



# El Campo Development Guide

*A Comprehensive Guide to Commercial, Industrial and Residential  
Development in El Campo's City Limits and ETJ.*



**City of El Campo -Planning Department**

315 E Jackson St El Campo Texas 77437

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## 1.0 INTRODUCTION

This guide has been developed to assist landowners, architects, engineers, developers, and other interested parties in understanding the significant phases of the development review process in the corporate limits and extraterritorial jurisdiction (ETJ) of the City of El Campo. With the numerous codes, policies, regulations, and procedures involved in securing development approval, this guide has been prepared to provide a basic understanding of the major City requirements when seeking to develop property within the City of El Campo and its ETJ.

Development in El Campo is regulated in order to promote public health and safety, and protect public and private property. Regulations and procedures have been developed to establish rules and clear processes for development. This guide is intended to help applicants through the process. The “**Development Services Documents**” button on the Planning Department website will take the user to a complete library of the documents referenced in this guide. The “**GIS Mapping**” button will take the user to a collection of interactive maps.

The development process can be broken down into four basic steps. **Zoning**, the first step, identifies permitted uses and development regulations for the property. The second step, **Platting**, submission and approval, identifies the subdivision of land and any proposed public dedications such as right-of-way or easements. The third step, the **Site Plan** process, involves the review and approval of the actual plans for construction of public infrastructure contained within the public dedication areas and improvements on the site. Construction plans indicate exact locations of connections to City infrastructure and include site details that address existing and proposed paving, grading, drainage and utility improvements. The fourth step, the **Permitting** process, addresses the review and approval of building plans for conformance with minimum building standards to ensure the safety of future property owners and occupants.

### **Project Elements**

Every project must be:

1. **ZONED** for the intended use;
2. Located on a Recorded **PLATTED** lot or legally subdivided lot;
3. Approved through the **SITE PLAN APPROVAL** and/or a **BUILDING PERMIT** process;
4. **INSPECTED** during and upon completion of construction; and
5. Issued **CERTIFICATE OF OCCUPANCY** (if applicable).

Each of these elements has a specific process. Summary details of each process are provided in this guide.

The reader is advised that additional permitting requirements may apply to specific projects. All construction projects should be carefully reviewed for any additional federal, state, or county requirements.

## 2.0 PRE-APPLICATION MEETING

The path that each development will need to follow will depend on how many project elements are already in place. In order to determine the correct path, the City strongly recommends that applicants schedule a **PRE-APPLICATION (PRE-AP) MEETING** with the Planning Department. All projects involving more than one trade must attend a Pre-Ap. The purpose of this meeting is to determine the necessary steps for each project, to provide the necessary information to successfully complete each step and to discuss specific questions pertaining to codes and regulations. More complicated development projects are often affected by multiple City ordinances, codes, and requirements established by various Departments within the City. Topics traditionally covered in Pre-Ap meeting include zoning, platting, floodplain development, utility availability, right-of-way and easement dedications, drainage requirements, building code and fire code compliance. The applicant is encouraged to bring any relevant site development data such as a site plan, plat, or other documents to the meeting. It is also strongly recommended that the property owner or their representative bring the project engineer, architect, and/or surveyor to the Pre-Ap meeting to help facilitate the technical dialogue that must take place when considering pursuing a project and avoid potential confusion when plans are submitted. This meeting should occur prior to the submittal of any development plans to the City. This meeting will assist all applicants in navigating the processes and a comprehensive overview of anticipated costs based on required drawings and documents and established fees.

To schedule a meeting, fill out the *Pre-Application Request form* and return it to the Planning Department. For questions about the Pre-Ap meetings, contact the Planning Department at 979.541.5000.

## **3.0 ZONING**

### **3.1 Zoning Overview**

#### **Importance of Zoning**

Zoning is an important land use and development tool for many municipal governments. Authorized by state law, zoning allows the City to develop distinct districts for the purpose of regulating the use and development of land. Through the zoning process, the City attempts to ensure compatible land use patterns, minimize conflicts between land uses, protect public and private property, and enhance the natural and built environments.

The City of El Campo's [Zoning Ordinance](#) defines the geographic area, regulates the allowable land uses, and defines standards of development for each zoning district.

#### **Uses Allowed in the Current Zoning**

When considering the use of a property, the first step will be to review the City of El Campo's Zoning Map, locate the subject property, determine what zoning district the property is located within, and review the [District Regulations](#) contained in Section 50 Article III of the Zoning Ordinance, to determine whether the proposed use, of the property, is allowed within that district.

### **3.2 Zoning Verification Request**

In order to determine that El Campo's Zoning Ordinance permits a proposed project on a property, the applicant may request a zoning verification letter. The purpose of the zoning verification letter is to obtain written confirmation from the City of El Campo regarding the zoning district(s), permitted uses, and other information requested regarding the zoning of a property. It is important to remember that the City's Zoning Ordinance is only enforceable in the corporate city limits. All properties located in the ETJ are exempt from the City's Zoning Ordinance, but may be subject to other City codes and regulations (i.e. platting, signage, etc.).

The Application for Zoning Verification can be downloaded from the City of El Campo's website.

### **3.3 Zoning Changes**

#### **Options to Change Current Zoning**

If the applicant determines that the proposed use conflicts with the allowable uses within the existing zoning district, the applicant/owner may request to change the designated zoning of the site to one that will accommodate the proposed use. This request may entail:

- Expansion of existing adjacent zoning boundaries;
- Change of the existing district to another standard zoning district

- Establishment of a Planned Development District (Planned Development districts are unique zoning districts designed to allow creative site design, flexibility in use, or additional regulation not provided for within the standard zoning districts); or
- Special Use Permit (in specified zoning districts, certain uses are allowed only with specific conditions and restrictions. Requests to utilize land for one of these uses requires a Special Use Permit to be approved by City Council).

### **Application for a Zoning Change**

The City recognizes that a viable Zoning Ordinance cannot be static; it must change with the changing needs of the public, the demands of changes in technology, or the manner of doing business. The staff of the Planning Department oversees this continual change process.

- The first step in the zoning change process (which establishes an actual amendment to the Zoning Ordinance) will be to contact the Planning Department to discuss the nature of the zoning request. The Planning Department will answer any questions pertaining to the zoning process and will help explore the feasibility of a request. Each request will be reviewed for its compatibility with the existing land uses, zoning patterns, and El Campo Comprehensive Plan.

➤ [Section 50-43](#) details the criteria for considering rezoning applications.

- The second step will be the submission of a Rezoning, Planned Development, or Special Use Permit Application. Each application provides a comprehensive checklist of the submittal requirements. Based upon the Submittal Schedule the case will be scheduled for public hearings before the Planning & Zoning Commission (P&Z) and City Council.

## **3.4 Public Hearings**

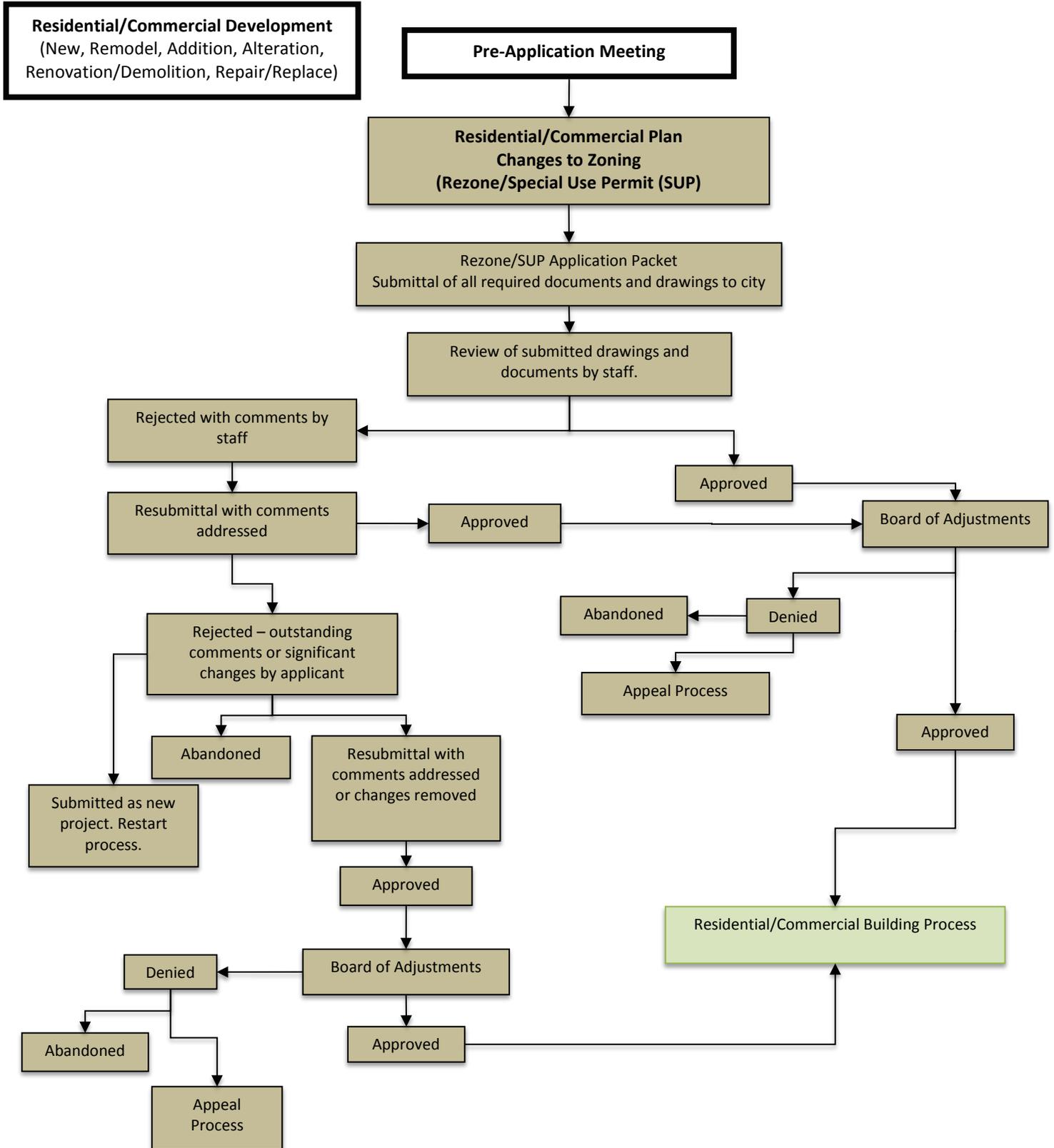
Public hearings will be held before the City's Planning & Zoning Commission and City Council, respectively. Each body will hear the request and receive public input before reaching a decision on the matter. The Planning & Zoning Commission will make a formal recommendation to City Council regarding approval or denial of the request. City Council will consider the case and conduct the first reading of the ordinance. If approved a second reading of the ordinance will be conducted and the change may become effective if passed.

### **3.4.A Submittal Deadlines**

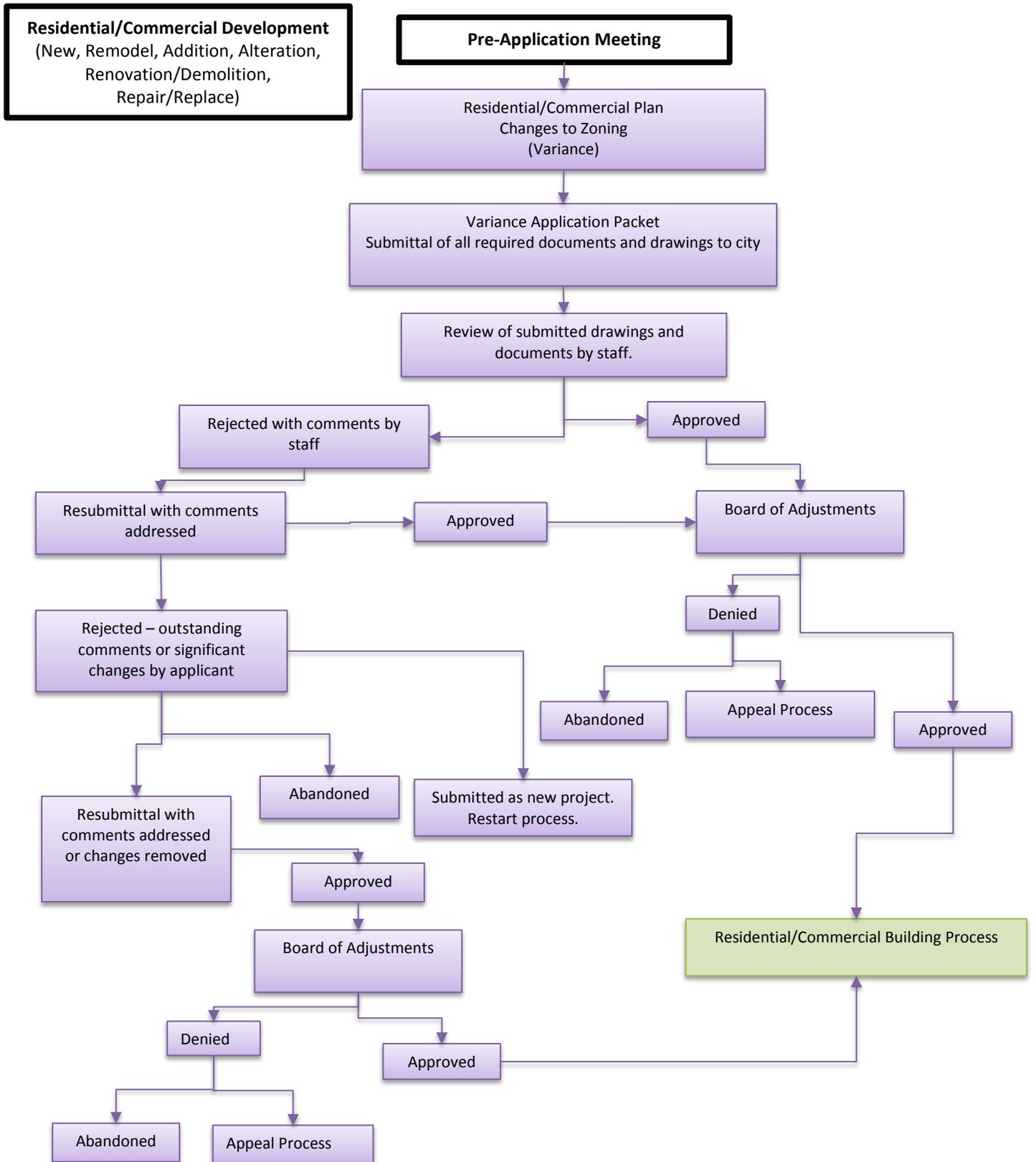
- All items to be placed on the Planning and Zoning Commission Agenda must be received by the Planning Department no later than 5:00 p.m. on the 2<sup>nd</sup> Friday of each month (*Submittal Deadline identified on P&Z Commission approved calendar*).
- City staff will work with the applicant to ensure that all required documentation is in place to be included in the final agenda packet.
  - If the applicant is unable to provide all required documentation by the first Wednesday of the month, the item will be pulled from the agenda.

The Planning & Zoning Commission meets on the 2nd Wednesday of each month at 5:00 p.m. P&Z Commission approved calendars can be found in the document center. City Council meets on the first and third Mondays of each month at 6:30 p.m., unless otherwise stated. The meetings are held at El Campo City Hall, 315 E Jackson St, El Campo, Texas 77437.

### 3.5 City of El Campo Re- Zoning Process Flowchart



### 3.6 City of El Campo Variance Process Flowchart



## 4.0 PLATTING – THE SUBDIVISION OF LAND

### 4.1 Platting Overview

“Platting” is the process required by the Texas Local Government Code to obtain an approval of a subdivision of real property. By definition, a “Plat” is the written depiction of the lots, blocks, and reserves created by the subdivision of real property, which must be recorded in the Official Public Records of Real Property of Wharton County, after it has received the requisite approvals. By definition, “Subdivision” is the division of land without regard to the transfer of ownership. The City has further codified the platting process and requirements in [Chapter 38](#), titled “Subdivisions”. The City has specifically defined “Subdivision” to mean the division of a tract or parcel of land into two or more parts, any part being less than five acres, for laying out urban, suburban, building, or other lots and to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers, owners, renters, or other users of such partitions of the tract or lots fronting thereon or adjacent thereto for the purpose, whether immediate or future, of sale, lease, or building development. Subdivision shall also include the re-subdivision and re-platting of land or lots that are part of a previously recorded subdivision. An "addition" is a subdivision as defined herein. The term "Subdivision" shall also include a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for deed, by using a contract of sale or other executory contract to convey, or by using any other method. Furthermore, Section 38-3 states that:

*Any owner of land within the limits of the city's subdivision jurisdiction as defined in section 38-4 who subdivides land shall submit to the city planning and zoning commission a plat of the subdivision which shall conform to the minimum requirements specified in this chapter. No plat of a subdivision lying within such subdivision jurisdiction or part thereof shall be filed or recorded in the office of the county clerk until such subdivision plat shall have been approved in accordance with this chapter by the city planning and zoning commission and such approval entered in writing on the final plat by the chairman of the city planning and zoning commission. No owner of land within such subdivision jurisdiction shall proceed with improvements in any such subdivision until the plat thereof shall receive preliminary and final approval by the city planning and zoning commission as provided in this chapter. This chapter shall not apply to any lot or lots forming part of a subdivision created and recorded prior to the effective date of this chapter, except for purposes of re-platting or further subdividing.*

Section 38-4 states that:

*No land shall be subdivided within the corporate limits or the extraterritorial jurisdiction of the municipality until approvals of the preliminary plat and final plat have been obtained from the planning and zoning commission; and the approved final plat has been filed with the county clerk.*

*No building permit or certificate of occupancy shall be issued for any parcel or plat of land which was created by subdivision after the effective date of, and not in conformity with, the provisions of this chapter; and no excavation of land or construction of any public or private improvements shall take place or be commenced except in conformity with this section. Neither the City of El Campo nor any public utility operating within the city limits or ETJ shall serve or connect any land with water, sewerage, or other service unless and until both the city and such utility, as applicable, has been presented with proof that such land has an*

*approved and duly recorded subdivision plat consistent with the requirements of this chapter or otherwise holds a certificate that a subdivision plat is not required to receive such utility service.*

In general terms, a plat is a map of a parcel of land identifying the location and boundaries of street rights-of-way, individual lots or parcels, and other site information. The plat shows features such as lot lines, utility easements, setback lines, land dedicated for public use (e.g. streets and parks), ownership, and metes and bounds (boundary dimensions). A plat also establishes the lot, block, and subdivision name (legal description) used in real estate transactions. A plat is a legal document complete with a drawing of the property boundaries, metes and bounds, an owner's statement dedicating streets to the public, an owner's certification statement, a title block, approval statements, and a location map. A plat is not the property survey required by a mortgage company when closing the sale of a property. Plats are reviewed by City Staff and the P&Z Commission, approved by City Council and filed with the County Clerk of Wharton County. The Subdivision Quick Reference is provided as an overview of the requirements. Detailed requirements are outlined in [Chapter 38](#). Questions or clarifications should be directed to the Planning Director.

### **Importance of Platting**

The manner in which land is subdivided, how streets are designed, and how the lots are laid out have a lasting effect on the physical character of the City. El Campo's Subdivision Ordinance ([Chapter 38](#)) regulates all subdivisions of land within the City and its ETJ to ensure that the public health and safety, and public and private property are protected. Street, water, sanitary, and storm drainage systems must be adequately sized, designed, and constructed to meet the public's needs. Future property owners must be guaranteed a parcel with access to public right-of-way and utilities suited for the intended use.

### **When to Plat**

There are several situations that require the platting of property. Generally, a plat is required if:

- The property has never been platted;
- An existing platted lot is subdivided;
- It is necessary to make changes to a previously recorded plat due to an error or omission; and/or
- The owner desires to relocate, add, or remove lot/building lines between adjacent lots.

It is unlawful for any person or entity to subdivide any tract, lot, or parcel of land within the City or within El Campo's ETJ, unless and until a preliminary and final plat have been approved by El Campo City Council. Additionally, City permits may not be issued on land that has not been legally subdivided.

All plats must be prepared by a Registered Public Land Surveyor (RPLS) licensed by the State of Texas.

The City requires that applicants schedule a **PRE-APPLICATION MEETING** with the Planning Department prior to submitting a plat. It is strongly recommended that the property owner,

surveyor, and/or engineer attend the Pre-Ap Meeting. This meeting is intended to provide a dialogue between City staff and the applicant regarding subdivision requirements, land use, development regulations, and the platting process.

#### 4.2 Types of Plats

1. Concept Plan
2. Preliminary Plat
3. Final Plat
4. Minor Plat

1. **Concept Plan:** A Concept Plan is required when large and/or complicated sites are proposed for development. The developer, engineer, and/or surveyor are required to review the plan concepts with City staff for coordination purposes prior to submittal of the Concept Plan. The Concept Plan is generally a one-line concept plan detailing the general layout of streets, lots, open space, public facilities, utility locations, drainage plan, and other facilities, as applicable.
2. **Preliminary Plat:** All un-platted property must go through the preliminary plat process. The Preliminary Plat provides a general layout of the proposed subdivision with existing and proposed features. The Preliminary Plat is mutually beneficial to both the developer and the City in that it provides an opportunity for the developer to explore the feasibility of the project while allowing the City to provide initial direction on the availability of City services. In addition to the plat drawing, a Preliminary Plat submittal must include topographic information, a preliminary water and sewer layout, and a preliminary drainage analysis. If the proposed development is to be phased, this will need to be shown on the Preliminary Plat. The Preliminary Plat must address development issues on the entire parcel owned by the developer, even if the developer plans to only develop a portion of the property at this time. The Preliminary Plat (along with any staff comments) goes to the Planning & Zoning Commission for approval.
3. **Final Plat:** Upon completion of the Preliminary Plat process, the developer may proceed with submittal of a final plat. The Final Plat shall conform to the Preliminary Plat as approved by the Planning & Zoning Commission and incorporate any and all changes, modifications, corrections, and conditions imposed by the prior approval. The Final Plat and staff comments are reviewed by the Planning & Zoning Commission and then considered for approval by City Council. A Final Plat will not be presented to City Council for consideration until all recommended conditions of the Preliminary Plat have been incorporated. A Final Plat may include certain re-plats, abbreviated plats, amending plats, or vacating plats.
4. **Minor Plat:** A replat involving four or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of municipal facilities; or a replat under [Section 38.012](#) that does not require the creation of any new street or the extension of municipal facilities.

### 4.3 The Platting Process

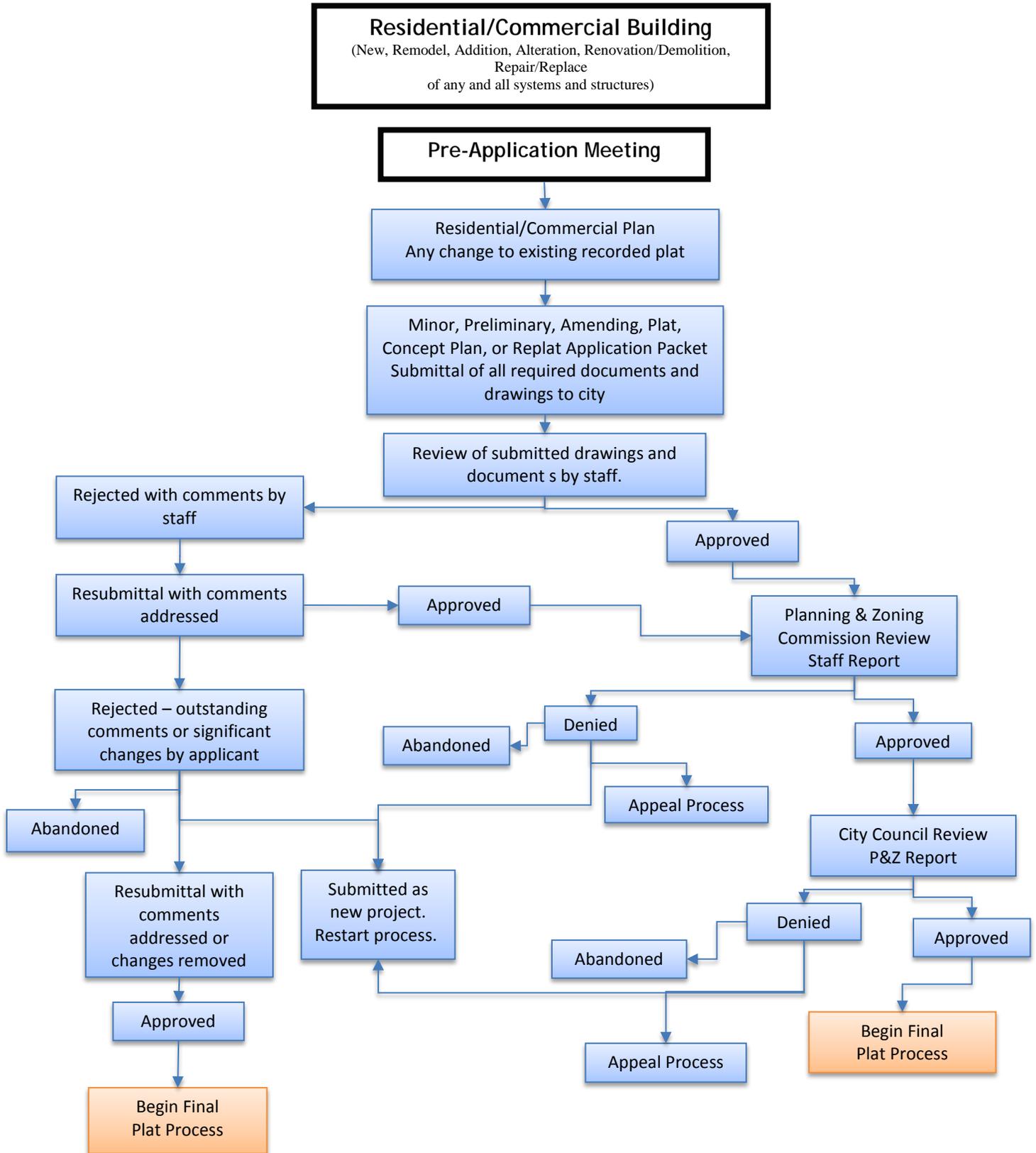
Both the Preliminary and Final plat process consists of seven (7) general steps:

1. Mandatory Pre-Application Meeting with City staff.
2. Formal submission of the *Plat Submittal Application*, development plans (if required), and the payment of filing fees (refer to the City's Code of Ordinances Appendix A for the full [Fee Schedule](#)).
3. Technical review by City staff for formal recommendations to the Planning & Zoning Commission with regard to compliance with City ordinances.
4. Consideration by the Planning & Zoning Commission.
5. Developer shall address approval contingencies prior to submittal of final plat for City Council consideration. City staff shall confirm that such contingencies have been fully addressed prior to placing the plat on a City Council agenda.
6. City Council approval of plat.
7. Recordation with the County Clerk of Wharton County or sent to Wharton County Commissioner's Court if located within the City's ETJ.

The Planning & Zoning Commission will either recommend approval, with or without contingencies, or denial of the plat for failure to meet specific requirements. Approvals are valid for a period of six (6) months. Once all conditions have been met and the Planning & Zoning Commission approves the Final Plat, the applicant will submit a signed and sealed mylar with signatures of all owners and lien holders, as well as current tax certificates stating that all taxes have been paid to date. City staff will then place an item on the next available City Council agenda to consider approval of the Final Plat. Upon City Council approval of the plat, appropriate City signatures will be obtained and the plat, along with current tax certificates, will be sent to Wharton County for recordation. For subdivisions located within the City of El Campo's ETJ, a suitable "Guarantee of Performance" shall be provided for water, wastewater, and drainage facilities prior to the City forwarding the approved plat to the appropriate County Commissioner's Court. After the plat is recorded, the plat applicant or owner will be notified and provided a copy of the final recorded plat.

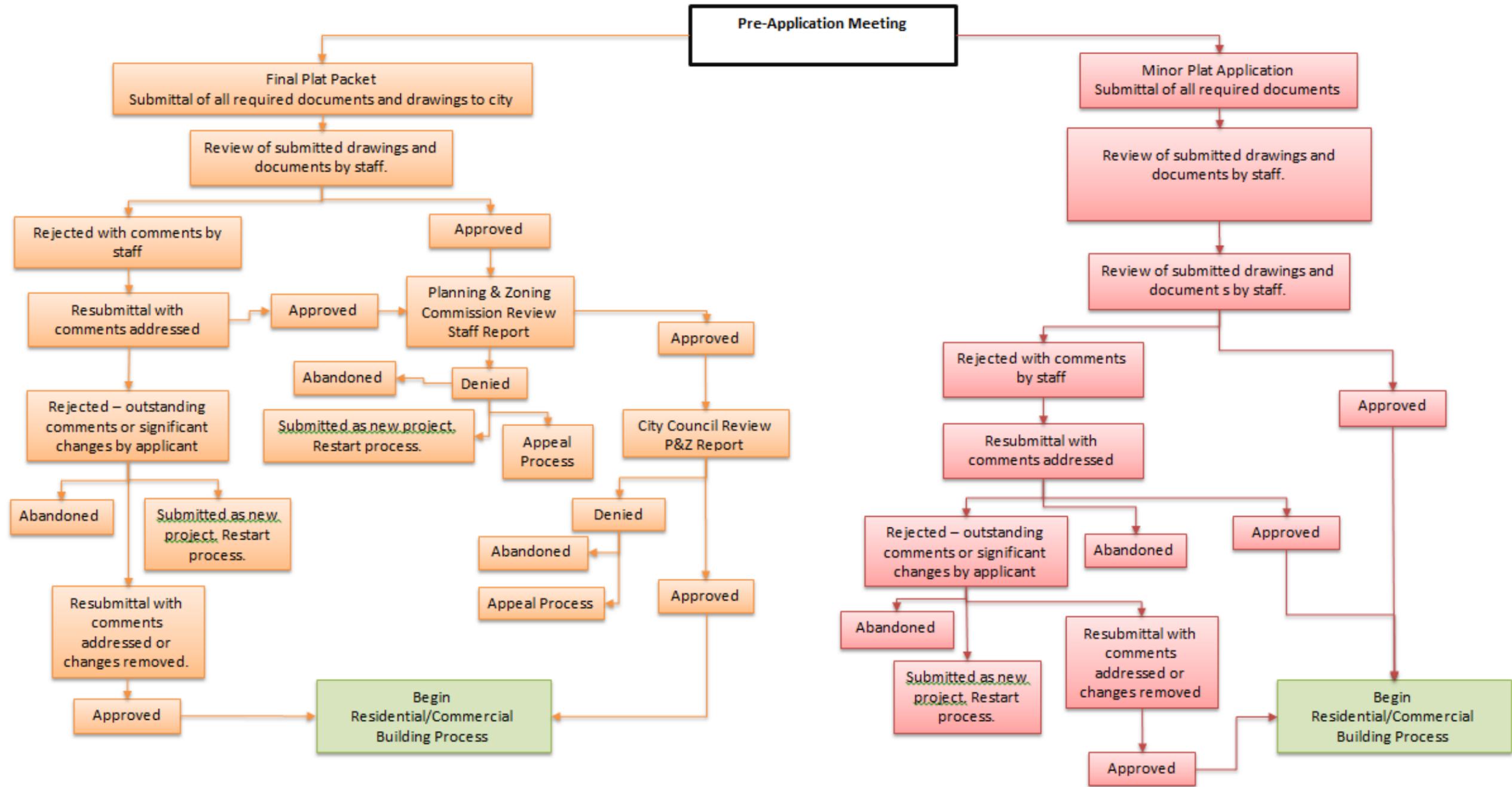
Note - In conjunction with the plat submittal, some projects, such as residential subdivisions, may require the concurrent submission of engineering plans, drainage reports, traffic impact analysis (TIA) studies, and other applicable plans in order to adequately review the project. City staff will review the drainage report and preliminary plans for construction of subdivision improvements for consistency with the Preliminary Plat package and compliance with City ordinances, standards, and comprehensive plans. The developer shall incorporate City staff comments in the final plans. The drainage report shall address the existing and proposed drainage improvements for the development.

4.4 City of El Campo Preliminary Plat Process Flowchart



4.5 City of El Campo Final Plat Process Flowchart

**Residential/Commercial Development**  
 (New, Remodel, Addition, Alteration, Renovation/Demolition,  
 Repair/Replace)



## **5.0 SITE PLANS**

City policies, standards, and regulations on land use and development are designed to help ensure public health and safety, and protect private and public property. The site plan review allows City staff to review projects for land use, zoning, transportation, drainage, environmental and safety considerations. Site plan reviews also determine if the proper infrastructure is in place to service the development in accordance with City requirements (applicable codes and ordinances).

Although City staff reviews plans for these issues, the ultimate responsibility for the construction documents rests with the Design Professional preparing the plan. The reader is advised that additional permitting requirements may apply to specific projects. All construction projects should be carefully reviewed for any additional federal, state, or county requirements.

### **5.1 Plan Review**

Once zoning and platting issues are addressed, a site plan application must be submitted for all projects within the City limits.

Use the *Site Plan Application* in the document center for all single-family (one dwelling) and duplex (two-family) developments/projects, residential subdivisions, all nonresidential developments, and multi-family developments. A site plan submittal must be approved by the Planning Department prior to submitting a building permit application.

Each site plan application provides a complete list of submittal requirements; not all requirements listed may be applicable to every project. Additionally, depending on the nature of the project, additional plans or documents may be required in order to adequately review the submittal. Additional requirements may include a Traffic Impact Analysis (TIA), drainage report, photometric study, required permits by federal, state, or county agencies, etc. The initial review will take approximately thirty (30) days from time of complete application submittal. If the application is incomplete or inaccurate, the project may be delayed until corrections or additions are received.

### **5.2 Residential Site Plan Applications**

Residential/Single-Family Site Plan Applications are required for all new single- and two-family homes, additions to existing single- and two-family homes, decks, detached garages, carports, patios, and accessory structures over 200 square feet. The Planning Department reviews the site plan submittal for compliance with the Zoning Ordinance and Subdivision Regulations and routes the plans to the Public Works Department for review of any proposed public improvements, drainage, utilities, grading, etc., if necessary. If it is found that the proposal does not meet the City's requirements, the applicant will be notified and alternatives will be discussed to address any issues.

Once the site plans are approved by the Planning and Public Works Department, the applicant will submit the approved plan set, along with the *Building Packet* found in the document center, all required plans (floor plans, building elevations, structural, foundation and electrical) and documents, to the Planning Department. The Planning Department is responsible for the code compliance of all construction in the City of El Campo.

### **5.3 Commercial Site Plan Applications**

A Site Plan Application, along with complete civil engineering plans, including landscaping, screening/buffering, exterior building elevations, and all supporting documents and fees must be submitted to the Planning and Public Works Department for review prior to the construction of any development. Refer to the *Commercial Site Plan Submittal Checklist* for more information. The site plan submittal will be reviewed by the Planning and Public Works Department and the Fire Marshal's Office for conformance with codes and regulations applicable to site development.

El Campo's Public Works Department will review the site plan for drainage, utilities, paving and grading, traffic impacts, and other civil engineering related issues. The following sheets must be included in the plan set for review: Cover, Recorded Plat, General Construction Notes (including the City's general, water, sewer, storm, gas, and detention notes), Dimensional Control, Paving and Grading, Drainage, Detention (if required), Utilities, Landscaping, Irrigation (if proposed), Storm Water Pollution Prevention Plan (SWP3) (including erosion and sediment controls plan), and Details (including water, sewer, gas, storm, paving, SWP3, etc.). Applicable sheets must be signed and sealed by a professional engineer.

The Planning Department will review the site plan for compliance with the Zoning Ordinance, Floodplain Management, building height limits, lot area/width/depth, building setbacks, lot coverage, density, off- street parking, landscaping, and screening/buffering/fencing. All site plans will be reviewed for consistency with the Comprehensive Plan and other planning related issues.

The Fire Marshal's Office will review the site plan for fire hydrant location, emergency vehicle access, fire sprinkler requirements, and other fire code issues. In addition, the Fire Marshal will review the architectural plans during the building permit process.

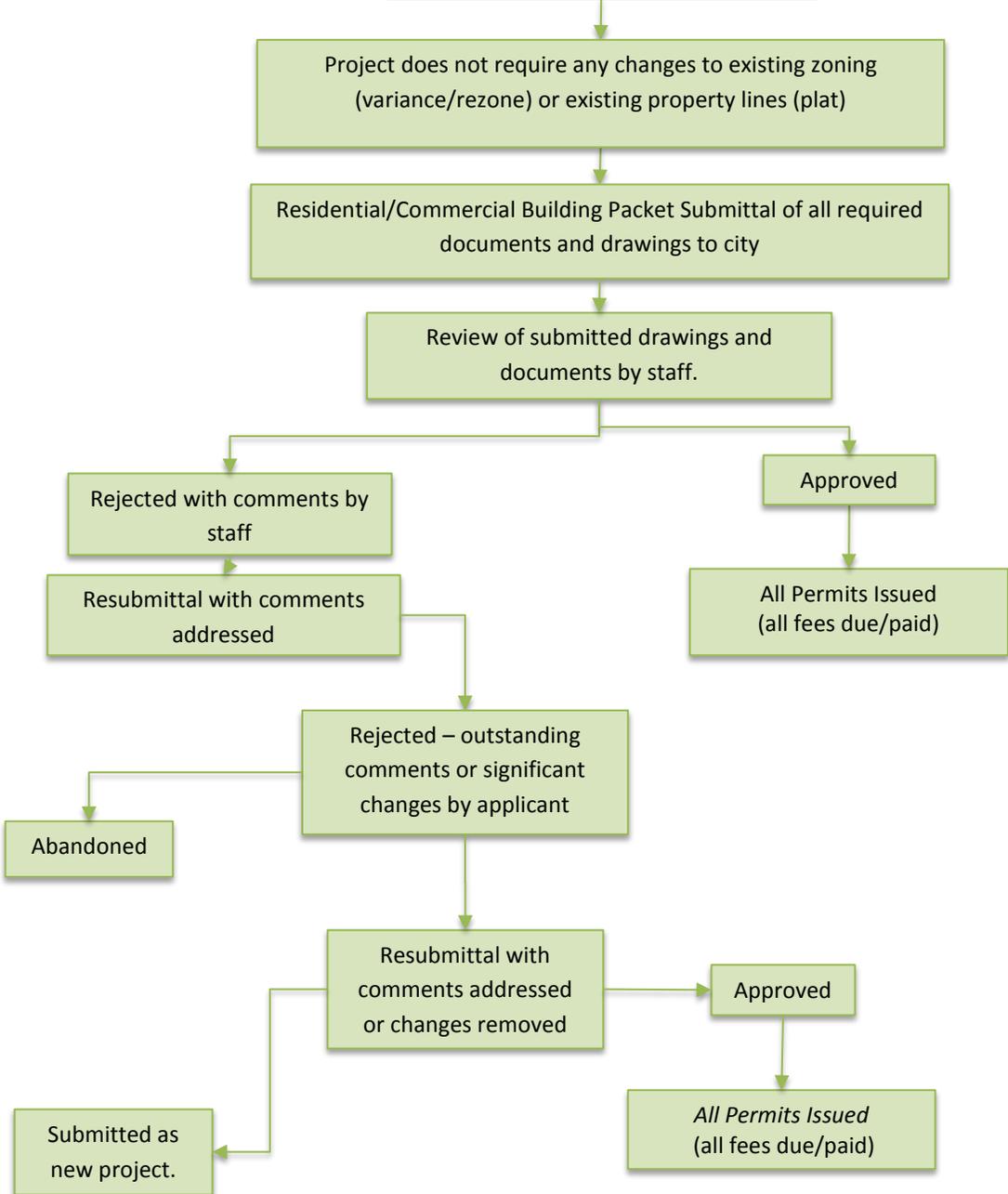
If it is determined that the project does not meet the City's requirements, the applicant will be notified and alternatives may be discussed to address any issues.

Once the site plans are approved by the Planning and Public Works Department, the applicant must submit the approved plan set with the *Building Packet*, all required plans (floor plans, building elevations, structural, foundation and electrical), and documents to the Planning Department. The Planning Department is responsible for the code compliance of all construction in the City of El Campo.

### **5.4. Site Plan Process Flowchart**

**Residential/Commercial Building**  
 (New, Remodel, Addition, Alteration, Renovation/Demolition, Repair/Replace  
 of any and all systems and structures)

**Pre-Application Meeting**



## 6.0 PERMITTING

### 6.1 Building Permits

A Building Permit is a legal document that gives permission to start construction of a building project in accordance with approved drawings and specifications. Building permitting is the process through which the City ensures compliance with all codes and ordinances, relative to the construction of buildings and building sites.

Within the *Building Packet*, applicants will find a checklist of plans, certificates, license requirements and other documentation required by the city as well as fillable applications for building, electrical, mechanical, plumbing and gas.

The permitting process includes the review and approval of construction and site plans, the payment of permit fees, the issuance of a Building Permit, scheduled inspections of the work in progress, and approval at its completion. Building permit applications will not be accepted until the site plans are approved by the Planning and Public Works Departments. After the Planning Department receives all required documentation, the Building Official will ensure that the site plans have the Planning and Public Works Departments approval and that the Building Plans match. The Building Official will route the plans to the Fire Marshal's Office for review and approval. Once the Fire Marshal and Building Official approve the building plans the permit may be issued.

Plan review fees are due at the time of submittal of the building permit application. Building Permit Fees are due at the issuance of a building permit. Additionally, all contractors are required to present a Certificate of Liability Insurance with the City of El Campo listed as the Certificate Holder. After the Building Permit is issued, the applicant is ready to start construction. All requests for building inspections must be submitted before 4:00 p.m. the day PRIOR to the requested date of inspection (Monday – Thursday – **No Inspections will be conducted on Saturday**). An inspector will then be notified to inspect each part of the project as it progresses in order to ensure that the work is done safely and in accordance with the approved plans and codes.

## **6.2 Departmental Inspections / Certificate of Occupancy**

Before a Certificate of Occupancy (CO) can be issued the Fire Marshal's Office and Planning Department will conduct final inspections of the project to determine if has been constructed according to the approved plans. Prior to a request for a CO, as-builts for all Public Improvements and Drainage Facilities must be accepted by the Public Works Director.

Once all final inspections and approvals have been obtained from the various City departments, the owner or tenant may request a CO. The building cannot be occupied until the CO has been issued. A CO is a document that permits a business to operate in a specific location. The process of issuing a CO ensures that a business complies with zoning or land use ordinances, as well as the structural and fire and life safety codes of the City; thereby assuring the applicant that his/her structure is ready for occupancy. This document is required of all tenants in both existing structures and newly constructed buildings and is obtained through the Permits and Inspections.

## 7.0 CONTACT INFORMATION

For questions regarding the development process, contact the appropriate department(s). The Planning Department and Public Works Director are located at the City Hall Building located at 315 E Jackson St, El Campo, Texas 77437.

| Entity  | Role                   | Contact      | Email                       |
|---|------------------------|--------------|-----------------------------|
| <b>City of El Campo</b>                           | Main Number            | 979.541.5000 |                             |
| <b>Rosie Williams</b>                             | Permitting/Inspections | 979.541.5020 | rwilliams@cityofelcampo.org |
| <b>Liz Staff</b>                                  | Building Official      | 979.541.5020 | lstaff@cityofelcampo.org    |
| <b>Penny Hornsby</b>                              | Planning Director      | 979.541.5083 | phornsby@cityofelcampo.org  |
| <b>Clay Harris</b>                                | Public Works Director  | 979.541.5075 | charris@cityofelcampo.org   |
| <b>Wharton Central Appraisal District (CAD)</b>   | County                 | 979.532.8931 |                             |
| <b>Wharton County Electric Cooperative (WCEC)</b> | Electric               | 979.543.6271 |                             |
| <b>American Electric Power</b>                    | Electric               | 877.373.4858 |                             |
| <b>CenterPoint Commercial and Residential</b>     | Natural Gas            | 800.427.7142 |                             |

### Websites:

- City [Home Page](#)
- Wharton CAD [Home Page](#)
- Wharton County Electric Cooperative [Home Page](#)
- American Electric Power [Home Page](#)
- CenterPoint : [New Residential Customer](#)
- CenterPoint: [Commercial Start, Stop or Transfer Service](#)
- Texas Department of State Health Services [Asbestos Program](#)