



Staff Report

AGENDA ITEM REPORT

DATE: March 23, 2026

SUBMITTED BY: Krystal Hasselmeier, Planning

ITEM TYPE: Agenda Item

AGENDA SECTION: CONSIDERATION OF AND ACTION ON

SUBJECT: Ordinance 2026-07 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)

BACKGROUND: SUP2026-01: An application by CITY OF EL CAMPO for REVOCATION OF 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 1 YEAR at:
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

City Staff is requesting consideration of revocation of SUP 2-04 authorized by Ordinance 2004-11 for the purpose of operating a fish packing and distribution facility at 1205 Frank Stubbs Dr. due to this business being inactive for a period of more than 1 year. The SUP is considered expired due to regulations for SUP's, which 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.*

The Planning & Zoning Commission recommends approval of revocation of SUP-2026-01 authorizing revocation of 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 1 year at 1205 Frank Stubbs Dr, El Campo, TX 77437.

Item(s) Include:

- Ordinance 2026-07

- P&Z Recommendation Letter
- SUP 2026-01 Application Report
- Site Map
- Site Images

SUGGESTED ACTION:

ATTACHMENTS:

[Ordinance 2026-07 - SUP 2026-01 \(Revoking SUP 2-04 Fish Distribution\).pdf](#)
[SUP2026-01 P&Z Rec. Letter Signed.pdf](#)
[SUP 2026-01 - APPLICATION REPORT.pdf](#)