, TO ALLOW AN ALCOHOLIC AND BEVERAGE SALES USE, WITH ON-PREMISE CONSUMPTION (A COCKTAIL BAR), ON APPROXIMATELY 2.8331 ACRES, ZONED “CG-PUD” (GENERAL COMMERCIAL WITHIN THE MAGNOLIA CREEK PLANNED UNIT DEVELOPMENT OVERLAY), LEGALLY DESCRIBED AS LOT 3, BLOCK 1, OF THE WEST LEAGUE CITY CROSSING REPLAT, GENERALLY LOCATED ALONG THE NORTH SIDE OF WEST LEAGUE CITY PARKWAY AND EAST OF BAY AREA BOULEVARD, WITH THE ADDRESS OF 4550 WEST LEAGUE CITY PARKWAY IN THE CITY OF LEAGUE CITY, TEXAS.

WHEREAS, at the May 1, 1999, General Election the qualified voters of the City of League City voted that staff proceed with the concept of zoning for the City; and

WHEREAS, on August 10, 1999, the City Council of the City of League City, Texas, (the “Council”) adopted Ordinance No. 99-52 amending the Code of Ordinances of the City of League City to add Chapter 125 regarding zoning; and

WHEREAS, on August 30, 2005, the City Council adopted Ordinance No. 2005-24 amending Chapter 125 of the Code of Ordinances of the City of League City and adopting zoning ordinances and a map consistent with the Comprehensive Plan for the City of League City, Texas; and

WHEREAS, on September 29, 2020, the City Council adopted Ordinance No. 2020-25 replacing Chapter 125 “Zoning” with the Unified Development Code (the “UDC”); and

WHEREAS, Section 2.16 of the UDC (Chapter 125), establishes procedures and regulations for the creation and adoption of Special Use Permits (“SUPs”); and

WHEREAS, the City Council considered the recommendation of the Planning and Zoning Commission and duly conducted a public hearing as required by law; and

WHEREAS, the City Council deems it necessary and in the best interest of the citizens to adopt a Special Use Permit for an “Alcoholic and Beverage Sales use with on-premise consumption (a cocktail bar)”, on approximately 2.8331 acres, legally described Lot 3, Block 1 of the West League City Crossing Replat, generally located along the north side of West League City Parkway and east of Bay Area Boulevard, with the address of 4550 West League City Parkway, as shown in the attached Zoning Map in Exhibit “A”, and the Proposed Site Floor Plan and Illustrations as shown in the attached Exhibit “B”;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEAGUE CITY, TEXAS, that:

Section 1. The facts and opinions in the preamble of this ordinance are found to be true and correct.

Section 2. The approximate 2.8331 acres, legally described as Lot 3, Block 1 of the West League City Crossing Replat, generally located along the north side of West League City Parkway and east of Bay Area Boulevard, with the address of 4550 West League City Parkway, as shown in the attached Zoning Map in Exhibit “A” and Proposed Site Floor Plan and Illustrations in Exhibit

“B”, shall heretofore have a Special Use Permit granted for an “Alcoholic and Beverage Sales use, with on-premise consumption (a cocktail bar), subject to the following conditions:

1. The Special Use Permit (SUP) is approved for an on-premises alcoholic and beverage establishment operating specifically as a cocktail bar. Any change to a different type of drinking establishment principal use (such as a dive bar, nightclub, dance hall or sports bar) shall require approval of an amended SUP by the City Council.
2. Any material modification to the physical layout or operational characteristics of the establishment, including, but not limited to, expanded entertainment activities, an increase in occupant load, substantial revisions to the approved floor plan, or other significant operational changes, shall be reviewed by the Planning Director. If the Planning Director determines that the modification constitutes a substantial change to the approved use, an amendment to the SUP may be required.
3. The establishment shall close to the public no later than 12:00 a.m. (midnight) each day.
4. Food service shall be continuously available during all hours in which alcoholic beverages are served.

Section 3. All ordinances and agreements, and parts of ordinances and agreements in conflict herewith are hereby repealed to the extent of the conflict only.

PASSED on first reading the ____ day of _____, 2026.

PASSED AND ADOPTED on the _____ day of _____, 2026.

NICK LONG,
Mayor

ATTEST:

DIANA M. STAPP,
City Secretary

APPROVED AS TO FORM:

MICHELLE L. VILLARREAL,
City Attorney