



Staff Report

AGENDA ITEM REPORT

DATE: October 13, 2025

SUBMITTED BY: Krystal Hasselmeier, Planning

ITEM TYPE: Agenda Item

AGENDA SECTION: CONSIDERATION OF AND ACTION ON

SUBJECT: Ordinance 2025-15 Authorizing a Special Use Permit for The Purpose Of Operating a Smoke Shop In a Unit(S) Located at the Hereinafter Described Tracts Or Parcels of Land, Lying and Being Situated Within The City Limits Of The City Of El Campo, Wharton County, Texas and Described As Follows: Approximately 1.2095 Acres Of Business Park North Lot 21, 22, 23A; General Location: 2407 West Loop, El Campo, Texas, 77437, Furthermore Shown On “Exhibit A” Attached Hereto; And Adopting the Recommendations of the City Planning and Zoning Commission Granting the Requested Special Use Permit with Conditions; and Enacting Other Provisions Incident and Relating to the Subject and Purpose of This Ordinance

BACKGROUND: An Application by JESSICA CANTU (PROPOSED TENANT) with permission of property owner ANNAHUE LLC for a SPECIAL USE PERMIT to operate a SMOKE SHOP at:

Approximately: 1.2095 ACRES of BUSINESS PARK NORTH LOT 21, 22, 23A
General Location: 2407 WEST LOOP, EL CAMPO, TX, 77437

The Planning & Zoning Commission recommends approval of SUP-2025-05 authorizing Applicant JESSICA CANTU (PROPOSED TENANT) with permission of property owner ANNAHUE LLC for a SPECIAL USE PERMIT to operate a SMOKE SHOP at a unit(s) in said location as presented with the following conditions:

- Any SUP approval pending execution of lease agreement as applied/or within 30 days a/SUP approval.
- Annually provide a valid license from Texas Department of State Health Services to sell products at the location as applied/or within 30 days a/SUP approval.
- Business hours limited to state liquor sales laws (Mon.-Sat. 10am-9pm, closed on Sundays)
- Limited/prohibited window displays or signage depicting any products or

related imagery for merchandise available inside.

- Limite to 2 max temporary or portable signs present at any time during business hours only.
- Limiting exterior display or signage (excluding business name sign) to the front door, including minimum age requirements to enter.
- Maintain or require existing window tinting or privacy screening to obscure interior visibility from public street.

SUGGESTED ACTION:

ATTACHMENTS:

[Ordinance 2025-15 - SUP 2025-05 \(Green Goddess Dispensary - 2411-13 W Loop\).pdf](#)
[SUP 2025-05 - STAFF REPORT.pdf](#)