



City of La Vernia
**CITY COUNCIL AND PLANNING AND ZONING
COMMISSION JOINT WORKSHOP**

102 E. Chihuahua St., La Vernia, Texas 78121

February 28, 2024

6:00 PM

AGENDA

1. Call to Order

2. Invocation & Pledge of Allegiance

3. Citizens to Be Heard

(At this time, citizens who have filled out a registration form prior to the start of the meeting may speak on any topic they wish to bring to the attention of the governing body so long as that topic is not on the agenda for this meeting. Citizens may speak on specific agenda items when that item is called for discussion. During the Citizens to Be Heard section no council action may take place and no council discussion or response is required to the speaker. A time limit of three minutes per speaker is permitted; the council may extend this time at their discretion.)

4. Discussion Only

A. Discuss options for establishing a new permitted use not currently in existence in our code of ordinances per Sec. 38-303. - Classification of new and unlisted uses being known as a variant of botanical sales- smoke/ vape shop- smoke lounge or otherwise relates uses

5. Future Items

6. Adjourn

DECORUM REQUIRED

Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

The City Council for the City of La Vernia reserves the right to adjourn into executive session at any time during this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act, Texas Governmental Code §551.071 (Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), and §551.087 (Economic Development), and any other provisions under Texas law that permit a governmental body to discuss a matter in closed executive session.

The City of La Vernia Council meetings are available to all persons regardless of disability. The facility is wheelchair-accessible and parking spaces are available. Request for accommodations,

should you require special assistance, must be made 48 hours before this meeting. Braille is not available. Please contact the City Secretary at (830) 779-4541 or email Lboyd@lavernia-tx.gov.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above-named La Vernia City Council is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin boards of the City Hall of said La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **FEB 23, 2024 at 5:00 PM** and remained so posted continuously for at least 72 Hours preceding the scheduled time of said meeting.

Lindsey Wheeler, City Secretary

What the applicant requested

A Specific Use Permit (SUP) to allow for a new permitted use not currently in existence in our code of ordinances per Sec. 38-303. - Classification of new and unlisted uses being known as botanicals and smoke shop

What our code says:

Sec. 38-303. - Classification of new and unlisted uses.

It is recognized that new or unlisted types of land use will develop and forms of land use not anticipated may seek to locate in the city. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use shall be made as follows:

- (1) The administrative official shall refer the question concerning any new or unlisted use to the planning and zoning commission and city council for review and approval of a specific use permit. (2) The specific use permit application shall be accompanied by a statement of facts, provided by the applicant, listing the nature of the use and whether it involves dwelling activity, sales, processing, type of product, storage and amount and nature thereof, enclosed or open storage, anticipated employment, transportation requirements, the amount of noise, odor, fumes, dust, toxic material, and vibration likely to be generated and the general requirements for public utilities such as water and sanitary sewer.
- (3) The planning and zoning commission and city council shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts, in determining the zoning district or districts within which such use should be permitted.
- (4) It is recognized that the permitted use chart may require amendment, from time to time, to allow for uses that were otherwise not permitted. In the event an amendment to the permitted use chart is required, the procedure for the amendment shall be the same as required for an amendment to the text of the ordinance from which this chapter is derived.

What state law says:

Sec. 443.003. LOCAL REGULATION PROHIBITED.

A municipality, county, or other political subdivision of this state may not enact, adopt, or enforce a rule, ordinance, order, resolution, or other regulation that prohibits the processing of hemp or the manufacturing or sale of a consumable hemp product as authorized by this chapter. Added by Acts 2019, 86th Leg., R.S., Ch. 764 (H.B. 1325), Sec. 7, eff. June 10, 2019. HB 1325 2019 <https://legiscan.com/TX/bill/HB1325/2019>

Notes from Bryce:

After reviewing HB 1325 from the 86th legislative session (2019) and the associated chapters of the Texas Agriculture Code (Ch.122) and Texas Health and Safety Code (Ch.443), the city cannot prohibit the sale of hemp or consumable hemp products. However, the City can regulate the location of this land use within the city limits through the City's zoning authority just like any other commercial enterprise/ land use.

Below, for your information, I have identified the applicable regulations from the Texas Agriculture Code (Ch.122) and Texas Health and Safety Code (Ch.443) for municipalities related to the sale of hemp products (including CBD):

Texas Agriculture Code Chapter 122 Cultivation of Hemp: • Sec. 122.002 LOCAL REGULATION PROHIBITED. A municipality, county, or other political subdivision of this state may not enact, adopt, or enforce a rule, ordinance, order, resolution, or other regulation that prohibits the cultivation, handling, transportation, or sale of hemp as authorized by this chapter. • Sec. 122.001 Definitions - "Hemp" has the meaning assigned by Section 121.001. • Sec. 121.001 Definition. In this chapter, "hemp" means the plant *Cannabis sativa* L. and any part of that plant, including the seeds of the plant and all derivatives, extracts, cannabinoids, isomers, acids, salts, and salts of isomers, whether growing or not, with a delta-9 tetrahydrocannabinol concentration of not more than 0.3 percent on a dry weight basis. 188 Section 5, Item A.

Texas Health and Safety Code Chapter 443 Manufacture, Distribution, and Sale of Consumable Hemp Products: • Sec. 443.003. LOCAL REGULATION PROHIBITED. A municipality, county, or other political subdivision of this state may not enact, adopt, or enforce a rule, ordinance, order, resolution, or other regulation that prohibits the processing of hemp or the manufacturing or sale of a consumable hemp product as authorized by this chapter. • Sec. 443.001. DEFINITIONS. (1) "Consumable hemp product" means food, a drug, a device, or a cosmetic, as those terms are defined by Section 431.002, that contains hemp or one or more hemp-derived cannabinoids, including cannabidiol. • Sec. 443.001. DEFINITIONS. (5) "Hemp" has the meaning assigned by Section 121.001, Agriculture Code.

I also will note that per Texas Health and Safety Code Sec.443.2025 a retailer of consumable hemp products must be registered with the Department of State Health Services.

What some other cities are doing:

New Boston, Texas

Population: 4,579 (2021)

ARTICLE VI. - SMOKE SHOPS AND TOBACCO STORES Sec. 19-541. - Purpose.

The regulation of smoke shops and tobacco stores is necessary and in the interests of the public health, safety and general welfare because there is the substantial likelihood of the establishment and operation of smoke shops and tobacco stores in the City of New Boston. The expansion of smoke shops and tobacco stores in the city would result in undesirable impacts to the community. Among these impacts are increased potential for tobacco sales to minors, greater opportunity for the sale of illegal drug paraphernalia that is marketed as tobacco paraphernalia, and heightened risk of negative aesthetic impacts, blight, and loss of property values of residential neighborhoods and businesses in close proximity to such uses. This chapter contains good zoning and planning practices to address such negative impacts of smoke shops and tobacco stores while providing a reasonable number of locations and zones for such shops/stores to locate within the City of New Boston. (Ord. No. 16-O-11, § 1, 9-20-16) 189 Section 5, Item A.

Sec. 19-542. - Definitions. Ancillary sale means where a grocery store, supermarket, convenience store or similar market uses no more than two (2) percent of its gross floor area, or two hundred (200) square feet, whichever is less, for the display, sale, distribution, delivery, offering, furnishing, or marketing of conventional cigars, cigarettes or tobacco. For any grocery store, convenience market, retail kiosk or similar use consisting of two hundred fifty (250) square feet or less, "ancillary sale" shall mean where no more than five (5) square feet are used for the display, sale, distribution, delivery, offering, and furnishing, or marketing of conventional cigars, cigarettes or tobacco. E-cigarette means any electronically actuated device or inhaler meant to simulate cigarette smoking that uses a heating element to vaporize a liquid solution. Popularly referred to as "juice," and that causes the user to exhale any smoke, vapor, or substance other than that produced by unenhanced human exhalation. The juice used in e-cigarettes typically contains nicotine, and for this reason e-cigarettes and their juice can be classified as both tobacco products and tobacco paraphernalia. Smoke shop and tobacco store mean any premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco paraphernalia; provided, however, that any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes or tobacco as an ancillary sale shall not be defined as a "smoke shop and tobacco store" and shall not be subject to the restrictions in this chapter. Tobacco means any preparation of the nicotine-rich leaves of the tobacco plant, which are cured by a process of drying and fermentation for use in smoking, chewing, absorbing, dissolving, inhaling, sorting, sniffing, or ingesting by any other means into the body. Tobacco paraphernalia means any paraphernalia, equipment, device, or instrument that is primarily designed or manufactured for the smoking, chewing, absorbing, dissolving, inhaling, snorting, sniffing, or ingesting by any other means into the body of tobacco, tobacco products, or other controlled substances as defined in Texas Health and Safety Code. Items or devices classified as tobacco paraphernalia include, but are not limited to, the following: pipes, punctured metal bowls, bongs, water bongs, electric pipes, e-cigarettes. E-cigarette juice, buzz bombs, vaporizers, hookahs, and devices for holding burning material. Lighters and matches shall be excluded from the definition of tobacco paraphernalia. Tobacco product means any product in leaf, flake, plug, liquid, or any other form, containing nicotine derived from the tobacco plant, or otherwise derived, which is

intended to enable human consumption of the tobacco or nicotine in the product, whether smoked, chewed, absorbed, dissolved, inhaled, snorted, sniffed, or ingested 190 Section 5, Item A. by any other means. For the purposes of this chapter, the term "tobacco product" excludes any product that has been specifically approved by the United States Food and Drug Administration (FDA) for sale as a tobacco/smoking cessation product or for other medical purposes, where such product is marketed and sold solely for such an approved purpose. (Ord. No. 16-O-11, § 2, 9-20-16)

Sec. 19-543. - Zoning and land use standards. (a) Zoning and land use standards for smoke shops and tobacco stores shall be as follows: (1) Smoke shops and tobacco stores shall not be located within three hundred (300) feet, measured property line to property line, from a school (public or private), family day care home, child care facility, and youth center, community center, recreational facility, park, church or religious institution, hospital, or other similar uses where children regularly gather. (2) Smoke shops and tobacco stores shall not be located within one thousand (1,000) feet, measured property line to property line, from another smoke shop and tobacco store. (3) It is unlawful for a smoke shop and tobacco store to knowingly allow or permit a minor, not accompanied by his or her parent or legal guardian, to enter or remain within any smoke shop and tobacco store. (4) Smoke shops and tobacco stores shall post clear signage stating that minors may not enter the premises unless accompanied by a parent or legal guardian. At least one (1) such sign shall be placed in a conspicuous location near each public entrance to the smoke shop and tobacco store. It shall be unlawful for a smoke shop and tobacco store to fail to display and maintain, or fail to cause to be displayed or maintained, such signage. (b) 191 Section 5, Item A. Standard conditions of smoke shop and tobacco stores at minimum shall include the following: (1) No smoking shall be permitted on the premises at any time. (2) No sales may be solicited or conducted on the premises by minors. (3) No self-service tobacco, tobacco product, or tobacco paraphernalia displays shall be permitted. Each item displayed shall be deemed as a separate violation. (4) No distribution of free or low-cost tobacco, tobacco products or tobacco paraphernalia, as well as coupons for said items, shall be permitted. (c) Smoke shops and tobacco stores that are legally existing on the effective date of the ordinance codified in this chapter may continue to operate as legal nonconforming uses in accordance with this chapter. However, any change or expansion of the legal nonconforming use may require compliance with this chapter. (Ord. No. 16-O-11, § 3, 9-20-16)

Sec. 19-544. - Penalty. Any violation of this article shall be considered a class C misdemeanor, and is punishable by a fine of not less than one hundred dollars (\$100.00) nor more than five hundred dollars (\$500.00).
(Ord. No. 16-O-11, § 4, 9-20-16)

Rowlett, Tx
Population: 63,671 (2021)

ARTICLE XII. - VAPOR STORES 192 Section 5, Item A.

Sec. 10-435. - Definitions. For the purposes of this article, the following words and phrases shall have the meanings respectively ascribed to them by this section, unless the context clearly indicates otherwise: CBD products means oil, oil-based capsules, vaporized liquid, ingestible solid, or any other product that contains cannabidiol in a form designed for human consumption. City means the City of Rowlett, Texas. E-cigarette means: (a) An electronic cigarette or any other device that simulates smoking by using a mechanical heating element, battery, or electronic circuit to deliver nicotine or other substances to the individual inhaling from the device; or (b) A consumable liquid solution or other material aerosolized or vaporized during the use of an electronic cigarette or other device described by this section. (c) The term "e-cigarette" includes: (1) a device described by this section regardless of whether the device is manufactured, distributed, or sold as an e-cigarette, e-cigar, or e-pipe or under another product name or description; and (2) a component, part, or accessory for the device, regardless of whether the component, part, or accessory is sold separately from the device. (d) 193 Section 5, Item A. The term "e-cigarette" does not include a prescription medical device related to the cessation of smoking. Vapor store shall mean a retail establishment that sells or offers for sale e-cigarettes, as defined in this section, which receives at least 90 percent of its gross revenues from the sale of e-cigarettes or e-cigarettes and CBD products. (Ord. No. 027-22, § 1, 8-16-2022)

Sec. 10-436. - Permits. (a) No person may engage in the business of an e-cigarette retailer unless the person has a valid permit from the Texas Comptroller, which shall be kept on public display at the place of business for which the permit was issued. (b) No person may sell, offer for sale, or distribute e-cigarettes to any person under the age of 21 years. (c) In addition to any other remedy, the city may suspend or revoke a certificate of occupancy for the premises in which the e-cigarette retailer conducts business for a violation of this section. The suspension or revocation of a certificate of occupancy may be appealed to the city manager of the city within ten days of transmittal of a written notice of suspension or revocation. The notice of appeal must contain a short statement of the basis of the appeal and must state that the suspension or revocation is unduly harsh or must deny the facts on which the suspension or revocation was made, or both. An appeal must be made in writing and will be heard by the city manager promptly after receipt of a notice of appeal. The city manager's decision shall be final and binding. (Ord. No. 027-22, § 1, 8-16-2022)

Sec. 10-437. - Special use permit. (a) No person may engage in the business of a vapor store without a special use permit issued in accordance with the Rowlett Development Code. In granting a special use permit, the city may impose reasonable conditions. 194 Section 5, Item A. (b) Special use permits for vapor stores shall expire on the fifth anniversary after issuance. No

vested right in a special use permit for a vapor store shall last for a period of more than five years. (c) A special use permit issued under this section shall be applicable to the site at which the business is conducted and not to the person to whom it was granted. (Ord. No. 027-22, § 1, 8-16-2022)

Sec. 10-438. - Verification of compliance. (a) The city may conduct reasonable inspections at any time the business is open or occupied in order to determine compliance with the provisions of this article. (b) It shall be an offense for any person to refuse to allow a city inspection or to deny entry to the premises on which the e-cigarette retailer or vapor store conducts business. (Ord. No. 027-22, § 1, 8-16-2022)

Sec. 10-439. - Revocation of permit. (a) Notwithstanding any other provision of the Rowlett Development Code or the Code of Ordinances, a special use permit issued for a vapor store may be revoked by the city council, on recommendation of the planning commission and after required public hearings, for repeated violations of this article. (b) The administrative official responsible for administering the provisions of this article shall transmit written notice to the owner, operator or occupant of the vapor store at least 30 days prior to the effective date of revocation, delivered to the address of the vapor store. The owner may appeal the revocation by filing a written notice of appeal with the city manager, who shall conduct a hearing on whether the special use permit 195 Section 5, Item A. should be revoked. A failure to timely submit the notice of appeal shall be deemed a consent to revocation for all purposes. (c) If the city manager upholds the revocation of the special use permit, he shall do so in writing and a copy of the determination shall be delivered to the owner, who may appeal the city manager's determination to the city council by written notice of appeal which shall be delivered to the city manager within 30 days of the city manager's determination. A failure to timely submit the notice of appeal shall be deemed a consent to revocation for all purposes. (d) The revocation of a special use permit shall be suspended until the council finally determines the appeal. The city council's decision shall be final and binding. (e) Any vested rights in a special use permit are subject to and limited by the provisions of this section. (Ord. No. 027-22, § 1, 8-16-2022)

Live Oak, Tx

Population: 15,840 (2021)

Sec. 24-6. - Definitions

Smoke lounge. An assembly establishment that is dedicated, in whole or in part to entertaining smokers of tobacco, electronic **vaping** devices or other similar substances and includes any establishment that allows either the payment of or consideration by a customer to the establishment for on-site delivery of tobacco, tobacco accessories, electronic **vaping** devices, vapor accessories or similar substances and products to the customer; and, the onsite smoking of such. This definition shall be construed to include

establishments known variously as retail tobacco stores, tobacco product shops, hookah cafes, tobacco clubs, tobacco bars, vapor shops/lounges, and similar establishments, provided, however, that any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes or tobacco as an ancillary sale shall not be defined as a "smoke lounge".

Smoke/vape shop (including CBD). Any premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, tobacco paraphernalia, e-cigarettes, vaping devices, vapor accessories, CBD, CBD products, CBD paraphernalia, and similar substances and products; provided, however, that any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes, tobacco, or CBD as an ancillary sale shall not be defined as a "smoke/vape shop (including CBD)".

San Marcos, Tx

Population: 67,553 (2021)

Vape shop or vapor shop shall mean a store used primarily for the sale of electronic cigarettes or substances used in those or similar devices to produce inhalable vapors and in which the sale of other products is incidental.

Alamo Heights, Tx

Population: 7,357 (2021)

Retail general.

Sale or rental of commonly used goods and merchandise for personal or household use. Typical uses may include, but not limited to, department stores, apparel stores, furniture stores and establishments providing the following products or services: household cleaning and maintenance products, cards, stationery, notions, books, cosmetic and specialty items; flowers, plants, hobby materials, toys and hand-crafted items; apparel, jewelry, fabrics and like items; cameras, photography services, household electronic equipment, sporting equipment, kitchen utensils, home furnishings and appliances, art supplies and framing, arts, antiques, paint and wallpaper, carpeting and floor covering, interior decorating services, office supplies, bicycles and auto parts (inside a building with no repair services). "Retail general" shall not include any retail stores whose primary product is intended for individuals twenty-one (21) years of age or older including, but not limited to, humidors, general tobacco shops or vaping stores, head shops, hookah lounges, flea markets, secondhand or thrift stores, the display and sale of heavy machinery, building materials, used appliances, used furniture or salvage materials; adult dress, toy, or novelty shops, and excluding the sale or offering for sale of commodities displayed outside of a building, except for limited promotional events.

Stores other than listed.

Retail establishments whose products are not listed or permitted in the B1, B2, and B3 zoning districts or whose primary product is intended for individuals twenty-one (21) years of age or older including, but not limited to, humidors, general tobacco shops or vaping stores, head shops, hookah lounges, flea markets, secondhand or thrift stores, the display and sale of new or used automobiles, heavy machinery, building materials, used appliances, used furniture or salvage materials; adult dress, toy, or novelty shops, and excluding the sale or offering for sale of commodities displayed outside of a building.

Location of adult enterprises.

Notwithstanding any other provision of the Zoning Code, no sexually oriented business, as defined in the Local Government Code, shall be established or maintained within one thousand (1,000) feet of any school, regular place of religious worship, or residence. Measurements shall be made in a straight line from the nearest boundary of the property used for school, regular place of religious worship, or residence to the nearest part of the building in which such sexually oriented business is conducted.

(Ordinance 1750-C, sec. 2, adopted 1/28/2008; Ordinance 2075, exh. A, adopted 4/24/2017)