

JOINT PUBLIC MEETING SUMMARY

November 6, 2025 | 5:30 pm | El Campo Civic Center

About the Open House

A Joint Public Meeting for the Comprehensive Plan was held at the El Campo Civic Center on November 6, 2025, from 5:30 pm to 7:30 pm. This meeting aimed to present an overview of draft Comprehensive Plan and gather public feedback prior to moving to the adoption stage. The event was advertised in an article in the local paper, on the local radio station, on social media, with flyers posted at City Hall and handed to other businesses, and by sending emails from the City and local organizations, including the Chamber of Commerce.

The meeting began with a formal presentation including a brief overview of all the chapters of the Comprehensive Plan. During the meeting, attendees could review interactive presentation boards that were placed around the room and provide feedback using sticky notes placed on the boards and comment cards. All materials were available in English and Spanish. Members of the project team from the City of El Campo and the consultant team, Freese and Nichols, were available to answer questions during the meeting and collect additional input through conversations with attendees. Based on the sign-in sheet, about 35 community members attended the event. Attendees included general public, City staff, some City Council members, and some Planning and Zoning Commission members.

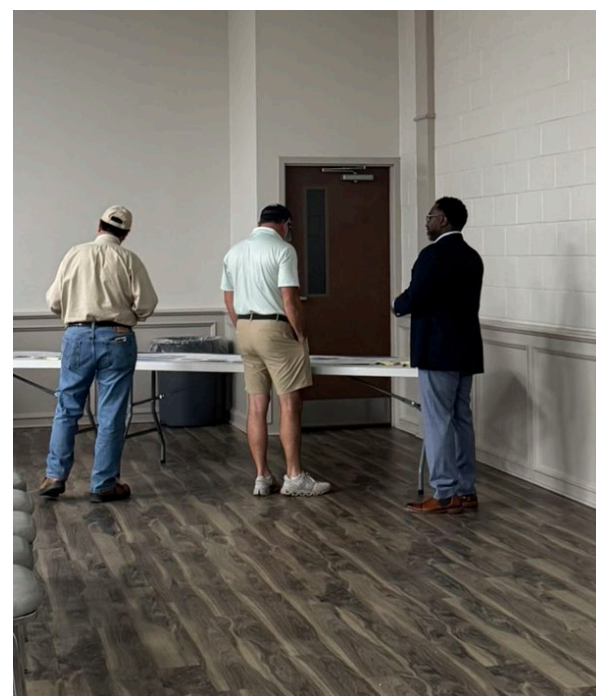
This summary includes all of the input received during the open house, a copy of all of the boards presented, the meeting agenda, a list of attendees, and other media related to the event.

Planning Team Conversation with Participations

- A participant asked how many homes the new water wells being drilled could accommodate.
 - Emphasized the need for industry investment in El Campo.
 - Highlighted the lack of family-friendly facilities, noting Bay City's new movie theatre, bowling alley, and arcade center, and questioned why El Campo cannot have something similar.
- Another participant stated that El Campo needs better infrastructure, including roads, sidewalks, and water/sewer systems.
 - Expressed concern about the absence of a major regional hospital, asking what happened to previous plans.
 - Voiced dissatisfaction with the City's direction, urging officials to plan better for incoming residents.
 - Stressed the importance of focusing on jobs and the economy.
- Another participant raised concerns about high property taxes in El Campo.
 - As a developer, described difficulties working with City officials.
 - Suggested the need for incentives to encourage developer investment in the City.
- Overall feedback centered on the lack of jobs, growth, infrastructure, and family-friendly activities.
- Participants expressed love for their community but a desire to see meaningful changes.



Photos from the Open House



Public Input Received

Interactive input boards were displayed during the event to inform and gather feedback from the community regarding various topics for the El Campo Comprehensive Plan. The feedback received is summarized in this section. A larger copy of all boards presented in the meeting is available in the following section.

Vision

Participants were asked to review the draft vision that was developed based on public input. They were then asked to place a dot on the board to indicate if they agreed with the draft vision statement. Participants could also provide additional input by using a sticky note and placing it on the board.

Choice	Responses	Percent
Agree	5	83.3%
Disagree	1	16.7%
Total Respondents	6	100%

#	Vision - Comments
1	El Campo does not equal a vibrant community. It is missing many entertainment, leisure, and retail opportunities.

Vision/ Visión

Below is the proposed vision for the El Campo Comprehensive Plan. Review the current vision text and let us know if you agree with the current vision or if any updates should be made during this process.

A continuación se presenta la visión propuesta para el Plan Integral de El Campo. Revise el texto de la visión actual y díganos si está de acuerdo con ella o si se requiere alguna actualización durante este proceso.

"El Campo is a *family-friendly community* known for its *small-town charm*, where *diverse cultures*, *recreational opportunities*, *quality housing options*, and *resilient infrastructure* come together to create a *vibrant and welcoming place to live and grow*."

Place one dot on the board to identify if you agree or disagree with vision for El Campo.
Marca un punto en el tablero para indicar si estás de acuerdo o desacuerdo con la visión para El Campo.

AGREE/ ACUERDO **DISAGREE/ DESACUERDO**

Additional Comments/ Comentarios Adicionales

Write comments about the vision statement on a sticky note and place it in the space below.
Escribe comentarios sobre la declaración de visión en una nota adhesiva y colocala en el espacio de abajo.

Guiding Principles

Participants were asked to review the proposed guiding principles of the Plan. The vision and guiding principles, based on public input and best practices, will inform the creation of goals and objectives for the Plan. Participants were then able to provide comments on the draft guiding principles by placing sticky notes with their comments under a specific guiding principle on the board.

#	Expand Family-Friendly and Entertainment Options
1	Young people need entertainment facilities – movie theatres, bowling alley, laser tag, etc.

#	Expand the Variety of Housing Options
1	Tiny homes? Would be affordable starter homes for young people and/or seniors.

Guiding Principles/ Principios Rectores

Below are the proposed guiding principles for the El Campo Comprehensive Plan. Place a sticky note with any comments you have on the guiding principles.

A continuación se presentan los principios rectores propuestos para el Plan Integral de El Campo. Coloca una nota adhesiva con cualquier comentario que tengas sobre los principios rectores.

Preserve and Enhance Small-Town Character

- Preserve the local pride and traditions that make El Campo a unique place to live by supporting cultural events and community gatherings.
- Locally the community by using local materials and products in key areas such as buildings.
- Support historic preservation efforts by maintaining historic structures that reflect the El Campo heritage.
- Encourage community development opportunities for future residents, and contribute to meaningful community initiatives.

Expand Family-Friendly and Entertainment Options

- Attract diverse family-friendly entertainment options for all ages and interests, such as movie theaters, dining, and shopping centers.
- Develop more entertainment options, incorporating businesses such as shopping, dining, and community centers, and community centers, and community centers.
- Encourage unique and diverse entertainment options, including a mix of traditional and modern entertainment options.

Diversify Economic and Commercial Opportunities

- Promote economic growth while supporting local businesses to create a vibrant and growing community.
- Attract and support development to strengthen and diversify El Campo's economy.
- Support small businesses and entrepreneurs by providing resources and opportunities for growing businesses.

Expand the Variety of Housing Options

- Improve the quality and affordability of housing by supporting diverse housing options.
- Encourage the development of affordable and mixed-income housing types that are appealing to people of all ages and income levels.
- Support redevelopment of underutilized commercial areas into mixed-use developments or residential neighborhoods.

Strengthen Infrastructure for Sustainable Growth

- Improve the efficiency of transportation and make it a more appealing option for residents by supporting public transit, walking, and biking infrastructure.
- Invest in modern, high-quality roads and bridges to ensure safe and efficient transportation.
- Invest in infrastructure projects that support sustainable growth, including water, wastewater, and emergency preparedness systems.

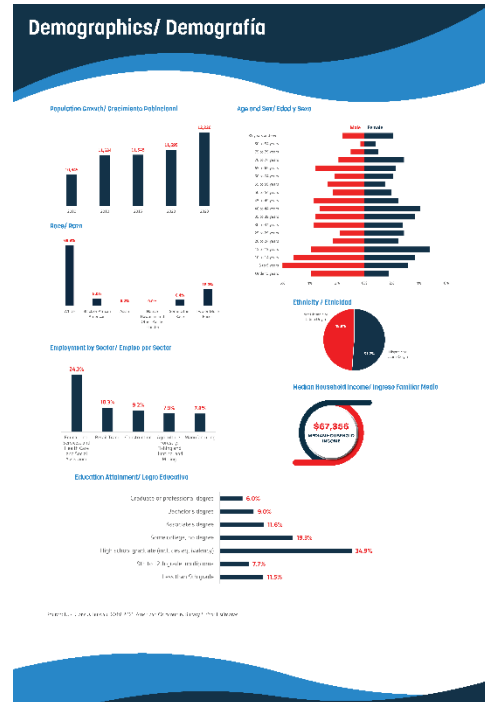
Place a sticky note with your comments here.
Coloca una nota adhesiva con tus comentarios aquí.



Demographics

This was an informational board that provided a summary of the demographic analysis conducted as part of the Comprehensive Plan.

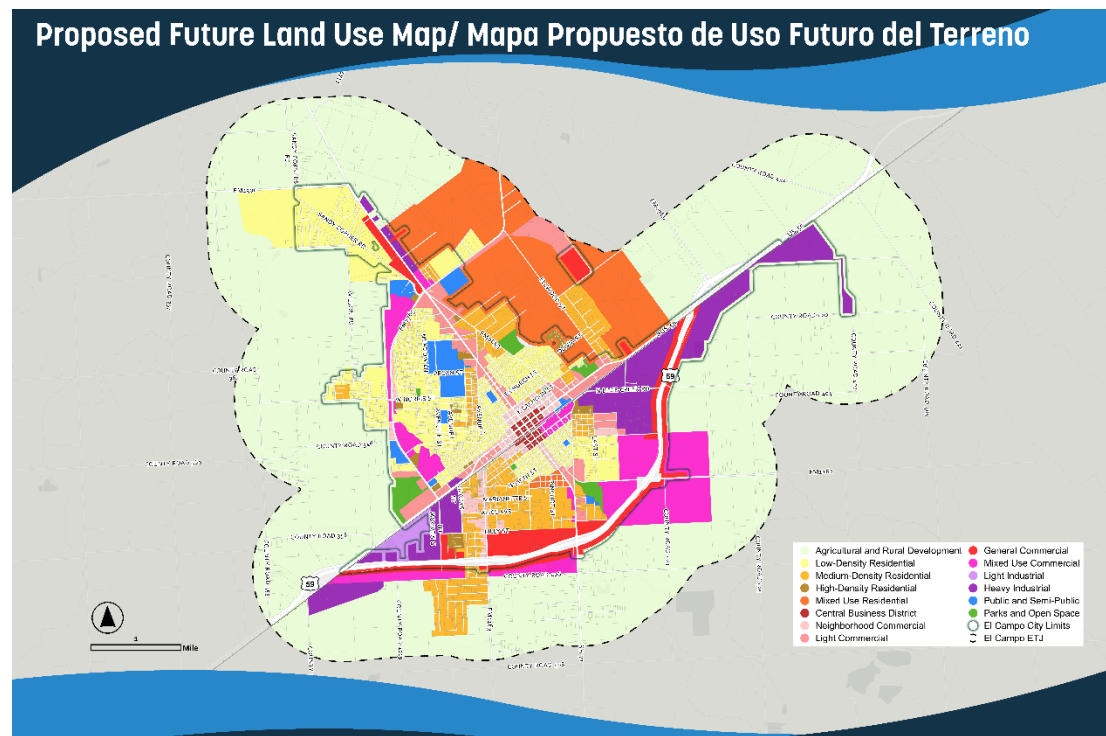
No comments were received on this board.



Future Land Use

Participants were asked to provide input on the proposed future land use.

No comments were received on this board.



Future Land Use Categories

This was an informational board that provided descriptions of each of the draft future land use categories.

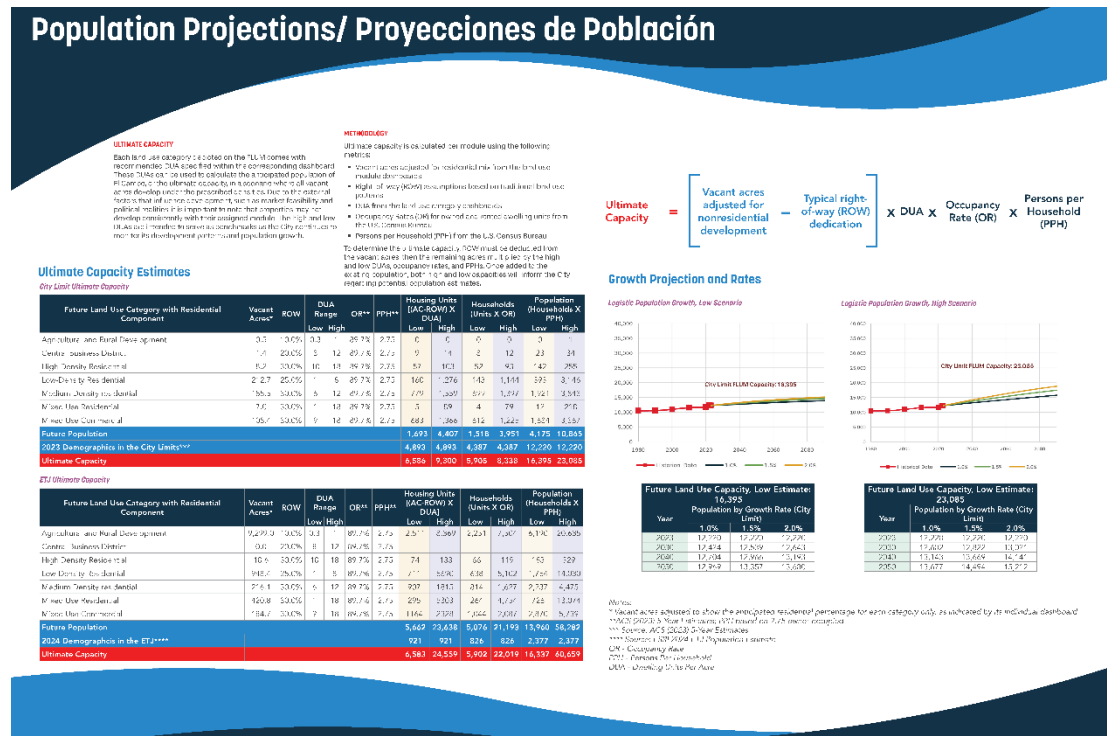
No comments were received on this board.

Future Land Use Categories/ Categorías de Futuro Uso de Terreno	
Future Land Use Category	Intent and Character
RESIDENTIAL SINGLE-FAMILY (R1)	Single-family detached houses on lots of one acre or more, with a minimum lot width of 60 feet. The intent is to provide for a high-quality residential environment with a mix of lot sizes and housing types.
RESIDENTIAL MEDIUM-DENSITY (RM)	Medium-density residential development, including duplexes, triplexes, and small apartment buildings. The intent is to provide for a mix of housing types and lot sizes.
RESIDENTIAL HIGH-DENSITY (RH)	High-density residential development, including multi-family housing, townhomes, and small apartment buildings. The intent is to provide for a mix of housing types and lot sizes.
MIXED-USE (MU)	Development that combines residential, commercial, and industrial uses. The intent is to provide for a mix of uses and lot sizes.
COMMERCIAL (C)	Commercial development, including retail, office, and service uses. The intent is to provide for a mix of uses and lot sizes.
INDUSTRIAL (I)	Industrial development, including manufacturing, warehousing, and distribution uses. The intent is to provide for a mix of uses and lot sizes.
AGRICULTURE (A)	Agricultural development, including farming, ranching, and forestry uses. The intent is to provide for a mix of uses and lot sizes.
RECREATION (R)	Recreational development, including parks, trails, and sports facilities. The intent is to provide for a mix of uses and lot sizes.
OPEN SPACE (OS)	Open space development, including parks, trails, and sports facilities. The intent is to provide for a mix of uses and lot sizes.

Population Projections

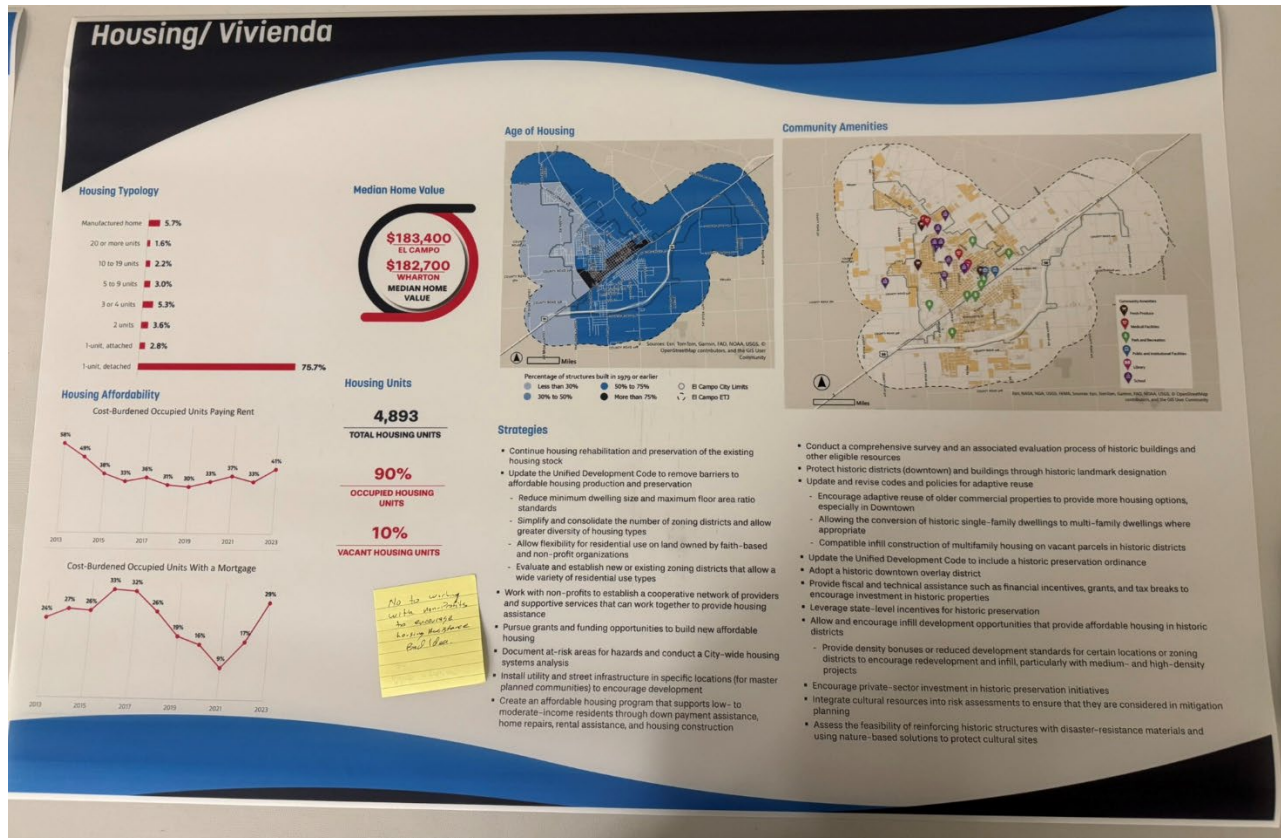
This board provided an overview of the population projections till 2050 based on the recommendations of the Future Land Use Map.

No comments were received on this board.



Housing

This board presented a summary of the housing analysis and proposed strategies for meeting current and future housing needs.

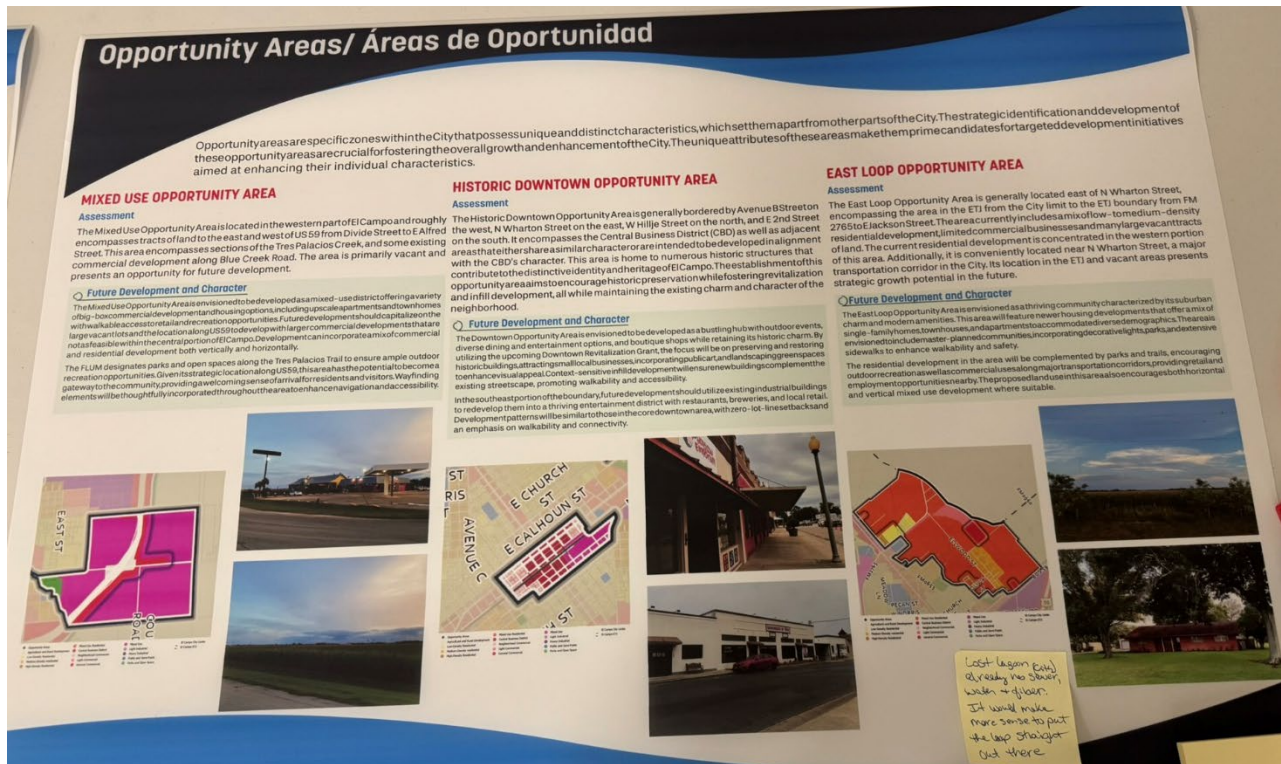


#	Housing - Comments
1	No to working with non-profits to encourage housing assistance. Bad Idea



Opportunity Areas

This board provided description of the vision and strategies for developing each of the opportunity areas identified as part of the Future Land Use Map.

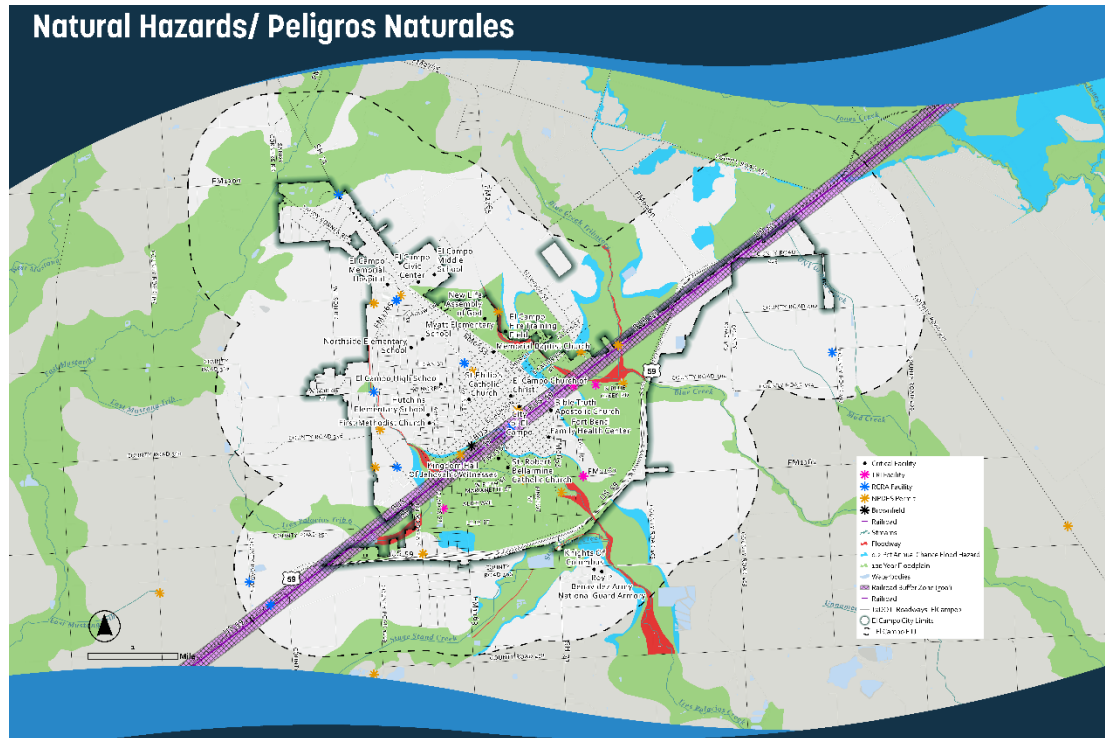


#	Opportunity Areas - Comments
1	Lost Lagoon already has sewer, water, and fiber. It would make more sense to put the loop straight out there.

Natural Hazards

This board included a map showing the locations of areas vulnerable to certain natural hazards in the City Limits and ETJ.

No comments were received on this board.



Engagement and Public Input

This board included a summary of the public engagement events to date and the feedback received through them. It also included a list of key themes identified after analyzing the engagement feedback.

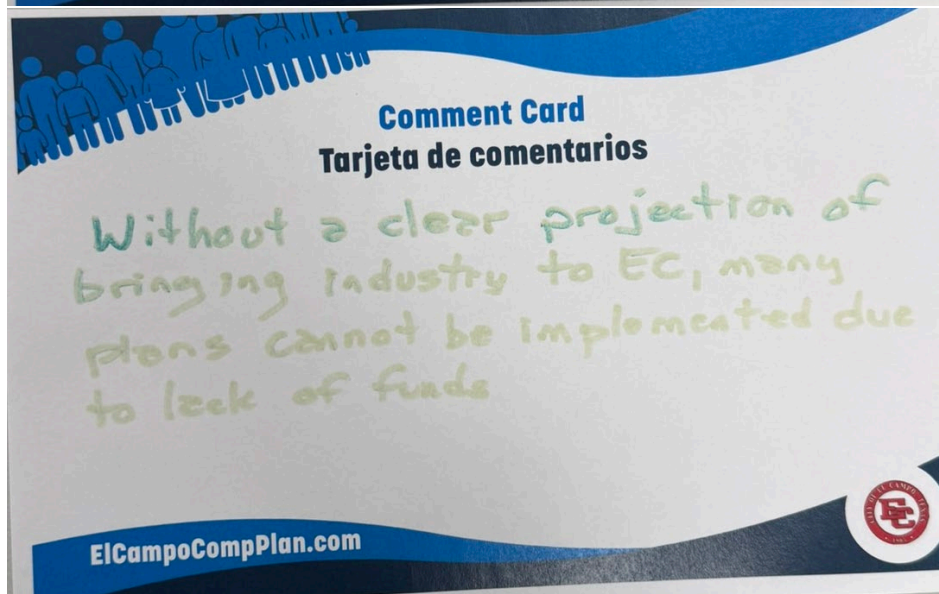
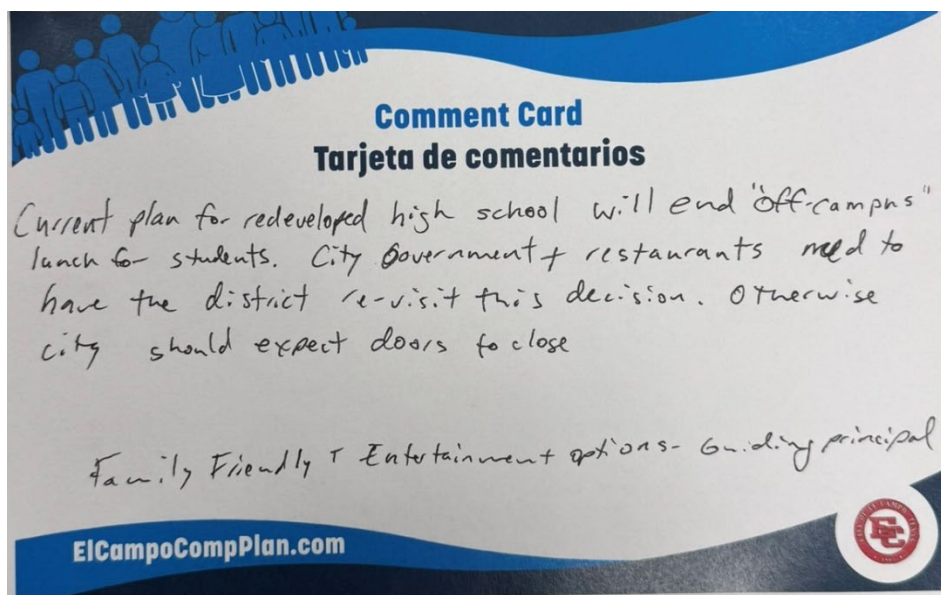
No comments were received on this board.

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Comment Cards

In addition to conversations with the project team and interactive boards, participants provided feedback through comment cards.

#	Comment Cards
1	Current plan for redeveloped high school will end "off campus" lunch for students. City government and restaurants need to have the district revisit this decision. Otherwise, City should expect door to close.
2	Family-friendly entertainment options – Guiding Principle
3	Without a clear projection of bringing industry to El Campo, many plans cannot be implemented due to lack of funds.



All Meeting Boards

The following are a copy of all of the boards presented at the meeting.

Welcome



City of El Campo
La Ciudad de El Campo

Comprehensive Plan Update **Actualización del Plan Integral**

Visit the Project Website here
Visita el sitio del proyecto aquí



ElCampoCompPlan.com



Engagement and Public Input

Engagement and Public Input/ Participación y Aportación Pública

Community Events

Community input does not always take the form of a traditional meeting. In some cases, outreach can be expanded by meeting the community where they are. The planning team attended multiple existing events, including the Touch-a-Truck and Christmas Mall events, while developing the Plan and gathered valuable information from attendees.

Touch-A-Truck

Key Takeaways

- Address the lack of family-friendly activities and entertainment options
- Provide more reasonable price housing options
- Maintain the small-town feel

Christmas Mall

Key Takeaways

- El Campo is a great place to raise a family, and residents love the small-town feel
- Residents want to see more parks and open spaces
- Residents want more industrial jobs
- Citizens want more family-friendly entertainment, retail, and restaurants

Comprehensive Plan Advisory Committee

The Comprehensive Plan Advisory Committee (CPAC) provided knowledge from various perspectives, including long-term residents, community leaders, business owners, and developers. The CPAC steered the planning process, using concepts presented by the City to direct issues and identify opportunities to refine the Plan's recommendations. Throughout the planning process, CPAC meetings were facilitated by City staff.

CPAC'S Primary Role

- Provide knowledge of the area
- Identify issues and opportunities
- Shape the community's vision and goals
- Guide the Plan recommendations and priorities
- Serve as ambassadors of the Plan

Key Takeaways

- The City has opportunities to grow in the ETJ to the northeast of the City
- There is a desire to see more residential development in the northern part of the City and commercial and mixed use along US 59
- Future development should reflect a mix of uses and not just one type

Online Survey Summary

An online survey was utilized during the planning process to gather input and determine the community's values. The survey measured the local perception of emerging trends, issues, and opportunities in the community. The online survey exercise helped the planning team understand the community's priorities and guided the Plan's recommendations.

Key Takeaways

- There is a desire to bring more entertainment and nightlife into downtown
- Explore more ways to expand economic development opportunities
- Residents expressed a desire to bring in more retail or local businesses instead of having to leave the City
- Provide more single-family and affordable housing options
- Improve the overall appearance of the City
- Enhance streetscapes and address infrastructure needs

Project Website

A project website was developed to serve as a single point of information for the community about the project. On the website, residents could learn about the project, download meeting materials, review draft plans, and provide input. Participants were able to provide input through an interactive exercise by dropping a pin on a map and providing a comment. They were also able to tell the planning team their vision for the future of El Campo.

Key Takeaways

- There is a desire to see better lighting, sidewalks, beautification, and general enhance connectivity along roadways
- Residents want more parks, trails, and entertainment options
- Improve bike lanes and trail connectivity throughout the City
- Improve drainage system
- There is a desire to see more mixed-use development in the downtown area

KEY THEMES

The following key themes summarize the major takeaways from the various public input sources, including the online survey, in-person engagements, and CPAC Meetings. These themes give a sense of the community's priorities and were used to create the vision statement and guiding principles.

Family-Friendly Continue to support the family-friendly, safe, small-town character of the community.	Infrastructure and Roadway Improvements There is a need to improve drainage, the quality of roadways and pedestrian connectivity.	Downtown There is a desire to improve downtown by incorporating more entertainment opportunities like events and festivals, improving its appearance, and having a greater diversity of businesses.
Retail and Entertainment There is a desire to have more shopping and entertainment opportunities in El Campo.	Affordable Housing There is a desire to provide affordable housing at all income levels for younger and older families, including a variety of housing types.	Community Pride Residents value community opportunities to bring people together, but they also note a need to improve the appearance of vacant or underutilized properties.
Recreation Opportunities Increase entertainment/recreation opportunities, especially those that cater to families and children.	Economic Development Create opportunities for more businesses, more employment, and a range of jobs.	



Vision

Vision/ Visión

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Guiding Principles

Guiding Principles/ Principios Rectores

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Preserve and Enhance Small-Town Character

- Preserve the local pride and traditions that make El Campo a unique place to live by supporting cultural events and community gatherings.
- Beautify the community by adding more streetscape improvements, landscaping, and public arts in key areas such as downtown.
- Support historic preservation efforts by maintaining historic structures that reflect the El Campo's heritage.
- Strengthen community ties by partnering with local organizations to create opportunities to further celebrate local culture, engage residents, and contribute to meaningful community initiatives.



Expand Family-Friendly and Entertainment Options

- Attract diverse family-friendly entertainment options for younger adult populations, such as movie theaters, dining, and shopping centers.
- Develop more multi-use recreational spaces and destinations, incorporating features such as splash parks, updated playgrounds, walking trails, and community centers for outdoor events and festivals.
- Increase unique and diverse dining options, including a mix of local eateries and well-known franchises to cater to all preferences.



Diversify Economic and Commercial Opportunities

- Promote commercial growth while supporting local businesses to create a balanced shopping environment.
- Prioritize and attract development to strengthen and diversify El Campo's economy.
- Partner with educational institutions and workforce programs to create training opportunities that prepare residents for emerging job markets.



Expand the Variety of Housing Options

- Improve the quality and condition of existing housing to enhance livability.
- Encourage the development of affordable and varied housing types that will appeal to people at all stages of life.
- Foster redevelopment of underutilized commercial properties and vacant lots into mixed-use developments or residential neighborhoods.



Strengthen Infrastructure for Sustainable Growth

- Improve the appearance of downtown and make it a destination that people want to come to for shopping, eating, and entertainment.
- Invest and maintain high-traffic roads and sidewalks to improve connectivity and ensure safe and efficient transportation.
- Prioritize beautification efforts across the community by planting trees, landscaping, and improving entry gateways with signage.
- Address drainage issues by upgrading aging infrastructure and expanding stormwater capacity.
- Incorporate hazard mitigation strategies into infrastructure planning, such as enhancing storm resilience, flood prevention, and emergency preparedness systems.

Place a sticky note with your comments here.

Coloca una nota adhesiva con tus comentarios aquí.



Implementation

Implementation/Implementación						
Housing and Neighborhoods						
#	Recommendation	Implementation Time Frame	Involved Entities	Action Type	Corresponding Guiding Principle	Potential Funding Source
Regulatory, Policy, and Programming						
H-1	Update the Unified Development Code to remove barriers to affordable housing production and preservation by updating regulations, such as reducing minimum lot sizes, setbacks, and dwelling size and removing maximum floor area ratio standards, where appropriate.	Short-term	Planning & Development	Regulation		Discretionary funding available to Planning & Development, Requires third-party funding, such as grants or partner resources
H-2	Update the Unified Development Code to include a historic preservation ordinance.	Short-term	Planning & Development	Regulation		Discretionary funding available to Planning & Development, Requires third-party funding, such as grants or partner resources
H-3	Update and revise codes and policies to encourage adaptive reuse of older commercial properties to provide more housing options, especially in Downtown.	Short-term	Planning & Development	Regulation		Discretionary funding available to Planning & Development, Requires third-party funding, such as grants or partner resources
H-4	Remove barriers to redevelopment and infill by implementing single-stair amendments to the building code as authorized under Local Government Code Chapter 214, Subchapter I, and allow for sufficient ground floor residential units in buildings to satisfy accessibility requirements under the Fair Housing Act.	Mid-term	Planning & Development	Regulation		Discretionary funding available to Planning & Development
H-5	Establish or continue programs to support housing affordability, including: • Work with non-profits to establish a network of services to help residents see subsidized housing in this town. • Encourage low-rent repairs, rental assistance, and housing construction.	On-Going	Planning & Development	Partnership		Requires third-party funding, such as grants or partner resources
H-6	Continue doing housing rehabilitation and preservation of the existing housing stock.	On-Going	Planning & Development	Project, Partnership		Requires third-party funding, such as grants or partner resources
H-7	Conduct a City-wide housing systems analysis that incorporates an assessment of hazard risk areas and vulnerable populations.	Mid-term	Planning & Development	Study		Requires a line item in the CIP
H-8	Integrate natural cultural resources into risk assessments to ensure that they are considered in mitigation planning.	On-Going	Planning & Development, Public Works, Utilities, Public Safety	Plan, Partnership		Requires a line item in the City Budget, Requires a line item in the CIP
H-9	Leverage recommended neighborhood and housing programs.	On-Going	Planning & Development	Financial Investment		Requires third-party funding, such as grants or partner resources
H-10	Design and install branding, wayfinding elements and signage in opportunity areas to help residents and visitors navigate and explore the district easily.	Short-term	Planning & Development	Project		Requires a line item in the City Budget
H-11	Allow the conversion of historic single-family dwellings to multi-family dwellings and commercial uses, where appropriate.	Short-term	Planning & Development	Regulation		Discretionary funding available to Planning & Development, Requires third-party funding, such as grants or partner resources



Implementation/Implementación



The table is organized into three categories identified in the Plan. For each recommendation, an associated timeframe for implementation, involved entities, action type, corresponding guiding principle, and potential funding source are identified to assist with planning and completing the action.

Land Use and Development						
#	Recommendation	Implementation Time Frame	Involved Entities	Action Type	Corresponding Guiding Principle	Potential Funding Source
Downtown						
LU-1	Establish a historic district around the downtown area.	Short-term	Planning & Development	Regulation		Discretionary funding available to Planning and Development
LU-2	Provide incentives in certain locations or zoning districts to encourage redevelopment and infill, especially in Downtown. Density bonuses, increased height limits, and reduced parking or landscaping requirements can be offered in exchange for building in Downtown or in one of the opportunity areas.	Mid-term	Planning & Development	Regulation		Discretionary funding available to Planning and Development
LU-3	Prepare a Downtown Development Plan to identify specific projects and design standards that can be implemented to achieve the vision for Downtown.	Mid-term	Planning & Development, Texas Downtown Association	Plan		Requires third-party funding, such as grants or partner resources (Main Street Revitalization Grant)
LU-4	Consider joining the Main Street Program to leverage funding opportunities and to activate and implement improvements to the Downtown District.	On-Going	Planning & Development	Plan		Requires third-party funding, such as grants or partner resources (Main Street Revitalization Grant)
LU-5	Engage the community in planning efforts and build partnerships with stakeholders and property owners in Downtown.	On-Going	Planning & Development, City Development Corporation, Chamber of Commerce	Partnership		N/A
LU-6	Implement placemaking initiatives such as public art installations, street improvements, pop up events, outdoor seating area, decorative lighting, etc.	Short-term	Planning & Development, Keep El Campo Beautiful, Parks, Public Works	Plan		Requires a line item in the CIP
Commercial Development						
LU-7	Update zoning regulations to: ▪ Encourage mixed use development ensuring that residents have easy access to daily needs and services within walking distance ▪ Define permitted uses, dimensional standards, and development patterns within mixed-use districts ▪ Apply overlay districts to create mixed use development zones	Short-term	Planning & Development	Regulation		Discretionary funding available to Planning and Development
LU-8	Establish zoning regulations that allow for a variety of housing types, including affordable housing options and mixed-use development.	Short-term	Planning & Development	Regulation		Discretionary funding available to Planning and Development
LU-9	Evaluate and establish new or existing zoning districts that allow a wide variety of commercial use types.	Short-term	Planning & Development	Regulation		Discretionary funding available to Planning and Development
Economic Development						
LU-10	Offer incentives such as tax breaks or community grants to attract developers and businesses to develop in the opportunity areas.	On-Going	Planning & Development, City Development Corporation	Financial Investment		Requires a line item in the City Budget
LU-11	Encourage and incentivize developers to incorporate parks and trails into proposed residential developments.	On-Going	Planning & Development	Financial Investment		Public Private Partnerships
LU-12	Support local businesses through training programs and financial assistance.	On-Going	City Development Corporation, Chamber of Commerce	Partnership		Requires third-party funding, such as grants or partner resources



Implementation/Implementación



Housing and Neighborhoods						
#	Recommendation	Implementation Time Frame	Involved Entities	Action Type	Corresponding Guiding Principle	Potential Funding Source
Historic Buildings and Preservation						
H-12	Establish design standards for the historic downtown area.	Mid-term	Planning & Development	Regulation		Requires a line item in the City Budget
H-13	Conduct a comprehensive survey and an associated evaluation process of historic buildings and other eligible resources.	Mid-term	Planning & Development	Study		Requires a line item in the CIP
H-14	Protect historic districts, such as the downtown area and buildings, through historic landmark designation.	Mid-term	Planning & Development	Policy		Requires a line item in the City Budget
H-15	Allow compatible infill construction of multifamily housing on vacant parcels in historic districts.	Short-term	Planning & Development	Regulation		Discretionary funding available to Planning & Development, Requires third-party funding, such as grants or partner resources
H-16	Assess the feasibility of reinforcing historic structures with disaster-resistant materials and using nature-based solutions to protect cultural sites.	Long-term, Mid-term	Planning & Development, Building Permits & Inspections	Study, Partnership		Requires third-party funding, such as grants or partner resources
Funding and incentives						
H-17	Provide fiscal and technical assistance such as financial incentives, grants, and tax breaks to encourage investment in historic properties.	Long-term	Planning & Development	Financial Investment		Requires third-party funding, such as grants or partner resources
H-18	Leverage state-level incentives for historic preservation.	Long-term	Planning & Development	Financial Investment		Requires third-party funding, such as grants or partner resources
H-19	Encourage private-sector investment in historic preservation initiatives.	On-Going	Planning & Development	Financial Investment, Partnership		Requires third-party funding, such as grants or partner resources
Infrastructure, Public Facilities, and Services						
#	Recommendation	Implementation Time Frame	Involved Entities	Action Type	Corresponding Guiding Principle	Potential Funding Source
Water, and Wastewater Infrastructure						
I-1	Maintain updated System Development Fees that align with increased maintenance costs from new development, as proposed in the FLUM.	On-Going	Utilities, Public Works	Plan		Requires a line item in the CIP
I-2	Provide density bonuses and other incentives for low-impact developments that reduce water consumption such as water monitoring systems and xeriscaping. Examples of incentives may include increased height limits and reduced parking or landscaping requirements.	Short-term	Planning & Development, Public Works, Utilities	Regulation		N/A
I-3	Develop a new Water and Wastewater Master Plan for the City of El Campo to plan for future water and wastewater needs that align with projected growth. This plan can be used to identify projects to include in the CIP that improve or expand the water and wastewater systems.	Mid-term	Utilities, Public Works	Plan		Requires a line item in the CIP
I-4	Maintain seamless and effective collaboration between other relevant agencies and stakeholders during large-scale transportation, infrastructure and public facility projects in the region (such as collaboration with TxDOT, Wharton County, adjacent cities, etc.)	On-Going	Planning & Development, Public Works	Partnership		Requires third-party funding, such as grants or partner resources



Implementation/Implementación



Infrastructure, Public Facilities, and Services						
#	Recommendation	Implementation Time Frame	Involved Entities	Action Type	Corresponding Guiding Principle	Potential Funding Source
Transportation Infrastructure						
I-5	Develop a Thoroughfare Plan based on the recommendations of the Comprehensive Plan.	Short-term	Planning & Development, Public Works	Plan		Requires a line item in the CIP, Requires third-party funding, such as grants or partner resources
I-6	Expand utility and street infrastructure to potential growth areas, such as the opportunity areas, to encourage development.	Long-term	Planning & Development, Utilities, Public Works	Project		Requires a line item in the CIP
I-7	Develop a comprehensive Mobility Plan that reevaluates the existing thoroughfare network, creates a city-wide active transportation network, updates roadway and streetscape design standards, and provides a prioritized, multimodal strategy to support current and future transportation needs for all users. This plan can be used to identify specific locations for pedestrian and bicycle improvements, such as sidewalks, trails, and bike lanes and prioritize the projects.	Mid-term	Planning & Development, Public Works	Plan		Requires a line item in the CIP
I-8	Identify and apply for grants to acquire right-of-way for improvements to the vehicular and active transportation network.	Mid-Term	Planning & Development, Public Works	Financial Investment		Requires a line item in the CIP, Requires third-party funding, such as grants or partner resources
I-9	Review peer cities' design manual and the 2022 TxDOT Design Manual to determine best practices in the flexible roadway design criteria.	Short-term	Planning & Development, Public Works	Policy		Requires a line item in the City Budget
I-10	Develop an Asset Management process to identify and prioritize street improvement projects for Capital Improvement Program.	Mid-Term	Planning & Development, Public Works	Program		Requires a line item in the CIP
I-11	Conduct a thorough inventory of existing sidewalks and bus stops, including an evaluation of their physical condition, accessibility features, and compliance with ADA standards, to prioritize needed improvements across the City.	Mid-term	Public Works	Plan		Requires a line item in the CIP
I-12	Develop a Safety Action Plan to guide efforts in reducing severe crashes and improving roadway safety.	Mid-term	Planning & Development, Public Works, Public Safety	Plan		Requires a line item in the CIP
I-13	Provide accessible, convenient, and safe pedestrian and bicycle infrastructure, such as sidewalks and multimodal trails connecting destinations within the opportunity areas and to the surrounding neighborhoods based on the recommended improvements identified in the Mobility Plan recommended in this Comprehensive Plan.	Long-term	Planning & Development, Public Works, Utilities	Plan		Requires third-party funding, such as grants or partner resources, Requires a line item in the CIP
Parks and Trails						
I-14	Develop a new Parks Master Plan that addresses the changing needs and priorities of the community.	Mid-term	Parks, Recreation and Community Services Boards	Project		Requires a line item in the CIP, Requires third-party funding, such as grants or partner resources
I-15	Implement the recommendations of the newly adopted parks plan as recommended in this Comprehensive Plan.	Short-term	Parks, Recreation and Community Services Boards	Project		Requires a line item in the City Budget, Requires third-party funding, such as grants or partner resources



General Input

General Input/Comentarios Generales

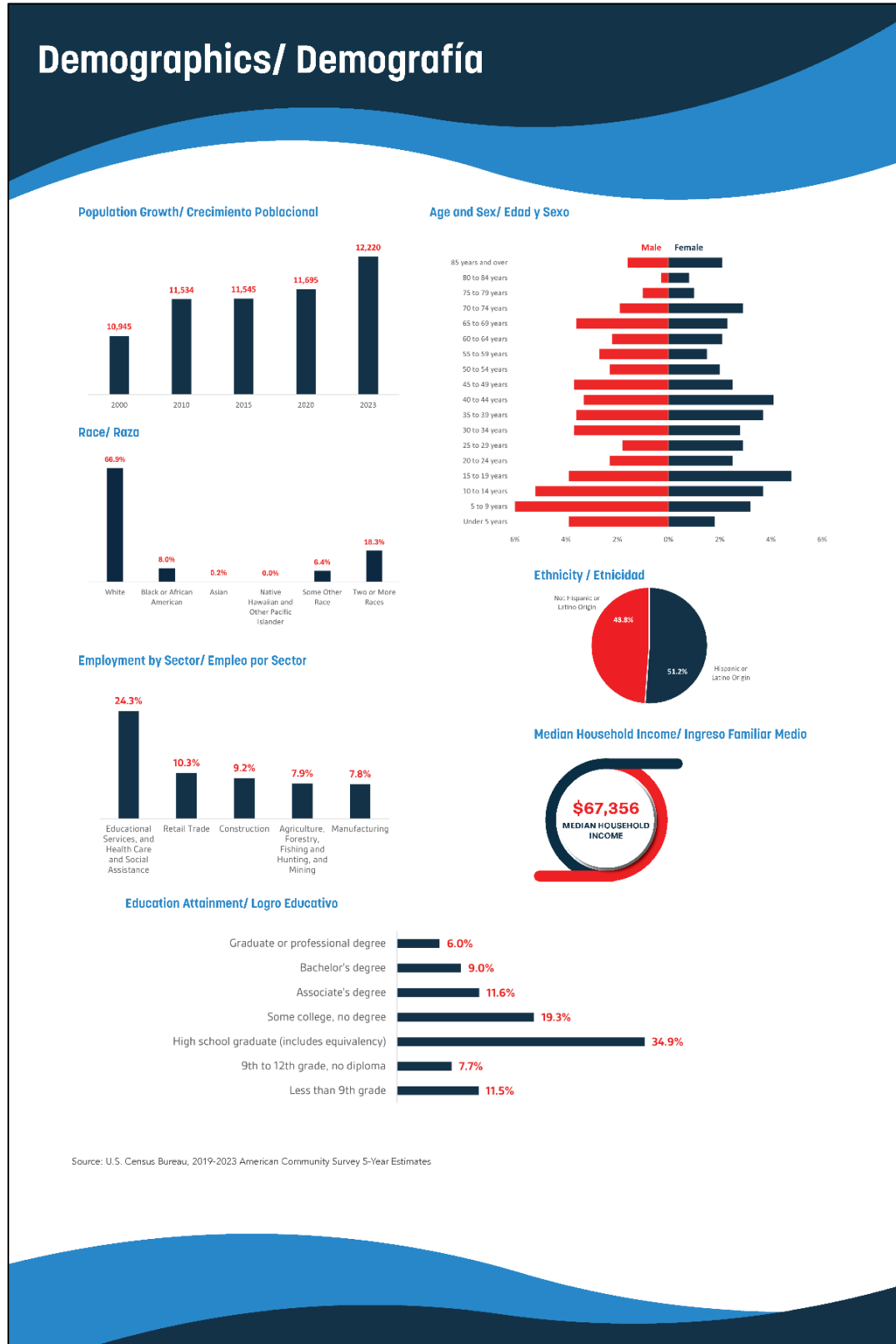
Please share your comments on the draft plan
Por favor comparte tus comentarios sobre el plan preliminar

Concerns about lack of industry... major effect on growth - Ely
A City needs to look like a city. Most of it is dark. Need more lights - Ely
Basic functions not taken care of ... paving, painting curbs, cross walks - Ely
To Encourage Development Should offer a SPD agreement To Help with Infrastructure - Rodri

Place a sticky note with your response here
Coloca una nota adhesiva con tu respuesta aqui



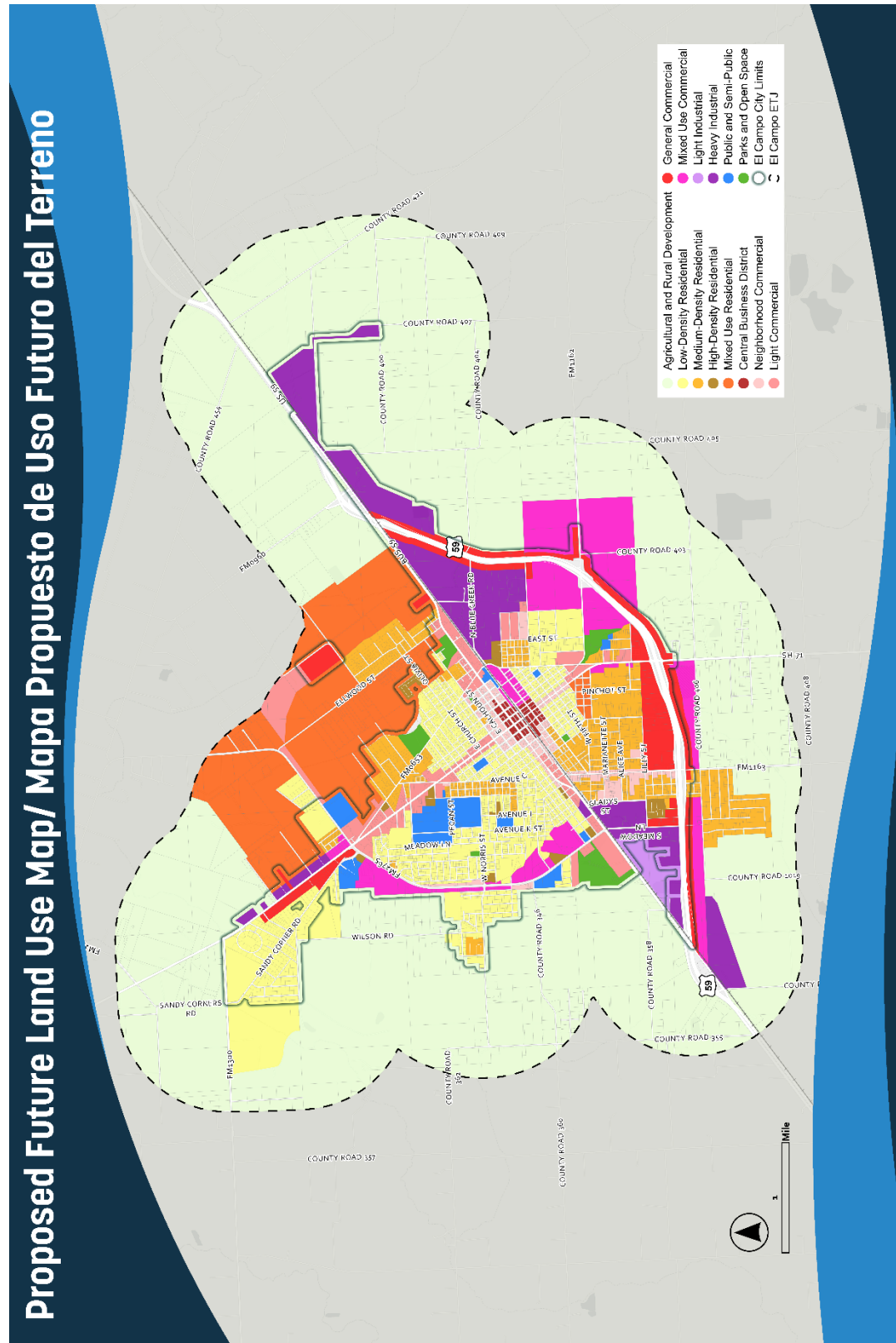
Demographics



Housing



Future Land Use



Future Land Use Categories

Future Land Use Categories/ Categorías de Futuro Uso de Terreno

Future Land Use Category	Intent and Character
AGRICULTURAL AND RURAL DEVELOPMENT	The Agricultural and Rural Development category encompasses El Campo's traditional, low-density residential developments and agricultural landscapes. This designation is intended to preserve the area's rural character and promote complementary uses such as ranching, active crop cultivation, and harvesting. Residential developments within this use typically consist of detached single-family homes situated on large lots and are compatible with the land's surrounding rural look and feel.
LOW-DENSITY RESIDENTIAL	The Low-Density Residential category is primarily composed of single-family detached residential structures arranged in a traditional neighborhood setting where each dwelling unit is located on an individual lot. This land use category emphasizes larger lot sizes and design features that preserve the single-family character of the community.
MEDIUM-DENSITY RESIDENTIAL	The Medium-Density Residential category is intended to expand the housing choices in the City to provide more variety of housing options at different price points. This category will also serve as a transition between traditional single-family homes and higher-density developments to create appropriate buffers. Residential development within this category includes both attached and detached residential structures, including patio homes, duplexes and townhomes. This category should allow for a mix of densities, lot sizes, housing styles, and patterns. Surrounding retail or office should be connected by pedestrian and multi-modal paths when compatible in scale with surrounding residences.
HIGH-DENSITY RESIDENTIAL	The High-Density Residential category is characterized by concentrated multi-family housing developments that accommodate the highest density of residential units per acre such as multi-story apartment buildings, condominium complexes, and mixed use developments. Development within this category should typically have frontage and main access directly on an arterial or collector street for convenient access to employment and commercial areas without inducing vehicle traffic through lower-density neighborhoods. Medium-density housing types may be appropriate depending on location and scale.
MIXED USE RESIDENTIAL	The Mixed Use Residential District category accommodates a blend of residential densities and supporting commercial uses, primarily in the eastern portion of the ETJ. This district encourages a variety of housing types ranging from single-family homes to high-density apartments. Supporting commercial development is appropriate in this district along major corridors to provide personal services, retail and employment opportunities. This district also supports mixed use master-planned developments to accommodate future growth and evolving community needs.
CENTRAL BUSINESS DISTRICT	The Central Business District category represents El Campo's Downtown area. This area includes a mixture of single-family and multi-family homes and mixed uses that contribute to the activity and character of Downtown. Development within this area should prioritize pedestrian-oriented streetscapes through the use of lighting, street trees, and benches to promote walkability.
NEIGHBORHOOD COMMERCIAL	The Neighborhood Commercial category includes a variety of small-scale retail development, typically along minor arterials, at the neighborhood level. This designation is intended to provide a blend of small businesses with housing and cater to the community's everyday needs, offering establishments such as small retail, dining, and personal services. These uses generally serve as a buffer between residential and commercial land uses and should be appropriate in scale and intensity with established and planned residences in the area.
LIGHT COMMERCIAL	The Light Commercial category includes a variety of small and medium-scale retail developments along major interior corridors. This designation is intended to cater to the community's everyday needs, offering establishments such as retail, dining, and personal services. Consideration for adjacent residential and commercial land uses should be made to ensure compatible scale and buffering. These uses are most appropriate along major interior corridors within the city's core, such as Jackson Street, Mechanic Street, Wharton Street, and West Loop.
GENERAL COMMERCIAL	General Commercial land uses should encourage large-scale commercial uses and supporting functions that meet the needs of local and broader communities. This includes businesses such as retail, wholesale sales and services, and office uses. These uses will be primarily located along high-traffic areas near major corridors such as US 59, SH 71, and Mechanic Street and buffered from single-family residential developments to ensure desirable development patterns.
MIXED USE COMMERCIAL	The Mixed Use Commercial category is intended to blend residential and nonresidential uses, integrating commercial, office, and retail uses within a single area. These areas should foster pedestrian access to shops and dining while prioritizing natural features and siting buildings along streets and sidewalks. This designation provides an opportunity for a variety of land uses may be majority residential or commercial based on context. This designation is most suitable along major commercial corridors outside the central business district, including US 59, Bus. 59, and Hwy 71/Mechanic St. This designation is intended to serve as a transition use between higher and lower intensity commercial uses. High-density residential may be incorporated where deemed appropriate.
LIGHT INDUSTRIAL	The Light Industrial land use category encompasses industrial activities for the small-scale production or assembly of goods. Businesses in these areas play a vital role in fostering local employment opportunities and bolstering the municipality's tax revenue base. These operations typically occur indoors to avoid generating nuisances (noise, odor, dust, etc.). Operational needs such as freight loading and material storage should be screened away from vehicular and pedestrian thoroughfares.
HEAVY INDUSTRIAL	The Heavy Industrial category represents areas devoted to higher-intensity industrial uses such as manufacturing, storage, distribution, assembly, and larger shipping operations, potentially generating higher levels of noise and waste. In addition to large-scale industrial operations, office and retail uses provide accessory functions to support administrative needs and convenient goods and services to those employed in this area. Residential uses are not appropriate for this module due to the intensity of manufacturing and distribution establishments.
PUBLIC AND SEMI-PUBLIC	The Public and Semi-Public category encompasses the City's governmental, institutional, educational, and religious institutions, such as fire and police stations, schools, places of worship, and land used by the City for storage or facilities. These uses are generally appropriate within any of the other future land use categories.
PARKS AND OPEN SPACE	Parks, recreational facilities, trails, and other open spaces that currently exist or are planned create this land use designation. These types of uses can also be appropriately integrated into any of the other future land use categories, except industrial uses. Industrial uses are generally not compatible with parkland but may thoughtfully incorporate trails and floodplains or wetlands.



Opportunity Areas

Opportunity Areas/ Áreas de Oportunidad

Opportunity areas are specific zones within the City that possess unique and distinct characteristics, which set them apart from other parts of the City. The strategic identification and development of these opportunity areas are crucial for fostering the overall growth and enhancement of the City. The unique attributes of these areas make them prime candidates for targeted development initiatives aimed at enhancing their individual characteristics.

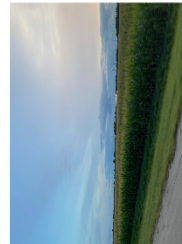
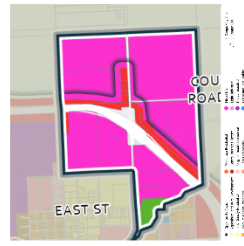
MIXED USE OPPORTUNITY AREA

Assessment

The Mixed Use Opportunity Area is located in the western part of El Campo and roughly encompasses tracts of land to the east and west of US59 from Divide Street to E Alford Street. This area encompasses sections of the Tres Palacios Creek, and some existing commercial development along Blue Creek Road. The area is primarily vacant and presents an opportunity for future development.

Future Development and Character

The Mixed Use Opportunity Area is envisioned to be developed as a mixed-use district offering a variety of job-box commercial development and housing options, including upscale apartments and townhomes with walkable access to retail and recreation opportunities. Future developments should capitalize on the large vacant lots and the location along US59 to develop with large commercial development that are not as feasible within the central portion of El Campo. Development can incorporate a mix of commercial and residential development both vertically and horizontally. The future development should include designated parks and open spaces along the Tres Palacios Trail to ensure ample outdoor recreation opportunities for residents and visitors. The development should also include a gateway to the community providing a welcoming and a favorable environment for residents and visitors. Wayfinding elements will be thoughtfully incorporated throughout the area to enhance navigation and accessibility.



HISTORIC DOWNTOWN OPPORTUNITY AREA

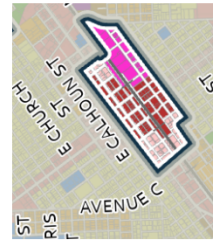
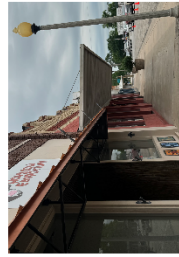
Assessment

The Historic Downtown Opportunity Area is generally bordered by Avenue B Street on the west, N Wharton Street on the east, W Hill Street on the north, and E 2nd Street on the south. It encompasses the Central Business District (CBD) as well as adjacent areas that share a similar character and are intended to be developed in alignment with the CBD's character. This area is home to numerous historic structures that contribute to the distinct identity and heritage of El Campo. The establishment of this opportunity area aims to encourage historic preservation while fostering revitalization and infill development, all while maintaining the existing charm and character of the neighborhood.

Future Development and Character

The Downtown Opportunity Area is envisioned to be developed as a bustling hub with outdoor events, diverse dining and entertainment options, and boutique shops while retaining its historic charm. By utilizing the upcoming Downtown Revitalization Grant, the focus will be on preserving and restoring historic buildings, attracting small local businesses, incorporating public art and landscaping in spaces that enhance the area's appeal. Consistent with the development plan, the area will complement the existing streetscape, promoting walkability and accessibility.

With a central portion of the boundary, future developments should utilize existing industrial buildings to provide a mix of uses, including residential, commercial, and recreational. Development patterns will be similar to those in the CBD, with a focus on walkability and connectivity.



EAST LOOP OPPORTUNITY AREA

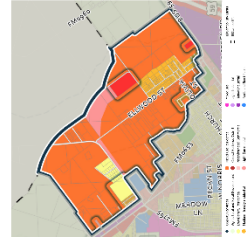
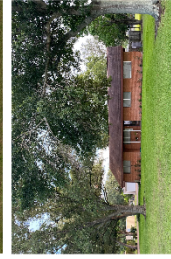
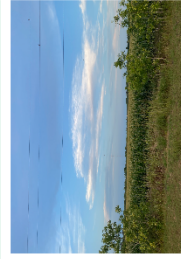
Assessment

The East Loop Opportunity Area is generally located east of N Wharton Street, encompassing the area in the ETI from the City limit to the ETI boundary from FM 2765 to E Jackson Street. The area currently includes a mix of low-to-medium-density residential development, limited commercial businesses, and many large vacant tracts of land. The current residential development is concentrated in the western portion of this area. Additionally, it is conveniently located near N Wharton Street, a major transportation corridor in the City. Its location in the ETI and vacant areas presents strategic growth potential in the future.

Future Development and Character

The East Loop Opportunity Area is envisioned as a thriving community characterized by its suburban charm and modern amenities. This area will feature newer housing developments that offer a mix of single-family homes, townhomes, and apartments to accommodate diverse demographics. The area is envisioned to include master-planned communities, incorporating decorative lights, parks, and extensive sidewalks to enhance walkability and safety.

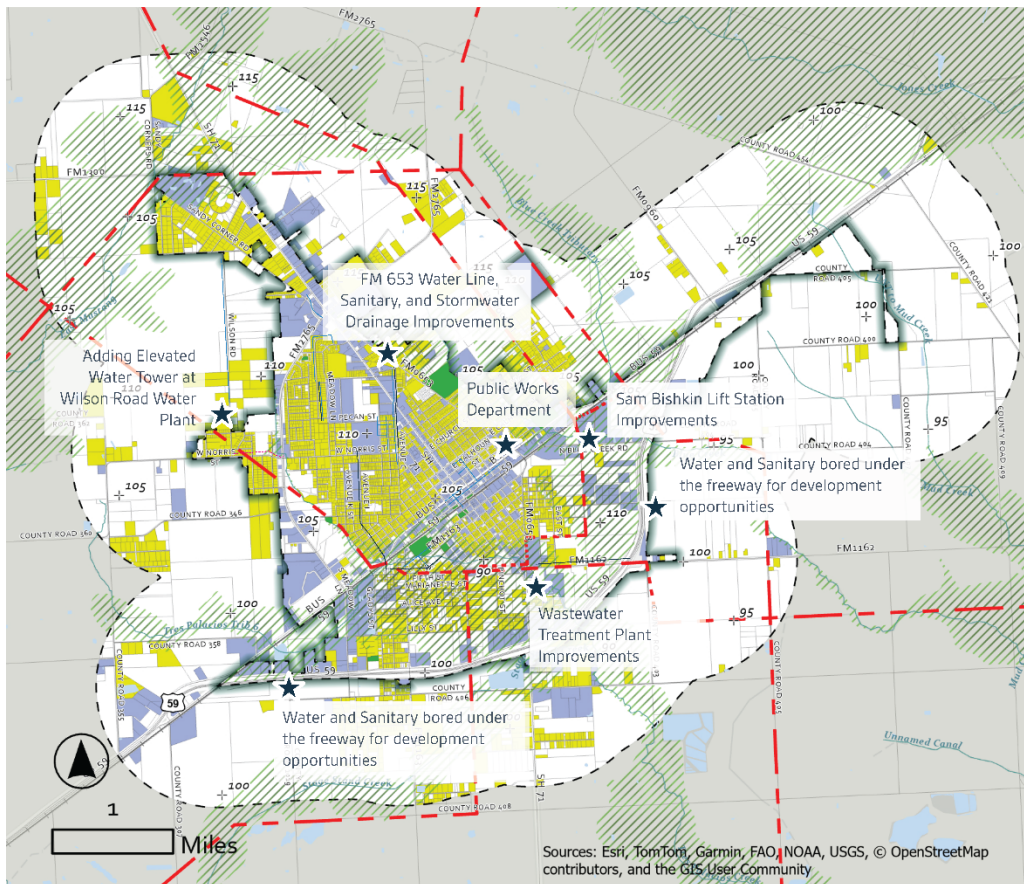
The residential development in the area will be complemented by parks and trails, encouraging outdoor recreation as well as commercial uses along major transportation corridors, providing retail and employment opportunities nearby. The proposed land use in this area also encourages both horizontal and vertical mixed-use development where suitable.



Water and Wastewater Infrastructure

Water & Wastewater Infrastructure/ Infraestructura de Agua y Aguas Residuales

Water and Wastewater Planned Improvements



- + Spot Elevations
- Electric Transmission Lines (HIFLD)
- Railroad
- ~ Streams
- Water Improvements
- Developed Residential
- Developed Non-Residential
- Undeveloped Areas
- Parks and Open Space
- Sewer Improvements
- Waterbodies
- 100 Year Floodplain (FEMA)
- El Campo City Limits
- El Campo ETJ



Transportation Infrastructure

Transportation Infrastructure/ Infraestructura de Transporte

Active Transportation

Active transportation refers to any form of human-powered travel such as walking, biking, or using a wheelchair typically for getting to everyday destinations like work, school, or shopping. It supports healthier lifestyles, reduces traffic congestion and emissions, and creates more connected livable communities. Depending on each street's characteristics, the following facility types may be appropriate for enhancing active transportation in El Campo's network:

On-Street

Bike Route

- Provides basic bicycle access on roads where no space for a designated bicycle facility is available
- Helps maintain connectivity between destinations and streets with designated bicycle facilities
- "Share the Road" signage or "Sharrow" pavement markings recommended to remind motorists of cyclists' right to the street



Bike Lane/Shoulder Bike Lane

- Designates an exclusive area for cyclists on high pavement marking and signage
- Visually reminds motorists of cyclists' right to the street
- Increases cyclists' comfort and confidence on busy streets
- Relatively easy to implement and maintain
- Does not provide physical protection for cyclists



Buffered Bike Lane

- Buffer between car traffic and bike traffic via two painted white lines, with or without diagonal cross-hatching
- Allows cyclists more room without appearing as a car travel/parking lane
- Does not provide physical protection for cyclists



Protected Bike Lane

- Provides physical separation from car traffic via bollards, planters, raised curb, or parked cars
- Prevents double-parking unlike conventional bike lanes
- Requires special maintenance

Off-Street

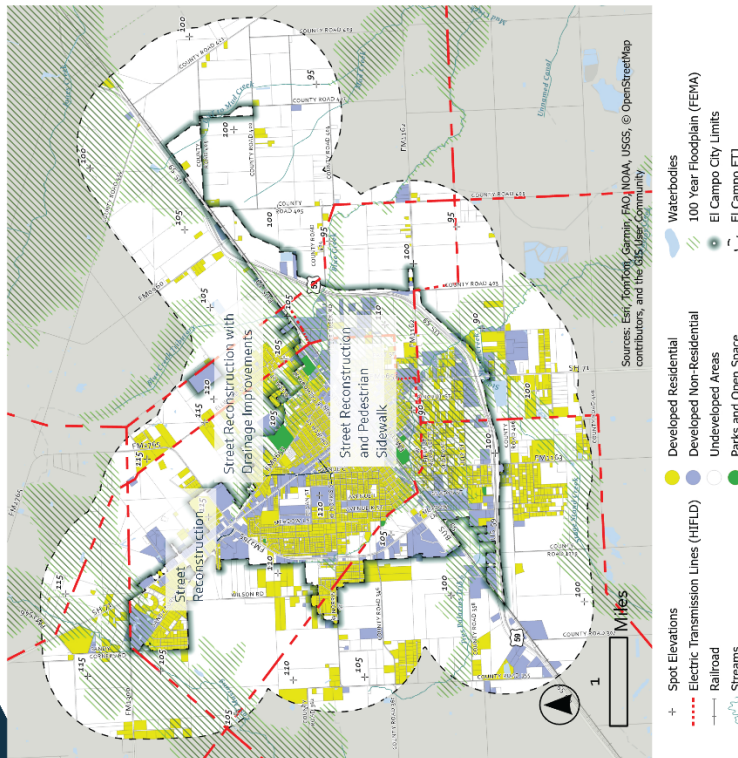
Hike & Bike Trail

- Also known as a multi-use trail
- Path serving multiple types of users, particularly pedestrians, cyclists and joggers
- Completely separated from traffic (off-street)
- Usually passes through a greenway, park or an open space
- Can be paved or unpaved
- Minimum 8 feet in width, ROW acquisition may be required
- Potential locations could include trails along the Tres Palacios River connecting to Willie Bell Park and continuing along the railroad tracks to Downtown.



Sidewalk

- Also known as a shared-use path
- Serves multiple types of users – cyclists, pedestrians, inline skaters, wheelchair users, joggers, and other non-motorized users
- Adjacent and parallel to a street
- Can accommodate two-way traffic on one side of the street
- Minimum 8 feet in width, ROW acquisition may be required



Meeting Agenda



Comprehensive Plan Public Presentation Presentación Pública del Plan Integral

MEETING AGENDA

Date: November 6, 2025
Time: 5:30 PM - 7:30 PM
Venue: Civic Center

How to Participate

- Join us for a brief presentation on the draft Plan
- Review information and add your comments to the interactive boards
- Talk to the project team to provide feedback

AGENDA DE LA REUNIÓN

Fecha: 6 de noviembre de 2025
Hora: 5:30 PM - 7:30 PM
Lugar: Civic Center

Cómo participar

- Acompáñanos en una breve presentación sobre el borrador del Plan
- Revise la información y agregue sus comentarios en los tableros interactivos
- Hable con el equipo del proyecto y comparta sus opiniones

Visit the project website for regular updates on the project!
ElCampoCompPlan.com



Meeting Agenda Continued



About the Plan/ Sobre el Plan

COMPREHENSIVE PLAN OVERVIEW

The Comprehensive Plan provides an assessment of the physical, social, and environmental factors influencing El Campo's growth and development. An overview of the City's existing conditions is included to establish a foundation for the following chapters of the Plan. Understanding the City's background and context helps identify the community's needs and desires and sets the stage for all subsequent recommendations within this Plan. The inferences drawn from the baseline studies (housing analysis, demographic analysis, existing land use analysis, natural hazards overview, public infrastructure, and transportation analysis) are used to develop the Future Land Use Map and recommendations for this Plan.

LAND USE PLANNING AND HAZARD MITIGATION

El Campo is characterized by a rich array of natural assets that contribute to its unique identity and livability. The City's location in the Gulf Coast Region enhances its climate and biodiversity, allowing a variety of species to thrive in its humid coastal environment. The abundance of various water sources and green spaces also contribute to the area's scenic beauty and provide numerous recreational opportunities for residents. Along with its natural assets, El Campo also faces several potential hazards that must be addressed to protect its residents and environment.

The Comprehensive Plan provides information on El Campo's different assets and resources to inform the conditions that will impact its future. By recognizing and leveraging its natural assets while proactively addressing potential hazards, El Campo can create a sustainable and resilient community that thrives in its environment.



Flyers and Advertising Media

Flyers



Comprehensive Plan Public Presentation

WHERE **Civic Center**
2350 N Mechanic St
El Campo, TX 77437

WHEN **November 6, 2025**
5:30 pm

*Join us for a presentation to learn about the
Draft Comprehensive Plan, meet the project
team and provide input.*

What is the Comprehensive Plan?
The City of El Campo is in the process of updating the Comprehensive Plan. The Comprehensive Plan will serve as the City's road map for the next 10 to 20 years. It will include recommendations for addressing issues related to transportation, land use, downtown, and economic development. The City Council, Planning Commission, and City Staff will use the Plan to make important land use, budgeting, and development decisions.

*Visit the project website
to learn more!*



ElCampoCompPlan.com



Facebook Post



City of El Campo
November 6 at 12:25 PM · 🌐

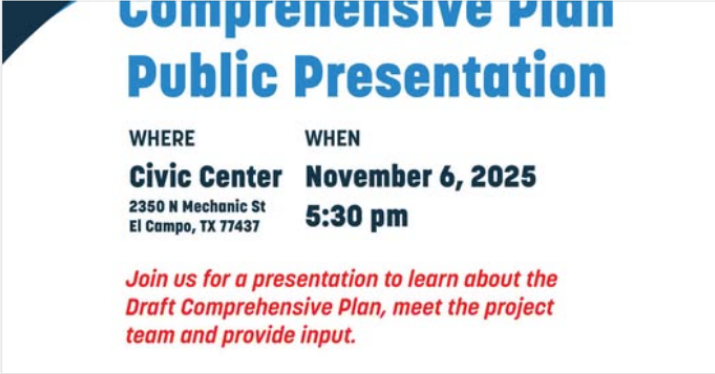
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Happening tonight! 📅

This event will include a brief presentation of the comprehensive plan draft, followed by a Q&A session and networking around displays with the consultant team & staff. Please join us at this public event to provide any final thoughts, comments, or feedback to the plan before it gets presented to Council for adoption in early 2026.

The comprehensive plan is a key tool that will help guide future decisions for El Campo, shaped by community input from surveys, events, and feedback from the Comprehensive Plan Advisory Committee & City staff.

See ya'll there!



**Comprehensive Plan
Public Presentation**

WHERE	WHEN
Civic Center	November 6, 2025
2350 N Mechanic St El Campo, TX 77437	5:30 pm

*Join us for a presentation to learn about the
Draft Comprehensive Plan, meet the project
team and provide input.*

Thu, Nov 6

Comprehensive Plan Public Presentation

2350 N Mechanic St, El Campo, TX 77437-2343, United States

10 people interested

☆ Interested



City of El Campo
November 3 · 🌐

...

Happening next week! 📅

This event will include a brief presentation of the comprehensive plan draft, followed by a Q&A session and networking around displays with the consultant team & staff. Please join us at this public event to provide any final thoughts, comments, or feedback to the plan before it gets presented to Council for adoption in early 2026.

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