

Providing fiscally responsible public services and public safety in support of quality of life, community character and economic opportunity for all residents.

MEETING NOTICE

City of El Campo

City Council Workshop

City Hall - Council Chambers (315 E. Jackson St., El Campo, Texas, 77437)

October 27, 2025 - 5:00 PM

NOTICE is hereby given that a meeting of the City Council of El Campo will be held at City Hall - Council Chambers (315 E. Jackson St., El Campo, Texas, 77437) at 5:00 PM on October 27, 2025. The purpose of the meeting will be to review and consider taking official action on the following agenda items:

Agenda

- 1. CALL TO ORDER**
- 2. CERTIFICATION OF QUORUM**
- 3. PUBLIC COMMENTS**
- 4. COUNCIL DISCUSSION AND COMMENT**
 1. Discussion related to City of El Campo, Texas Code of Ordinances, Article 12.03 Parking to Provide Staff Direction on Revisions
- 5. ADJOURNMENT**

In compliance with the Americans with Disabilities Act, the City of El Campo will provide reasonable accommodations for disabled person attending City Council meetings. Requests should be received at least 24 hours prior to the scheduled meeting, by contacting City Hall at 979-541-5000, or by e-mail to council@cityofelcampo.org.

This meeting is posted and conducted in accordance with Chapter 551 of the Texas Government Code. I certify that a copy of this agenda was posted at City Hall, 315 East Jackson Street, El Campo, TX 77437, on the public bulletin board, a place that is convenient and readily accessible to the general public at all times, and on the City of El Campo website, on the 21st day of October, 2025 at 5:00 PM; and remained posted continuously for at least three (3) business days prior to the scheduled meeting date.

Published By: Kaylee Koudela, City Secretary
Agenda Approved By: Courtney Sladek, City Manager



Staff Report

AGENDA ITEM REPORT

DATE: October 27, 2025

SUBMITTED BY: Krystal Hasselmeier, Planning

ITEM TYPE: Agenda Item

AGENDA SECTION: COUNCIL DISCUSSION AND COMMENT

SUBJECT: Discussion related to City of El Campo, Texas Code of Ordinances, Article 12.03
Parking to Provide Staff Direction on Revisions

BACKGROUND: Discussion related to City of El Campo, Texas Code of Ordinances, Article 12.03
Parking to provide staff direction on revisions. Revision topics for discussion
include:

1. RV parking in Residential Lots
2. Parking of Vehicles for Sale
3. Parking in Grass

Item(s) Included:

- Parking Ordinance Survey
- Ordinance Report - Art. 12.03.004 Parking Oversized Vehicles and commercial vehicles, trailers, boats, or boat trailers in residential zoned districts prohibited. (*RV parking in Residential Lots*)
- Ordinance Report - Art. 12.03.006 Parking of Vehicles for Sale (*Parking of Vehicles for Sale*)
- Ordinance Report - Art. 12.03.002 Manner of Parking (*Parking in Grass*)

SUGGESTED ACTION:

ATTACHMENTS:

[Parking Ordinance Survey.pdf](#)
[Ordinance Report - Art. 12.03.004 Parking Oversized....pdf](#)
[Ordinance Report - Art. 12.03.006 Parking of vehicles for sale.pdf](#)
[Ordinance Report - Art. 12.03.002 Manner of parking.pdf](#)

Ordinance Survey				
City	Miles from EC	Ordinance against RV/Boat Parking at a residence?	Ordinance against Parking in grass?	Ordinance against Parking vehicles for sale?
Wharton	13.2	No - Only stipulates can't park in streets for more than 3 hours & allows occupied one for 7 days every 6 months; Only the section related to recreational vehicles applies, mobile homes are now considered manufactured homes; Allows boats/trailers to be parking streets for 48 hours	No	No
Edna	28	Yes - Allows at residential property on improved site/pad/driveway within zoning setbacks; would also be allowed in the back yard with or without fence	No	Yes
East Bernard	29.5	No - Only stipulates can't park in streets for more than 2 hours or 72 hours id leased or borrowed	No	No
Bay City	31.8	No - Only stipulates can't park in streets for more than 3 hours & allows occupied one for 14 days every 6 months; Only the section related to recreational vehicles applies, mobile homes are now considered manufactured homes	No	No
Eagle Lake	32	No	No	No
Needville	37.9	Yes - Allows max of 1 RV parked at residence in side or rear lot with 25 ft front set back, 5 feet rear and side setbacks; must be owned or leased by property owner where stored; Allows occupied for 14 days every 6 months.	No	No
Sugar Land	52.5	Yes - Prohibits parking in front or side yard, must be on approved surface; would be allowed in the back yard with or without fence	Yes	Yes - but regulation for this does not specifically state vehicles for sale
Victoria	53.1	No - Prohibits parking in street for more than 24 hours	No	Yes
Cuero	79.9	No	No	Yes
Buda	138	No	No	No
Wimberly	147	No	No	No
Fredericksburg	203	No	No	No



ORDINANCE REPORT

Chapter 12 Traffic & Vehicles, Article 12.03 Parking

Report related to the discussion of City of El Campo, Texas Code of Ordinances, Article 12.03 Parking, to provide staff direction on revisions.

Revisions for discussion include:

1. § 12.03.004 Parking of oversize and commercial vehicles, trailers, boats, or boat trailers in residential zoned districts prohibited.

>RV Parking in Residential Lots

DETAILS

Adoption Date: 8/14/2025 (revisions)

Ordinance No.: 2023-13

Purpose for Revisions

- Seeks to resolve issue of RV's being parked in driveways of residential properties
- Introduced as a result of a complaint by an individual resident to a Councilmember

RESULT: APPROVED [5 TO 2]

MOVER: Blake Barger, Council Member

SECONDER: John Hancock, Council Member

AYES: Barbee, Barger, Coblenz, Hodges, Hancock

NAYS: Bustamante, Ward

How Ordinance Works

- RV's at residences must be in the side or back yard (*but not protruding past the front façade*)
- Does allow parking in corner side yards based on current language
- Must have an approved (*by the building official*) parking surface & curb cut/driveway
- Parking at residences does not apply to boats, trailers, or other similar based on current language (*but it does apply to these for streets, highways, alleys or other public ROWs in residential zones*)

Challenges

- Rural community with RV's, Boats, etc. all over town
- Minimal storages facilities or lots available nearby – *3 within 30 miles of the City, total 11 spots available*
- Not all properties have enough setback space to accommodate this rule
- This rule looks different depending on layout of parcel, only applies to parking in front of the house (not side/backyard)
- If not complied with, matter goes to municipal court, followed by daily fine or filing charges with the district (*which requires funding not currently budgeted for*)

Possible Edits

- Consider adding maximum length (*Ex. over 20' not allowed – 'Oversize Vehicle' currently defined as over 20 linear foot, but this does not apply to trailers/boats; Can't be a number less than 20' or contradicts definition of 'Oversized Vehicle'*)

Note:

1. RV's

The average length of an RV varies significantly by type, but generally ranges from 17-24 feet for Class B motorhomes and 20-33 feet for Class C motorhomes, up to 26-45 feet for larger Class A motorhomes and Fifth Wheels. Smaller travel trailers can be 10-20 feet, while larger ones can exceed 40 feet.

Here are the average lengths for common RV types:

Class A Motorhomes: *These large, bus-like RVs typically range from 26 to 45 feet.*

Class B Motorhomes (Campervans): *The smallest motorhome class, they are usually 17 to 23 feet long.*

Class C Motorhomes: *A mid-range option that looks like a truck or van with a cab-over bunk, averaging 21 to 35 feet.*

Fifth Wheels: *These towable trailers are often longer than other towable types, falling in the 25 to 45 feet range.*

Travel Trailers: *These come in a wide variety, from small units of 10-20 feet to large ones extending 31-40 feet or more.*

2. **TRAILERS**

Standard utility trailer lengths vary, but 10 to 16 feet is a common range for smaller tasks like landscaping or moving household items, while 20-foot and longer trailers are used for heavy-duty needs such as transporting large machinery or vehicles. Common specific sizes include 5'x12', 6'x12', 7'x14', and 8'x16'.

Common lengths and uses:

8 to 10 feet: *Ideal for small loads like lawn equipment or a few pieces of furniture.*

12 to 14 feet: *A step up, suitable for larger items such as home appliances, motorcycles, or more significant construction materials.*

16 feet: *A popular size for hauling substantial loads, still maintaining some maneuverability.*

20 feet and longer: *For significant hauling needs, including large equipment, vehicles, and extensive construction materials.*

3. **BOATS**

There isn't a single standard boat length, as length varies significantly by boat type and purpose, but many recreational boats fall between 15 and 25 feet, with larger coastal cruisers extending to 26-40 feet and offshore yachts reaching over 40 feet. A boat's ideal length depends on factors like the number of passengers, intended use (e.g., water sports, fishing), and the water conditions it will encounter.

Common Boat Lengths by Use:

Water Sports: *15-25 feet, with powerful engines for pulling skiers.*

Inshore Fishing: *17-20 feet.*

Offshore Fishing: *30 feet and up.*

Cruising/Pleasure: *20-30 feet for inshore use, 30 feet or longer for offshore travel.*

Bay Boating: *20-30 feet.*

Categories of Boats:

Day Boats (Small): *15-25 feet.*

Coastal Cruisers (Medium): 26-40 feet.

Offshore Yachts (Large): Over 40 feet.

- Add language to not allow in corner side yards (*See diagrams for block/layout images*)
- Include 'oversize and commercial vehicles, trailers, boats, or boat trailers' to long term parking section (*Section currently only applies to RV's parked in yards*)
- Add definition for recreational vehicles (*Don't currently have this term defined in this chapter*)

Example Text with Proposed Changes

§ 12.03.004 Parking of oversize and commercial vehicles, trailers, boats, or boat trailers in noncommercial districts.

- (a) *Parking of oversize and commercial vehicles, trailers, boats, or boat trailers prohibited on streets, highways, alleys or other public rights-of-way in residential zoned districts.*
- (1) *It shall be unlawful for any person to park or stand a commercial vehicle, oversize vehicle, trailer, semitrailer, boat, or boat trailer or to allow such to park or stand upon any public street, highway, alley, sidewalk or public right-of-way between any street and alley, within any part of the city classified by the zoning ordinance of the city as a single-family residence district, two-family and attached single-family residence district, multiple-family district, or multiple-family residence district (being zoning designations R-1E, R-1, R-1S, R-1M, R-2 and R-3).*
- (2) *It is an affirmative defense to this section that the vehicles or trailers defined in subsection (a) herein are:*
- (A) *In the act of loading, or unloading passengers, freight, or merchandise;*
- (B) *Publicly owned or franchised emergency or utility vehicles carrying out official duties;*
- (C) *Being used for street construction, maintenance, or repair;*
- (D) *Suffering with a mechanical defect, making it unsafe to proceed further, in which event it shall be lawful to stand or park the vehicle only during the time necessary to make emergency repairs;*
- (E) *Any motor home, boat, boat trailer, trailer or house trailer being loaded, unloaded, or otherwise prepared for use or storage during a period of time that does not exceed five hours;*
- (F) *Owned or operated by a contractor who has parked the vehicle in front of a residence or residential lot for which the person is contracted to do work, provided that the vehicle is parked only between the hours of 7:00 a.m. and 8:00 p.m. and only while the work is being performed;*
or
- (G) *Vehicles defined herein as recreational travel trailers, motor homes, boats and boat trailers that are parked for a period of time not to exceed 24 hours in anticipation of immediate use and being moved there from within such time period.*
- (b) *The long-term parking or storage of any recreational vehicles, **oversize and commercial vehicles, trailers, boats, or boat trailers, as defined in this section,** in residential zoned district (being zoning designations R-1E, R-1, R-1S, R-1M, R-2 and R-3), must meet the following requirements:*
- (1) *May not be used for housekeeping, living, or sleeping quarters.*
- (2) *May not extend over a public easement, sidewalk, or right-of-way.*
- (3) *It shall be unlawful for any person to store a recreational vehicle, **oversize and commercial vehicles, trailers, boats, or boat trailers over TBD ft. in length** ~~in the front yard of~~ at a residence.*

- (4) Recreational vehicles, commercial vehicles, trailers, boats, or boat trailers under TBD ft. in length may be stored behind the front building setback in the back yard, or side yard (with exception of corner side yards) of a residence.
- (5) Recreational vehicles, commercial vehicles, trailers, boats, or boat trailers under TBD ft. in length may not be stored in corner side yards of a residence.
- (6) Recreational vehicles may only be parked on an impervious surface of concrete, asphalt or stabilized gravel, or other commonly accepted material approved by the building official.

Example Definition(s)

Recreational vehicle or RV: Any camper trailer, travel trailer, motor home, truck camper, fifth wheel designed to provide temporary living quarters for recreational camping or travel use, constructed with integral wheels to make it mobile and/or towable by motor vehicle.

Examples



Current Text

Notes: Current text shown as draft with most recent changes adopted

ARTICLE 12.03

PARKING

12.03.01 Definitions

12.03.002 Manner of parking

12.03.003 Parking prohibited on specific streets

12.03.004 Parking of oversize and commercial vehicles, trailers, boats, or boat trailers ~~prohibited on streets, highways, alleys or other public rights-of-way~~ in noncommercial districts

12.03.005 Parking of commercial vehicles prohibited on public streets, alleys, etc.

12.03.006 Parking of commercial vehicles within certain zoning districts

12.03.007 Offense and penalty

§ 12.03.001 Definitions.

- (a) For the purposes of this article the following words and phrases shall have the meanings respectively ascribed to them by this section:

Alley. Land dedicated to public use and devoted to secondary access to lots.

Boat trailer. A trailer and/or semitrailer which is designed and constructed to carry a sailboat, motorboat or other vessel used upon any body of water.

Bus. Every motor vehicle designed for carrying more than ten (10) passengers and used for the transportation of persons and every motor vehicle other than a taxicab designed and used for the transportation of persons for compensation.

City. All areas included within the corporate city limits of the City of El Campo, Texas.

Commercial vehicle. A bus, semitrailer, truck, truck tractor, house trailer, farm tractor or any vehicle, with a manufacturer's gross vehicle weight rating in excess of 10,000 pounds or carrying capacity exceeding one ton.

Driveway, private. Any entrance or exit over the sidewalk or sidewalk area of any street affording a means of ingress or egress for vehicles to or from any private property.

House trailer, travel trailer. A trailer or semitrailer which is designed, constructed and equipped as a dwelling place living abode or sleeping place (either permanently or temporarily) and is equipped for use as a conveyance on streets and highways, and shall include those vehicles commonly known as recreational vehicles.

Implement of husbandry. Every vehicle designed and adapted for use as a farm implement machinery or tool as used in tilling the soil but shall not include any passenger car or truck.

Loading zone. That portion of any roadway set apart, marked and numbered for the sole use or the public as a place for loading or unloading passengers, merchandise or other cargo.

Motor home. Every vehicle designed and constructed as a dwelling place, living abode or sleeping place (either permanently or temporarily) and equipped for use as a conveyance on streets and highways.

Motor vehicle. Every vehicle which is self-propelled.

Oversize vehicle. A motor home, any motor vehicle or trailer that exceeds twenty (20) linear feet, or any commercial motor vehicle with a rated gross weighted capacity of in excess of one and one-half (1-1/2) tons according to the manufacturer's classification.

Park, parking. The standing of a vehicle, whether occupied or not, other than temporarily for the purpose of and while actually engaged in loading or unloading merchandise or passengers.

Semitrailer. Every vehicle without motor power, designed for carrying persons or property and for being drawn by a motor vehicle and so constructed that some part of its weight and that of its load rests upon or is carried by another vehicle.

Street, roadway and highway. The entire width between the boundary lines of every way publicly maintained when any part thereof is open to the use of the public for purpose of vehicular and pedestrian travel.

Trailer. Every vehicle without motor power, designed for carrying persons, animals or property and for being drawn by a motor vehicle. The term shall include, but not be limited to, semitrailer, utility trailer, travel trailer and boat trailer.

Truck. A “commercial vehicle.”

Truck parking. An area designated for parking a commercial vehicle/truck.

Truck tractor. Every motor vehicle designed and used primarily for drawing other vehicles and not so constructed as to carry a load other than a part of the weight of the vehicle and load so drawn.

Truck traffic. The operation of any commercial vehicle including but not limited to truck, truck tractor or combination of any truck, truck tractor, trailer, or semitrailer that are considered commercial vehicles. The operations of “recreational vehicles” are not considered to be truck traffic.

- (b) Whenever any words and phrases used in this article are not defined in this article, but are defined in the state laws regulating the operation of vehicle, any such definition therein shall be deemed to apply to such words and phrases used in this article.

(Ordinance 2018-25 adopted 10/22/18; Ordinance 2022-07 adopted 4/11/22)

§ 12.03.002 **Manner of parking.**

Whenever the city shall have designated the manner in which motor vehicles shall be parked on any public street, by marking parking spaces on such streets, it shall be unlawful to park any motor vehicle on any such street other than in the manner so designated and entirely within the lines of such space.

(1988 Code, ch. 10, sec. 18.00; 2010 Code, sec. 44-30(a); Ordinance 2022-07 adopted 4/11/22)

Parking § 12.03.003 **Parking prohibited on specific streets.**

It shall be unlawful for any person to park any vehicle on any of the streets, or portions thereof, specified by ordinance on file in the office of the city secretary, when signs or street or curb markings are in place giving notice thereof.

(1988 Code, ch. 10, sec. 18.00; Ordinance adopted 8/1/38, sec. 5; Ordinance adopted 1/9/56, secs. 1, 62, 63, 94; Ordinance adopted 11/26/56, secs. 2–4; Ordinance adopted 9/10/62, sec. 3; Ordinance adopted 11/8/76, sec. 1; Ordinance adopted 8/8/77, sec. 1; Ordinance adopted 10/10/77, sec. 1; Ordinance adopted 12/22/77, sec. 1; Ordinance 1980-18, secs. 1, 2, adopted 6/23/80; Ordinance 1980-22, adopted 8/11/80; Ordinance 1981-42, adopted 12/28/81; Ordinance 1982-18, adopted 8/23/82; Ordinance 1984-03, adopted 2/27/84; 2010 Code, sec. 44-30(b); Ordinance 2022-07 adopted 4/11/22)

§ 12.03.004 **Parking of oversize and commercial vehicles, trailers, boats, or boat trailers ~~prohibited on streets, highways, alleys or other public rights-of-way~~ in noncommercial districts.**

(1) Parking of oversize and commercial vehicles, trailers, boats, or boat trailers prohibited on streets, highways, alleys or other public rights-of-way in noncommercial districts

- (a)* It shall be unlawful for any person to park or stand a commercial vehicle, oversize vehicle, trailer, semitrailer, boat, or boat trailer or to allow such to park or stand upon any public street, highway, alley, sidewalk or public right-of-way between any street and alley, within any part of the city

classified by the zoning ordinance of the city as a single-family residence district, two-family and attached single-family residence district, multiple family district, or multiple-family residence district (being zoning designations R-1E, R-1, R-1S, R-1M, R-2 and R-3).

(b) It is an affirmative defense to this section that the vehicles or trailers defined in subsection (a) herein are:

- (1) In the act of loading, or unloading passengers, freight, or merchandise.
- (2) Publicly owned or franchised emergency or utility vehicles carrying out official duties.
- (3) Being used for street construction, maintenance, or repair.
- (4) Suffering with a mechanical defect, making it unsafe to proceed further, in which event it shall be lawful to stand or park the vehicle only during the time necessary to make emergency repairs.
- (5) Any motor home, boat, boat trailer, trailer or house trailer being loaded, unloaded, or otherwise prepared for use or storage during a period of time that does not exceed five (5) hours.
- (6) Owned or operated by a contractor who has parked the vehicle in front of a residence or residential lot for which the person is contracted to do work, provided that the vehicle is parked only between the hours of 7:00 a.m. and 8:00 p.m. and only while the work is being performed; or
- (7) Vehicles defined herein as recreational travel trailers, motor homes, boats and boat trailers that are parked for less than a twelve (12) hour period in anticipation of immediate use and being moved therefrom within such time period.

(2) *The long-term parking or storage of any recreational vehicles, as defined in this section, in residential zoned district (being zoning designations R-1E, R-1, R-1S, R-1M, R-2 and R-3), must meet the following requirements:*

- (a) *May not be used for housekeeping, living, or sleeping quarters.*
- (b) *May not extend over a public easement, sidewalk, or right-of-way.*
- (c) *It shall be unlawful for any person to store a recreational vehicle in the front yard of a residence. Recreational vehicles may be stored behind the front building setback in the back yard, or side yard of a residence.*
- (d) *Recreational vehicles may only be parked on an impervious surface of concrete, asphalt or stabilized gravel, or other commonly accepted material approved by the building official.*

§ 12.03.005 Parking of commercial vehicles prohibited on public streets, alleys, etc.

It shall be unlawful for any owner, operator or person in control of a commercial vehicle, as defined herein, to leave, park, or stand, or permit the leaving, parking, or standing of such vehicle upon any public street, alley, parkway, boulevard or other property owned or controlled by any unit of government located within the city, except that this section shall not apply to:

- (1) Commercial vehicles while being used for street construction, maintenance, or repair;
- (2) Commercial vehicles being utilized by a company engaged in extending public service utilities;
- (3) Passenger buses taking on or discharging passengers at an approved bus stop;

- (4) A commercial vehicle parked in a loading zone for the purpose of loading or unloading freight or merchandise to a lawfully zoned business;
- (5) A commercial vehicle parked for the purpose of expeditiously delivering or picking up merchandise to or from a specific designated location or loading or unloading personal property to or from a specific designated location that shall not exceed three (3) hours in any case; and
- (6) A commercial vehicle experiencing a mechanical defect making it unsafe or impossible to proceed, for such period of time as emergency repairs are made or, if repairs cannot be made in a timely manner within three (3) hours, until a tow truck arrives.

(Ordinance 2022-07 adopted 4/11/22)

§ 12.03.006 Parking of commercial vehicles within ~~certain~~ non-residential zoning districts.

- (a) It shall be unlawful for any owner or person in control of a commercial vehicle as described herein, or any owner or person in control of property described herein to leave, park, or stand a commercial vehicle, or permit the leaving, parking, or standing of a commercial vehicle upon property within any area zoned ~~other than residential~~ nonresidential according to the city's unified development code, except where one or more of the following conditions exist:
 - (1) The commercial vehicle is parked upon an approved a parking surface that meets the standards set forth in the city's unified development code within an area zoned industrial according to the city's unified development code and does not obstruct a designated fire lane;
 - (2) The commercial vehicle is parked or standing for no longer than three (3) hours for the purpose of expeditiously loading or unloading passengers, freight or merchandise, and does not obstruct a designated fire lane;
 - (3) The commercial vehicle is parked or standing for no longer than three (3) hours at a retail business or restaurant while the driver of the vehicle is a customer of the retail business or restaurant, and does not obstruct a designated fire lane;
 - (4) The commercial vehicle is parked at a lawfully zoned business establishment, wherein such commercial vehicle is utilized as an integral part of such lawfully zoned business, and does not obstruct a designated fire lane;
 - (5) The commercial vehicle is a passenger bus parked on a parking lot in an area designated by the owner of the parking lot for the parking of buses, and with the consent of the owner during such a period as the bus passengers are attending an event at a facility zoned for such activities, or are customers at a retail center, or in the case of a hotel or motel, during such periods of time that the bus passengers are customers of the hotel or motel, provided that under no circumstance does the commercial vehicle obstruct a designated fire lane;
 - (6) The commercial vehicle parked is parked in a designated area at an exhibit or exhibition hall, convention center, entertainment, or similar facility when the commercial vehicle is involved in the delivery and removal of equipment, products, merchandise, livestock, or other items to and from the facility, and does not obstruct a designated fire lane. All such commercial vehicles must be identified with an official temporary parking permit issued by the facility hosting the event and must be parked in the area designated for such vehicles. The temporary permit must identify the vehicle to which it is issued by license plate number and state, year, make, model and color, the driver of the vehicle and the name and date or dates of the event during which the permit is valid;
 - (7) The commercial vehicle is a truck or trailer no greater than twenty-six (26) feet in length, bumper to bumper, being driven by an individual who has rented the vehicle from a commercial business

for the purpose of transporting his personal property from one location to another, and parked for less than 24 hours at a motel or hotel while the driver of the vehicle is a customer of the hotel or motel, and does not obstruct a designated fire lane; or

- (8) The commercial vehicle is parked at a motel or hotel while the driver of the vehicle is a customer of the hotel or motel, does not obstruct a designated fire lane, and possesses a placard, measuring at least 8.5 inches by 11 inches, issued by the hotel or motel placed in the driver's-side window of the commercial vehicle indicating the name of the hotel, name of the driver, license plate number of the commercial vehicle, duration of stay at the hotel or motel, the printed name and signature of the hotel's or motel's authorized representative, and a contact telephone number for the hotel or motel is parked in a truck parking area at a motel or hotel within the city, which has been specifically approved for truck parking by the city council in accordance with the procedures and standards set out below.
- (b) It shall be unlawful for any owner or person in control of a commercial vehicle set forth herein, or any owner or person in control of property described herein to leave, park, or stand a trailer or semi-trailer or permit the leaving, parking, or standing of a trailer or semi-trailer upon property within an area zoned nonresidential according to the city's unified development code, except where said trailer or semi-trailer is an integral part of a lawfully zoned business.
- (c) Upon approval by resolution, the city council may temporarily suspend the restrictions imposed by this article in order to accommodate special events held within the city. The resolution of suspension shall become effective forty-eight (48) hours prior to the official start of the scheduled event and shall terminate forty-eight (48) hours after official conclusion of the event.

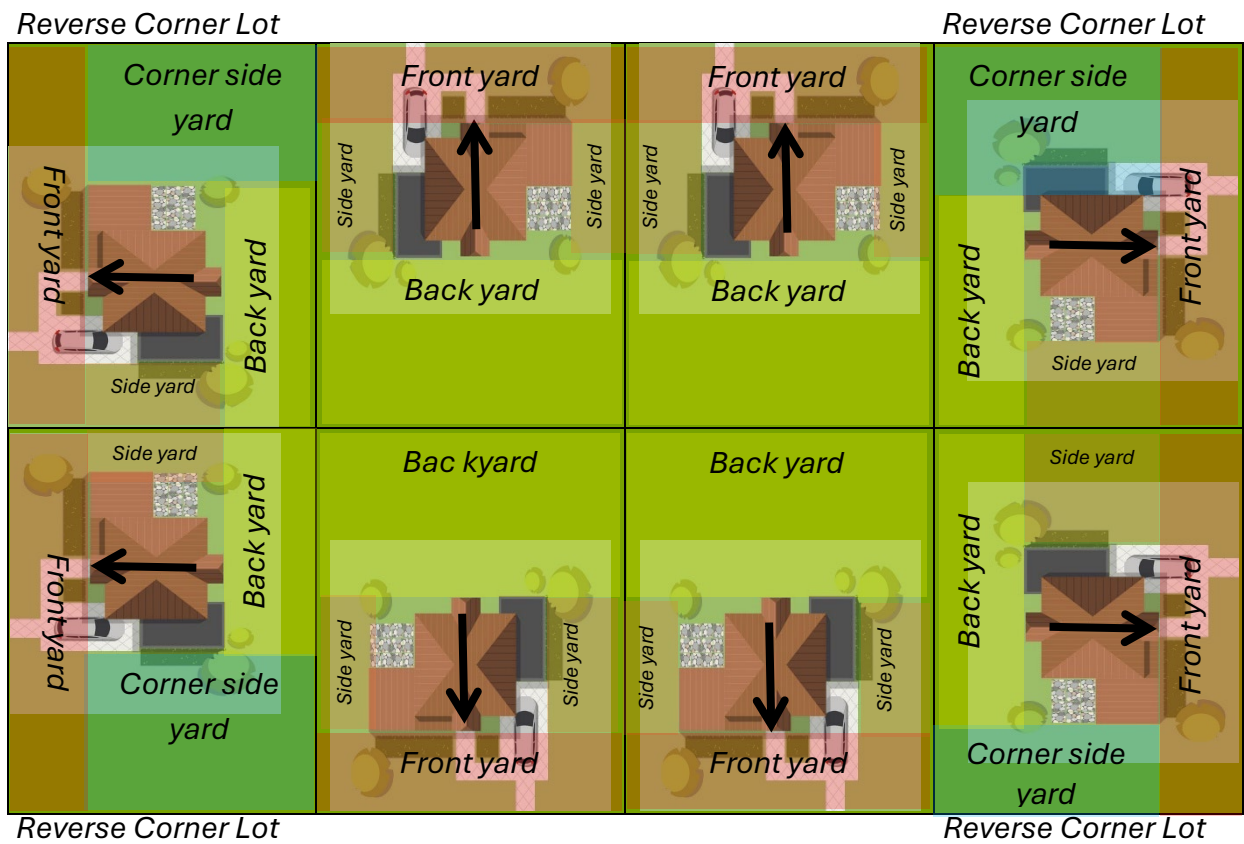
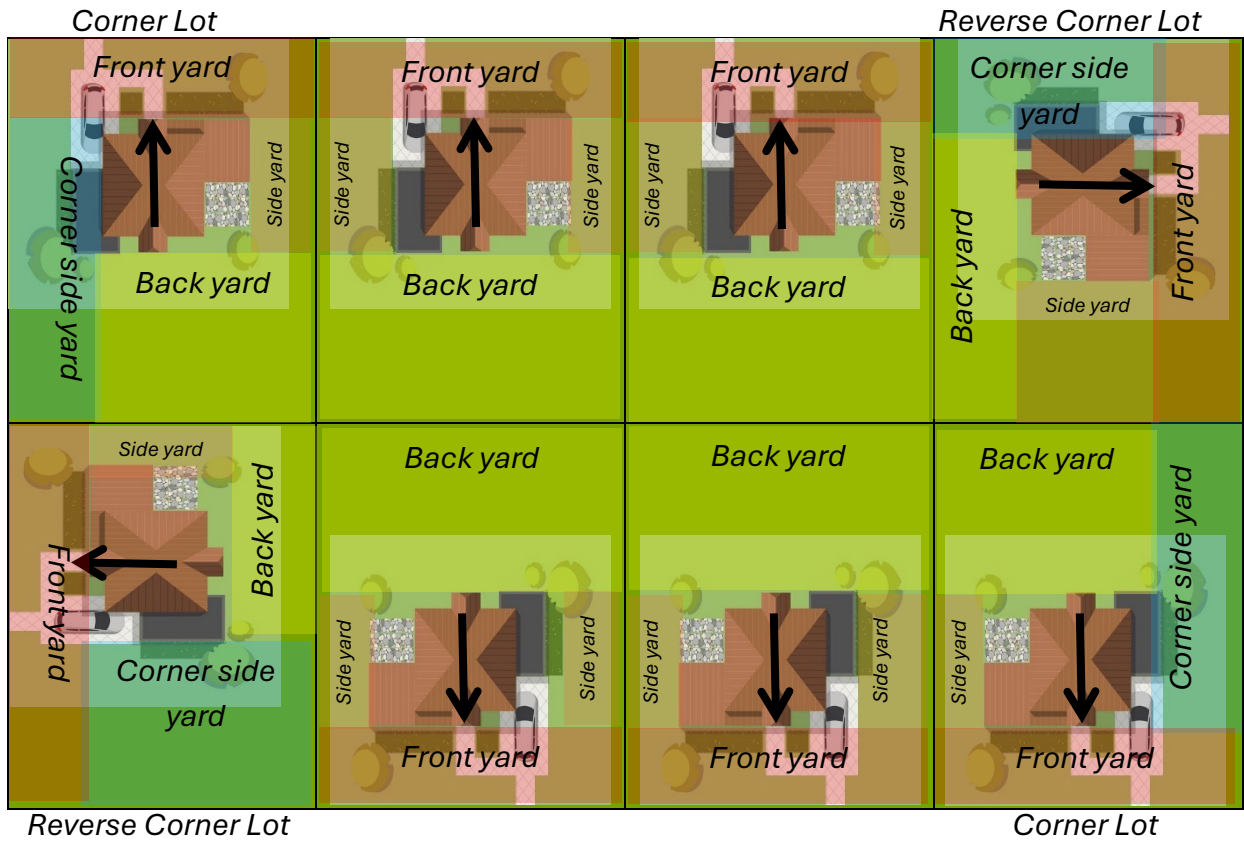
(Ordinance 2022-07 adopted 4/11/22)

§ 12.03.007 Offense and penalty.

Each calendar day that a person remains in violation of this article shall constitute a separate offense. In the prosecution of an alleged violation of this article no proof of a culpable mental state shall be required. A person who violates this section shall be guilty of a class C misdemeanor and shall be punished by a fine not to exceed \$500.00 for each day or part thereof that the violation occurs. The registered owner of the vehicle and/or the driver is considered the responsible party.

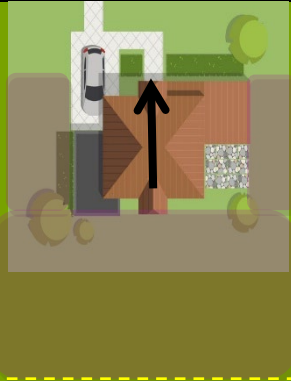
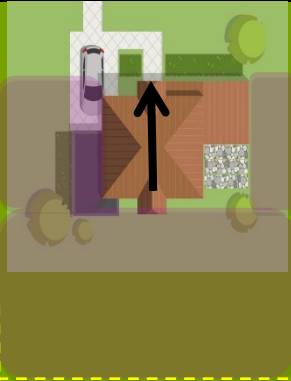
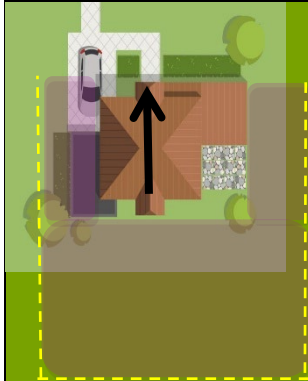
(Ordinance 2022-07 adopted 4/11/22)

Types of Block & yard layouts... With yards labeled based on front direction of house.

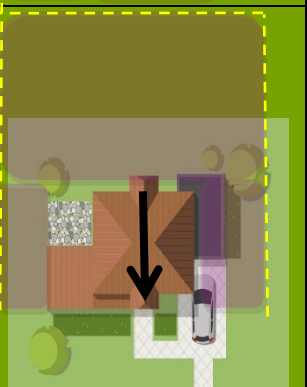
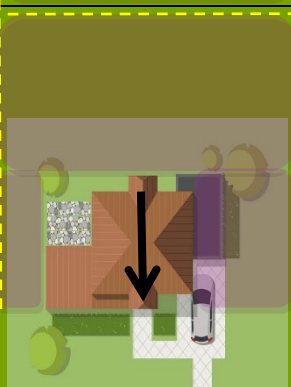
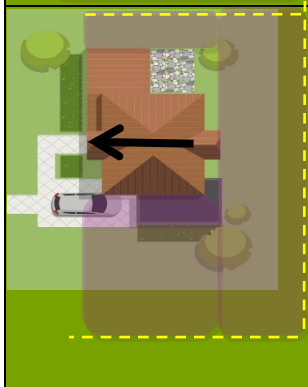


Where parking at residences currently allowed... (Shaded in purple)

Corner Lot



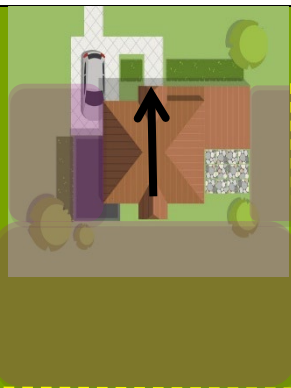
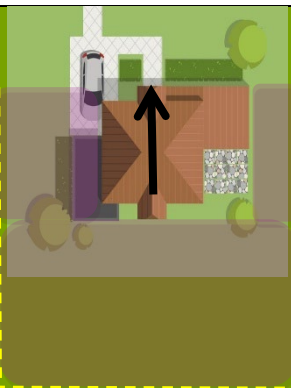
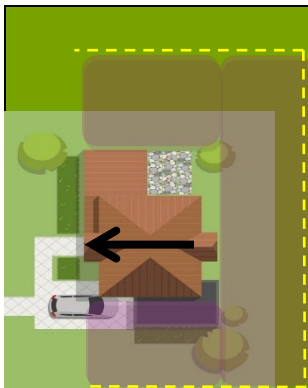
Reverse Corner Lot



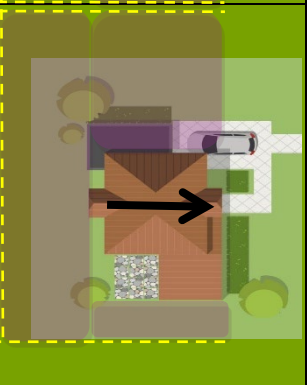
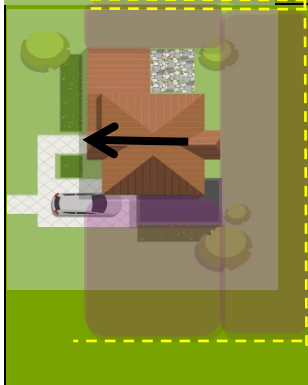
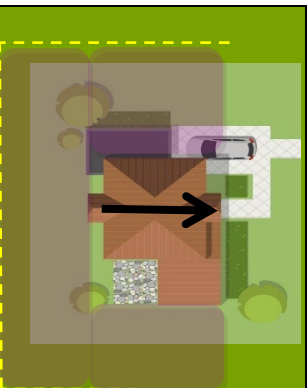
Reverse Corner Lot

Corner Lot

Reverse Corner Lot



Reverse Corner Lot



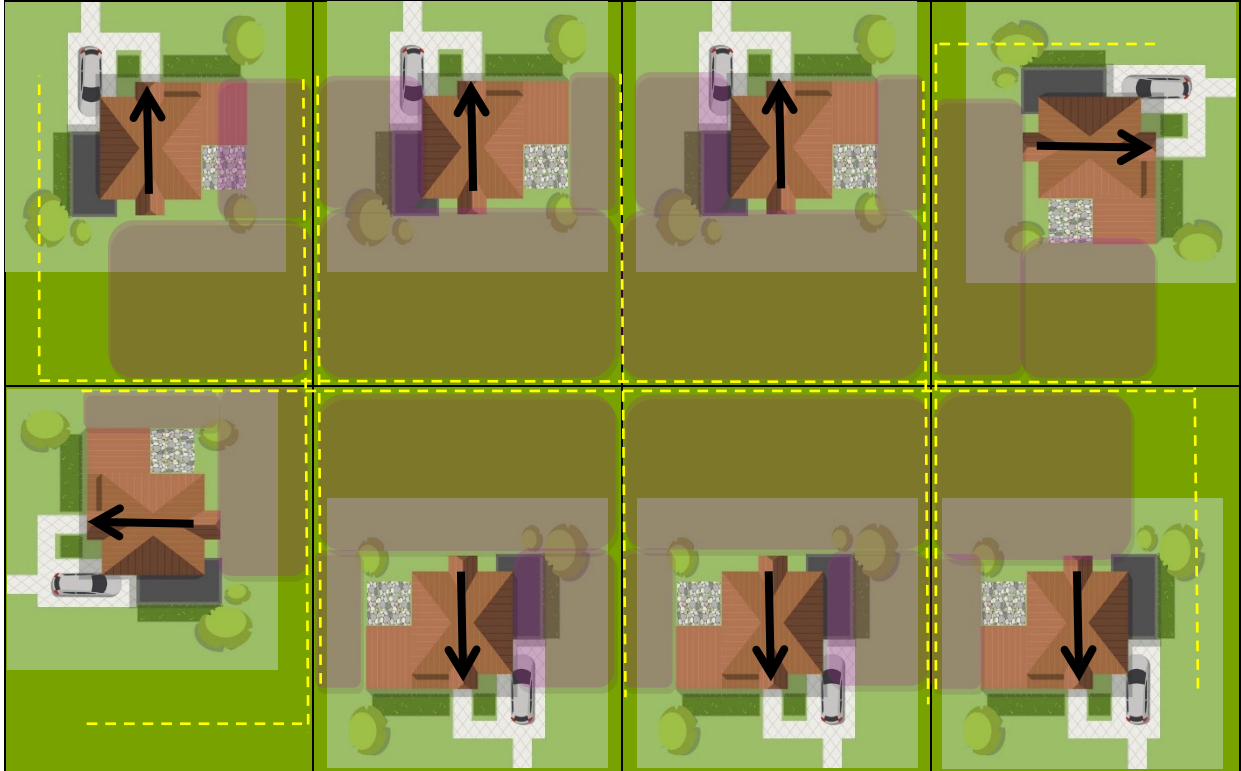
Reverse Corner Lot

Reverse Corner Lot

If not allowed in corner-side yards, where parking at residences would be allowed...
(Shaded in purple)

Corner Lot

Reverse Corner Lot

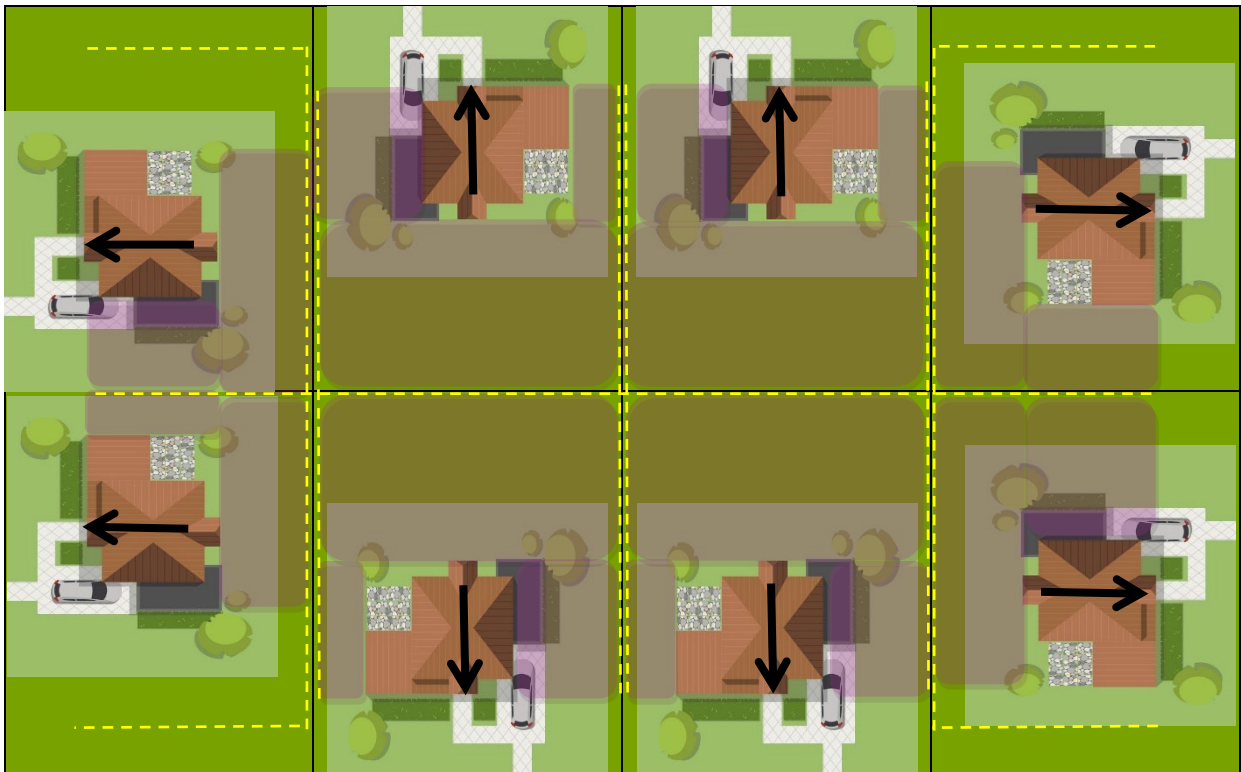


Reverse Corner Lot

Corner Lot

Reverse Corner Lot

Reverse Corner Lot



Reverse Corner Lot

Reverse Corner Lot



ORDINANCE REPORT

Chapter 12 Traffic & Vehicles, Article 12.03 Parking

Report related to discussion of City of El Campo, Texas Code of Ordinances, Article 12.03 Parking, to provide staff direction on revisions.

Revisions for discussion include:

§ 12.03.006 Parking of vehicles for sale.

DETAILS

Adoption Date: 3/24/2025 (new)

Ordinance No.: 2025-06

Purpose for revisions

- Seeks to resolve issue of vehicles/trailers being parked for sale around town at non-auto sales properties
- Introduced for discussion as a result of increased instances & complaints

RESULT: APPROVED [UNANIMOUS]

MOVER: Blake Barger, Mayor Pro Tem

SECONDER: Kyle Wallis, Council Member

AYES: Bustamante, Barger, Wallis, Ward, Coblenz, Hodges, Hancock

How Ordinance Works

- Cars can't be parked for private sale by owner in commercial/industrial areas unless the property owner has obtained a SUP approval allowing their location to be used for this purpose
- Does allow residences to have a max of 1 vehicle for sale at a time
- Vehicle owner & property owner would receive the violation

Challenges

- Want some businesses to be able to do this but not others
- Concerns with the SUP application & fee required for auto related businesses
- Every vehicle = new case
- High vehicle turn over - Vehicles can be parked and sold before a violation letter arrives

Possible Edits

- Remove SUP requirement
- Determine max # of vehicles at a time
- Add language to deny in shared parking areas
- Verify what types of 'vehicles' can be offered for sale

Example Text with Proposed Edits

§ 12.03.006. Parking of vehicles for sale.

1. In all zoning districts, vehicles being offered for sale shall not be parked or stored in the public right-of-way, on public property, any public street, public or private parking area, shopping center parking lot, park, playground or athletic field for the principal purpose of displaying it for sale.

2. In residential zoning districts, no more than **one (1) vehicle**, trailer, recreational vehicle, camper, boat or similar may be parked and offered for sale on the same property, under the following circumstances:
 - A. Said vehicles must be registered to the occupant of the property.
 - B. Any parking of said vehicle or other meets any other applicable parking regulations herein required.
3. In nonresidential zoning districts, **vehicles, trailers, recreational vehicles, campers, boats or similar** shall only be offered for sale on property that has a current certificate of occupancy ~~and special-use permit~~ where ~~required~~ **permitted** by zoning regulations to allow sale of said vehicles, trailers, campers, boats, or similar, with the exception of:
 - A. This shall not apply to a vehicle used by a person employed on that property, if said vehicle is registered to the employee, is used by the employee as their method of transportation to and from the property, and is located on the property only when the employee is on the property.

Examples



Current Text

Notes: Current text shown as draft with most recent changes adopted

ARTICLE 12.03

PARKING

- § 12.03.001 Definitions.
- § 12.03.002 Manner of parking.
- § 12.03.003 Parking prohibited on specific streets.
- § 12.03.004 Parking of oversize and commercial vehicles, trailers, boats, or boat trailers in residential zoned districts.
- § 12.03.005 Parking of commercial vehicles prohibited on public streets, alleys, etc.
- § 12.03.006 **Parking of vehicles for sale.**
- § 12.03.007 Parking of commercial **or oversize** vehicles, **or trailers** in nonresidential zoned districts.
- § 12.03.008 Offense and penalty.

ARTICLE 12.03

PARKING

§ 12.03.001. Definitions.

1. For the purposes of this article the following words and phrases shall have the meanings respectively ascribed to them by this section:

Alley. Land dedicated to public use and devoted to secondary access to lots.

Boat trailer. A trailer and/or semitrailer which is designed and constructed to carry a sailboat, motorboat or other vessel used upon any body of water.

Bus. Every motor vehicle designed for carrying more than ten (10) passengers and used for the transportation of persons and every motor vehicle other than a taxicab designed and used for the transportation of persons for compensation.

City. All areas included within the corporate city limits of the City of El Campo, Texas.

Commercial vehicle. A bus, semitrailer, truck, truck tractor, house trailer, farm tractor or any vehicle, with a manufacturer's gross vehicle weight rating in excess of 10,000 pounds or carrying capacity exceeding one ton.

Driveway, private. Any entrance or exit over the sidewalk or sidewalk area of any street affording a means of ingress or egress for vehicles to or from any private property.

House trailer, travel trailer. A trailer or semitrailer which is designed, constructed and equipped as a dwelling place living abode or sleeping place (either permanently or temporarily) and is equipped for use as a conveyance on streets and highways, and shall include those vehicles commonly known as recreational vehicles.

Implement of husbandry. Every vehicle designed and adapted for use as a farm implement machinery or tool as used in tilling the soil but shall not include any passenger car or truck.

Loading zone. That portion of any roadway set apart, marked and numbered for the sole use or the public as a place for loading or unloading passengers, merchandise or other cargo.

Motor home. Every vehicle designed and constructed as a dwelling place, living abode or sleeping place (either permanently or temporarily) and equipped for use as a conveyance on streets and highways.

Motor vehicle. Every vehicle which is self-propelled.

Oversize vehicle. A motor home, any motor vehicle or trailer that exceeds twenty (20) linear feet, or any commercial motor vehicle with a rated gross weighted capacity of in excess of one and one-half (1-1/2) tons according to the manufacturer's classification.

Park, parking. The standing of a vehicle, whether occupied or not, other than temporarily for the purpose of and while actually engaged in loading or unloading merchandise or passengers.

Semitrailer. Every vehicle without motor power, designed for carrying persons or property and for being drawn by a motor vehicle and so constructed that some part of its weight and that of its load rests upon or is carried by another vehicle.

Street, roadway and highway. The entire width between the boundary lines of every way publicly maintained when any part thereof is open to the use of the public for purpose of vehicular and pedestrian travel.

Trailer. Every vehicle without motor power, designed for carrying ~~persons~~, animals or property, or used as a recreational vehicle, and for being drawn by a motor vehicle. The term shall include, but not be limited to, semitrailer, utility trailer, travel trailer and boat trailer.

Truck. A "commercial vehicle."

Truck parking. An area designated for parking a commercial vehicle/truck.

Truck tractor. Every motor vehicle designed and used primarily for drawing other vehicles and not so constructed as to carry a load other than a part of the weight of the vehicle and load so drawn.

Truck traffic. The operation of any commercial vehicle including but not limited to truck, truck tractor or combination of any truck, truck tractor, trailer, or semitrailer that are considered commercial vehicles. The operations of "recreational vehicles" are not considered to be truck traffic.

2. Whenever any words and phrases used in this article are not defined in this article, but are defined in the state laws regulating the operation of vehicle, any such definition therein shall be deemed to apply to such words and phrases used in this article.

§ 12.03.002. Manner of parking.

Whenever the city shall have designated the manner in which motor vehicles shall be parked on any public street, by marking parking spaces on such streets, it shall be unlawful to park any motor vehicle on any such street other than in the manner so designated and entirely within the lines of such space.

§ 12.03.003. Parking prohibited on specific streets.

It shall be unlawful for any person to park any vehicle on any of the streets, or portions thereof, specified by ordinance on file in the office of the city secretary, when signs or street or curb markings are in place giving notice thereof.

§ 12.03.004. Parking of oversize and commercial vehicles, trailers, boats, or boat trailers in residential zoned districts prohibited.

1. Parking of oversize and commercial vehicles, trailers, boats, or boat trailers prohibited on streets, highways, alleys or other public rights-of-way in residential zoned districts.
 - A. It shall be unlawful for any person to park or stand a commercial vehicle, oversize vehicle, trailer, semitrailer, boat, or boat trailer or to allow such to park or stand upon any public street, highway, alley, sidewalk or public right-of-way between any street and alley, within any part of the city classified by the zoning ordinance of the city as a single-family residence district, two-family and attached single-family residence district, multiple-family district, or multiple-family residence district (being zoning designations R-1E, R-1, R-1S, R-1M, R-2 and R-3).
 - B. It is an affirmative defense to this section that the vehicles or trailers defined in subsection (a) herein are:
 - i. In the act of loading, or unloading passengers, freight, or merchandise;
 - ii. Publicly owned or franchised emergency or utility vehicles carrying out official duties;
 - iii. Being used for street construction, maintenance, or repair;
 - iv. Suffering with a mechanical defect, making it unsafe to proceed further, in which event it shall be lawful to stand or park the vehicle only during the time necessary to make emergency repairs;
 - v. Any motor home, boat, boat trailer, trailer or house trailer being loaded, unloaded, or otherwise prepared for use or storage during a period of time that does not exceed five (5) hours;
 - vi. Owned or operated by a contractor who has parked the vehicle in front of a residence or residential lot for which the person is contracted to do work, provided that the vehicle is parked only between the hours of 7:00 a.m. and 8:00 p.m. and only while the work is being performed; or
 - vii. Vehicles defined herein as recreational travel trailers, motor homes, boats and boat trailers that are parked for a period of time not to exceed 24 hours in anticipation of immediate use and being moved therefrom within such time period.
2. The long-term parking, or a period of time that exceeds 24 hours, or storage of any recreational vehicles, as defined in this section, in residential zoned district (being zoning designations R-1E, R-1, R-1S, R-1M, R-2 and R-3), must meet the following requirements:
 - A. May not be used for housekeeping, living, or sleeping quarters.
 - B. May not extend over a public easement, sidewalk, or right-of-way or impede the line of site for passing traffic.
 - C. It shall be unlawful for any person to park or store a recreational vehicle in the front yard of a residence. Recreational vehicles may be parked or stored behind the front building setback in the back yard, or side yard of a residence.
 - D. Recreational vehicles may only be parked on an impervious surface of concrete, asphalt or stabilized gravel, or other commonly accepted material approved by the building official. Driveways for recreational vehicles should have the appropriate curb cuts, any damage to curb cuts by private property owners to city streets will be the responsibility of the property owner.

§ 12.03.005. Parking of commercial vehicles prohibited on public streets, alleys, etc. prohibited.

It shall be unlawful for any owner, operator or person in control of a commercial vehicle, as defined herein, to leave, park, or stand, or permit the leaving, parking, or standing of such vehicle upon any public street, alley, parkway, boulevard or other property owned or controlled by any unit of government located within the city, except that this section shall not apply to:

1. Commercial vehicles while being used for street construction, maintenance, or repair;
2. Commercial vehicles being utilized by a company engaged in extending public service utilities;
3. Passenger buses taking on or discharging passengers at an approved bus stop;
4. A commercial vehicle parked in a loading zone for the purpose of loading or unloading freight or merchandise to a lawfully zoned business;
5. A commercial vehicle parked for the purpose of expeditiously delivering or picking up merchandise to or from a specific designated location or loading or unloading personal property to or from a specific designated location that shall not exceed three (3) hours in any case; and
6. A commercial vehicle experiencing a mechanical defect making it unsafe or impossible to proceed, for such period of time as emergency repairs are made or, if repairs cannot be made in a timely manner within three (3) hours, until a tow truck arrives.

§ 12.03.006. Parking of vehicles for sale.

1. In all zoning districts, vehicles being offered for sale shall not be parked or stored in the public right-of-way, on public property, any public street, public or private parking area, shopping center parking lot, park, playground or athletic field for the principal purpose of displaying it for sale.
2. In residential zoning districts, no more than one (1) vehicle, trailer, recreational vehicle, camper, boat or similar may be parked and offered for sale on the same property, under the following circumstances:
 - A. Said vehicles must be registered to the occupant of the property.
 - B. Any parking of said vehicle or other meets any other applicable parking regulations herein required.
3. In nonresidential zoning districts, vehicles, trailers, recreational vehicles, campers, boats or similar shall only be offered for sale on property that has a current certificate of occupancy and special use permit where required by zoning regulations to allow sale of said vehicles, trailers, campers, boats, or similar, with the exception of:

- A. This shall not apply to a vehicle used by a person employed on that property, if said vehicle is registered to the employee, is used by the employee as their method of transportation to and from the property, and is located on the property only when the employee is on the property.

§ 12.03.007. Parking of commercial or oversize vehicles, or trailers in nonresidential zoned districts.

1. It shall be unlawful for any owner or person in control of a commercial or oversize vehicle, or trailers, as described herein, or any owner or person in control of property described herein to leave, park, or stand a commercial or oversize vehicle, or trailers or permit the leaving, parking, or standing of a commercial or oversize vehicle, or trailers upon property within any nonresidential zoned district according to the city's unified development code, except where one or more of the following conditions exist:
 - A. The commercial or oversize vehicle, or trailers is parked upon an approved a parking surface that meets the standards set forth in the city's unified development code within an area zoned industrial according to the city's unified development code and does not obstruct a designated fire lane;
 - B. The commercial or oversize vehicle, or trailers is parked or standing for no longer than three (3) hours for the purpose of expeditiously loading or unloading passengers, freight or merchandise, and does not obstruct a designated fire lane;
 - C. The commercial or oversize vehicle, or trailers is parked or standing for no longer than three (3) hours at a retail business or restaurant while the driver of the vehicle is a customer of the retail business or restaurant, and does not obstruct a designated fire lane;
 - D. The commercial or oversize vehicle, or trailers is parked at a lawfully zoned business establishment, wherein such commercial or oversize vehicle, or trailers is utilized as an integral part of such lawfully zoned business, and does not obstruct a designated fire lane;
 - E. The commercial or oversize vehicle, or trailers is a passenger bus parked on a parking lot in an area designated by the owner of the parking lot for the parking of buses, and with the consent of the owner during such a period as the bus passengers are attending an event at a facility zoned for such activities, or are customers at a retail center, or in the case of a hotel or motel, during such periods of time that the bus passengers are customers of the hotel or motel, provided that under no circumstance does the commercial vehicle obstruct a designated fire lane;
 - F. The commercial or oversize vehicle, or trailers is parked in a designated area at an exhibit or exhibition hall, convention center, entertainment, or similar facility when the commercial or oversize vehicle, or trailers is involved in the delivery and removal of equipment, products, merchandise, livestock, or other items to and from the facility, and does not obstruct a designated fire lane. All such commercial or oversize vehicles, or trailers must be identified with an official temporary parking permit issued by the facility hosting the event and must be parked in the area designated for such vehicles. The temporary permit must identify the vehicle to which it is issued by license plate number and state, year, make, model and color, the driver of the vehicle and the name and date or dates of the event during which the permit is valid;
 - G. The commercial or oversize vehicle, or trailers is a truck or trailer no greater than twenty-

six (26) feet in length, bumper to bumper, being driven by an individual who has rented the vehicle from a commercial business for the purpose of transporting his personal property from one location to another, and parked for less than 24 hours at a motel or hotel while the driver of the vehicle is a customer of the hotel or motel, and does not obstruct a designated fire lane; or

- H. The commercial **or oversize vehicle, or trailers** is parked at a motel or hotel while the driver of the vehicle is a customer of the hotel or motel, does not obstruct a designated fire lane, and possesses a placard, measuring at least 8.5 inches by 11 inches, issued by the hotel or motel placed in the driver's side window of the commercial **or oversize vehicle, or trailers** indicating the name of the hotel, name of the driver, license plate number of the commercial **or oversized vehicle, or trailers**, duration of stay at the hotel or motel, the printed name and signature of the hotel's or motel's authorized representative, and a contact telephone number for the hotel or motel is parked in a truck parking area at a motel or hotel within the city, which has been specifically approved for truck parking by the city council in accordance with the procedures and standards set out below.
2. It shall be unlawful for any owner or person in control of a commercial **or oversize vehicle, or trailers** set forth herein, or any owner or person in control of property described herein to leave, park, or stand a trailer or semi-trailer or permit the leaving, parking, or standing of a trailer or semi-trailer upon property within an area zoned nonresidential according to the city's unified development code, except where said trailer or semi-trailer is an integral part of a lawfully zoned business.
 3. Upon approval by resolution, the city council may temporarily suspend the restrictions imposed by this article in order to accommodate special events held within the city. The resolution of suspension shall become effective forty-eight (48) hours prior to the official start of the scheduled event and shall terminate forty-eight (48) hours after official conclusion of the event.

§ 12.03.008. Offense and penalty.

1. The police, code enforcement officers or their designated representatives and any other employee of the city authorized by the city manager are each authorized to administer and enforce the provisions of this section, including the issuance of citations.
2. The registered owner of the vehicle and/or the driver is considered the responsible party. -or- In a prosecution under this section, it is presumed that the registered owner of the vehicle for sale is the person who parked the vehicle for sale at the time and place the offense occurred.
3. Each vehicle in violation of this article shall constitute a separate offense. In the prosecution of an alleged violation of this article no proof of a culpable mental state shall be required.
4. A person who violates this section shall be guilty of a class C misdemeanor and shall be punished by a fine not to exceed \$500.00 for each day or part thereof that the violation occurs.

~~Each calendar day that a person remains in violation of this article shall constitute a separate offense. In the prosecution of an alleged violation of this article no proof of a culpable mental state shall be required. A person who violates this section shall be guilty of a class C misdemeanor and shall be punished by a fine not to exceed \$500.00 for each day or part thereof that the violation occurs. The registered owner of the vehicle and/or the driver is considered the responsible party.~~



ORDINANCE REPORT

Chapter 12 Traffic & Vehicles, Article 12.03 Parking

Report related to discussion of City of El Campo, Texas Code of Ordinances, Article 12.03 Parking, to provide staff direction on revisions.

Revisions for discussion include:

§ 12.03.002 Manner of parking.

>Parking in Grass (Proposed)

DETAILS

Adoption Date: TBD (proposed)

Ordinance No.: TBD

Purpose for Revisions

- Currently no rules against this
- Seeks to resolve issue of people parking cars in their yards/grassy areas not otherwise designated for parking
- Receiving complaints from Council about this issue

How Ordinance Works

- Potentially means vehicles would have to be parked in dedicated parking area/driveway
- Might require an approved parking surface

Challenges

- Not all residential properties have dedicated parking area/driveways
- More common in certain areas of town where enforcing installation of driveways could pose financial hardship
- This rule would look different depending on layout of parcel, i.e. the front or side of the house

Possible Edits

- Need to draft text (*if desire to use add this ordinance*)
- Add text for effective date

Note: If requiring existing circumstances where no 'improved surface' exists to install one would be at the cost of the City per state law

- Add/edit definitions list in section accordingly

Example Text with Proposed Edits

§ 12.03.002 Manner of parking.

1. *Whenever the city shall have designated the manner in which motor vehicles shall be parked on any public street, by marking parking spaces on such streets, it shall be unlawful to park any motor vehicle on any such street other than in the manner so designated and entirely within the lines of such space.*

RESULT: TBD

MOVER: TBD

SECONDER: TBD

AYES: TBD

2. *It is unlawful for any person to stop or park vehicles, trailers, recreational vehicles, campers, boats or similar within the front and side yards of a residential property upon any surface other than an improved surface.*
3. *Affirmative defense. It is an affirmative defense to a violation of this section that:*
 - A. *The person stopped or parked the vehicle on an unimproved driveway of a residential property; and*
 - B. *The unimproved driveway was in existence prior to the effective date of this section.*
4. *All new construction of off-street parking areas commenced on or after the effective date of this section must adhere to the Development Code.*

Examples



Current Text

Notes: Current text shown as draft with most recent changes adopted