



Staff Report

AGENDA ITEM REPORT

DATE: January 26, 2026

SUBMITTED BY: Krystal Hasselmeier, Planning

ITEM TYPE: Agenda Item

AGENDA SECTION: CONSIDERATION OF AND ACTION ON

SUBJECT: Ordinance 2026-02 Rezoning From General Commercial District (C-2) To Light Commercial District (C-1), The Hereinafter Described Tracts Or Parcels Of Land Lying And Being Situated Within The City Of El Campo, Wharton County, Texas And Described As Follows: Approximately 2.0206 Acres Of Chandler Block 1 & 2; General Location: 0 (Multiple), 101, 215, 219, 303, & 401 Palcios St., El Campo, TX 77437, Furthermore Shown On “Exhibit A” Attached Hereto; And Adopting the Recommendations of the City Planning And Zoning Commission Granting the Requested Change of Zoning Classification

BACKGROUND: Consideration and approval for Rezone Z-2026-01: An application by the CITY OF EL CAMPO, for a CHANGE IN ZONING from GENERAL COMMERCIAL DISTRICT (C-2) to LIGHT COMMERCIAL DISTRICT (C-1) on: Approximately 2.0206 ACRES of CHANDLER BLOCK 1 & 2; General Location: 0 (MULTIPLE), 101, 215, 219, 303, & 401 PALCIOS ST., EL CAMPO, TX 77437.

This is a City-initiated rezoning intended to align existing zoning with surrounding land uses and the long-term development pattern of the Palacios Street corridor. The subject properties are currently zoned C-2; however, this classification is inconsistent with the majority of Palacios Street, which is zoned C-1 Light Commercial except for areas immediately adjacent to higher-traffic corridors.

The General Commercial (C-2) district is designed for higher-intensity commercial development and does not permit single-family residential use. Several parcels within the rezone area are currently or historically residential, and the existing zoning has limited reinvestment opportunities. The current zoning has also restricted the City’s ability to resolve an active code enforcement case at

401 Palacios Street, as residential repair and occupancy are not permitted under C-2 zoning. Rezoning to C-1 would allow for neighborhood-scaled commercial uses while also permitting residential development consistent with the surrounding area.

The size and configuration of the individual lots further limit their suitability for general commercial development due to setback, parking, and landscaping requirements. A C-1 zoning designation provides additional flexibility for appropriate redevelopment while maintaining compatibility with nearby properties. Portions of the subject properties are impacted by the City's Tres Palacios Creek grant-funded project, which includes the acquisition of easements for flood mitigation purposes. Areas encumbered by these easements are not developable, further supporting the appropriateness of a light commercial zoning designation.

The proposed rezoning is not expected to negatively impact surrounding land uses, traffic patterns, or public infrastructure. City utilities are available to serve the area. Public notice was provided in accordance with City requirements, and no formal opposition to the request was received.

The Planning and Zoning Commission held a public hearing on January 14, 2026, and unanimously recommended approval of the request after determining it meets the governing criteria for rezoning applications.

Item(s) Included:

- Application Report
- Site Map
- Site Images
- P&Z Recommendation Letter
- Ordinance 2026-02

SUGGESTED ACTION:

ATTACHMENTS:

[Ordinance 2026-02 - Z-2026-01 Rezone.docx](#)

[P&Z Recommendation Letter Z-2026-01 \(Palacios\).pdf](#)

[Z-2026-01 Application Report.pdf](#)