

Application Fee: \$300.00
Date Paid: _____
ID #: _____



City of El Campo
Inspections &
Planning Department
315 E Jackson St
El Campo Texas 77437
cityofelcampo.org

PLANNED DEVELOPMENT DISTRICT APPLICATION

DATE _____

PLANNED DEVELOPMENT PERMIT DEFINED: The planned development district allows for a development containing uses or a combination of uses in a design that would not otherwise comply with the regulations of the primary zoning districts, but does provide an overall design, increased open space, or other features or amenities that result in a superior development or offer special benefits to the community. Refer to [Chapter 10 Unified Development Code](#) for further information.

APPLICATION SUBMITTAL: Applications will be conditionally accepted on the presumption that the information, materials, and signatures are complete and accurate. If the application is incomplete or inaccurate, your project will be delayed until corrections and/or additions are received. Please submit complete application to Permit Clerk in person at City Hall (315 E. Jackson St., El Campo, TX 77437) or by email to City Planner, Krystal Hasselmeier at KHasselmeier@cityofelcampo.org.

Applicant

Name: _____ Complete Mailing Address: _____

Phone: _____ Email: _____

Property Owner - *Check if same as Applicant*

Name: _____ Complete Mailing Address: _____

Phone: _____ Email: _____

Description of Proposed Project: _____

Physical Location of Property: _____

Legal Description:

HCAD Tax Account #: _____ Survey/Abstract #: _____ Lot/Parcel: _____ Tract #: _____

Current Use of Property: _____ **Current Zone:** _____

This is to certify that the information on this form is complete, true, and correct and the undersigned is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

Applicant Name

Applicant Signature

Date

Owner Name

Owner Signature

Date



SUBMITTAL REQUIREMENTS

The following summary is provided for the applicant's benefit. However, fulfilling the requirements of this summary checklist does not relieve the applicant from the responsibility of meeting the regulations in the Zoning Ordinance, subdivision regulations, and other development related ordinances of the City of El Campo.

A complete application must include:

- **Application Fee: \$ 300.00**
- **Tax Certificate from the County indicating property ownership and current tax payment status (*taxes must be current to process application*)**
- **A general development plan or a final development plan including general site plan showing the approximate location of buildings, parking lots, and streets, the maximum building height, and the setbacks from all boundaries**
- **A list of proposed land uses and the approximate acreage devoted to each type of use**
- **The maximum densities for residential uses and the maximum floor area for nonresidential uses**
- **Significant environmental features, including floodplains and watercourses**
- **The areas devoted to common open space**
- **A pedestrian circulation plan**
- **A general landscape plan**
- **Major signs**
- **Information relating to the transition between and buffering of differing land uses**

The City's staff may require other information and data for specific required plans. Approval of a required plan may establish conditions for construction based upon such information.

PROCESS

All Planned Development Districts require a form Pre-Development Meeting with City staff to review compliance with zoning, building code, and other regulations. Then, City staff will complete a report for the Planning & Zoning (P&Z) Commission that will provide all the details the P&Z Commission will need to make a recommendation for Council determination. It is always in the best interest of the applicant to be present for the meeting to answer any specific questions the commissioners might have. The public hearing portion of the P&Z meeting will allow anyone to speak and offer support or protest the request. Once the public hearing is complete, the P&Z Commission can choose to table the discussion (if they need additional information, etc.), or choose to vote for or against the request. A report and ordinance amending the zoning ordinance will be placed on the City Council agenda for final determination. If approved by Council, the amending ordinance will become part of the record.

PLANNED DEVELOPMENT DISTRICT CRITERIA

A planned development district may not be used for the primary purpose of avoiding the zoning regulations applicable to the primary zoning districts. The use of planned development districts can increase compatibility and reduce negative impacts when procedures such as encouraging large-scale development, efficient use of land, innovative and imaginative site planning, greater open space, and economical land developments are utilized to the fullest.

- 1) **Planned Residential District Development** should be designed in a manner that will produce more usable open space, better recreational opportunities, and safer and more attractive neighborhoods than under conventional zoning and development techniques.
- 2) **Planned Commercial District Developments** should be designed so as to result in attractive, viable and safe centers and clusters, as opposed to strip patterns along thoroughfares. Control of vehicular access, architectural quality, landscaping and signs will be exercised to soften the impact on nearby residential neighborhoods, and to ensure minimum adverse effects on the street system and other services of the community.
- 3) **Planned Industrial District Developments** should be designed to promote the establishment of industrial parks, to permit groups of industrial buildings with integrated design and coordinated physical plan, [and] to buffer adjacent residential areas with landscaped open space.

Standards for the design, bulk and location of buildings and structures shall be as set forth in the regulations applicable to the planned development district; provided that, the planning and zoning commission and city council may, in the process of approving the general development plan, approve deviations as considered appropriate and compatible with surrounding and adjacent developments.