

**CITY OF EL CAMPO  
ORDINANCE NO. 2026-07**

**AN ORDINANCE OF THE CITY OF EL CAMPO, TEXAS, REVOKING SPECIAL USE PERMIT NO. 2-04, PREVIOUSLY AUTHORIZED BY ORDINANCE 2004-11 TO OPERATE A FISH PACKING AND DISTRIBUTION FACILITY, FOR INACTIVITY FOR A PERIOD EXCEEDING ONE YEAR; HEREINAFTER DESCRIBED TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED AT 1205 FRANK STUBBS DRIVE, EL CAMPO, TEXAS, 77437; LOCATED WITHIN THE CITY LIMITS OF THE CITY OF EL CAMPO, WHARTON COUNTY TEXAS, BEING APPROXIMATELY 4.5770 ACRES OF MEISEL IND COMPLEX UNIT II LOT 2 (SILVER STREAK BASS).**

**WHEREAS**, The City of EL Campo, Texas approved Special Use Permit No. 2-04 by Ordinance 2004-11 on July 13, 2004, for the purpose of operating a fish packing and distribution facility at 1205 Frank Stubbs Dr., El Campo, TX 7743; and,

**WHEREAS**, the authorized fish packing and distribution facility has been inactive since the utility account was closed on or around August 22, 2024; and,

**WHEREAS**, the Unified Development Code of the City of El Campo, Texas, Article 10.04.001 General, c. states "...If a special use permit is abandoned for more than a year, the permit becomes null and void and the property shall revert to the original zoning designation",

**WHEREAS**, the public hearing of the Planning and Zoning Commission of the City of El Campo, Texas was conducted at the Council Chambers, 315 East Jackson Street, El Campo, Texas at 6:00 PM, on the 11<sup>th</sup> day of March 2026; and,

**WHEREAS**, the City Planning and Zoning Commission, after receiving all comments from the public hearing, voted to approve the application to revoke Special Use Permit 2-04 previously authorized by Ordinance 2004-11 to operate a fish packing and distribution facility for inactivity for a period exceeding one year, and to make a recommendation that the City Council of El Campo, Texas approve the request to revoke said Special Use Permit; and,

**WHEREAS**, the public hearing of the City Council of the City of El Campo, Texas was conducted at the Council Chambers, 315 East Jackson Street, El Campo, Texas at 6:00 PM, on the 23<sup>rd</sup> day of March 2026; and,

**WHEREAS**, the City Council of the City of El Campo, Texas, after receiving all comments from the public hearing, voted to approve the application to revoke Special Use Permit 2-04 previously authorized by Ordinance 2004-11 to operate a fish packing and distribution facility for inactivity for a period exceeding one year; and,

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL CAMPO, TEXAS:**

**SECTION 1.** That the hereinafter described tract or parcel of land within the City of El Campo, Wharton County, Texas be revoked of Special Use Permit 2-04 previously authorized by Ordinance 2004-11 for said tract or parcel of land depicted in Exhibit A, Site Map, being:

Approximately **4.5770 ACRES** of **MEISEL IND COMPLEX UNIT II LOT 2 (SILVER STREAK BASS)**; General Location: **1205 FRANK STUBBS DR, EL CAMPO, TX, 77437**

**SECTION 2.** That said tract or parcel of land shall revert back to the M-2 General Industrial District zone.

**SECTION 3.** That this Ordinance shall become part of the Zoning Ordinance of the City of El Campo and for all intents and purposes.

**SECTION 4.** That the findings and recommendations of the City Planning and Zoning Commission, in addition to the revisions by City Council, of the question of revoking a Special Use Permit, are hereby accepted and adopted.


**PASSED and APPROVED** by the City Council of the City of El Campo, Texas on this 23<sup>rd</sup> day of March 2026.

CITY OF EL CAMPO, TEXAS


  
Eugene Bustamante  
Mayor



ATTEST:

  
Kaylee Koudela  
City Secretary

APPROVED AS TO FORM:

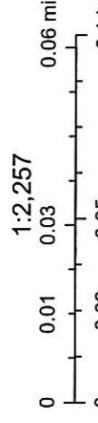
  
Ronald B. Collins  
City Attorney

# SUP 2026-01 - 1205 Frank Stubbs Dr



2/13/2026, 12:04:01 PM

- Override 1
- Parcel Ownership Boundaries
- City Limits
- M-2
- SUP
- C-2
- Lot Lines



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