

Excerpt Meeting Minutes for SUP-26-0005
City of League City
Planning and Zoning Commission
Regular Meeting, Thursday, July 23, 2026
Council Chambers, 200 W. Walker Street, League City, TX 77573

1. Call to Order and Roll Call of Members

Mr. Dominguez, Chair, called the meeting to order at 6:00 p.m.

Present: Ruth Morrison, Frank Dominguez, Pam Arnold, Joel Dickerson, Marc Edelman

Absent: Ange Mertens, James Waguespack

City Staff: Mark Linenschmidt, Planning Manager; Masood Malik, Senior Planner; Caitlin King, Senior Planner; Christopher Sims, Executive Director Development Services; Michelle Villarreal, City Attorney

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4. Public Hearing and Action Items

A. Hold a public hearing and make a recommendation to City Council on Special Use Permit Application, 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) district, 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.

Mark Linenschmidt, Planning Manager, gave a presentation on behalf of the City of League City.

Mr. Dominguez opened the public hearing at 6:06 p.m.

Sharon Dixon, 430 Magnolia Blossom, League City, Texas 77573, spoke in favor of the Special Use Permit.

Mr. Dominguez closed the public hearing at 6:09 p.m.

Mr. Edelman asked what the percentage of food sales to alcohol sales?

Mr. Linenschmidt deferred to the applicant to respond.

Mr. John Amato, Applicant Representative, stated Alcohol Sales will be 80% and Food Sales will be 20%.

Mr. Edelman also asked about noise provisions.

Michelle Villarreal, City Attorney, explained that the City recently updated its noise ordinance to incorporate a "reasonable person" standard. She noted that outdoor sound is permitted; however, after certain hours, there is a presumption that noise may be considered unreasonable under the ordinance. Mr. Amato clarified that the outdoor patio is intended solely for customer seating and that there would be no outdoor music or live entertainment.

Ms. Morrison asked if the midnight closure is specific to this request.

Mark Linenschmidt confirmed the condition was specific to this request. It was added that conditions can be placed on special use permits.

Mr. Amado confirmed a midnight closure is a firm commitment.

Ms. Morrison asked if anyone at the neighborhood meeting was opposed to this request.

Mr. Amado stated that there was no opposition to the request at the neighborhood meeting.

Ms. Morrison made a motion to recommend approval of the Special Use Permit, SUP-26-0005, per staff's recommendations.

Ms. Arnold seconded the motion.

The motion passed by a vote of 5-0-0.

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