



Planning Division
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PLANNING

Planning is a Division of the Department of Planning & Development Services

ZONE CHANGES

Who can approve a Zone Change?

The Planning Commission makes a recommendation, and the City Council is the approving authority.

What is a zone change?

A request to change the zoning district within which the subject property lies. Each zoning district has its own individual restrictions and allowed uses.

What is the process for this type of request?

1. Submit a completed application with the required application fee, as outlined on the Planning Fee Schedule. The director may require a site plan of existing and proposed development of the site also be submitted.
2. Once the completed application is received, the Planning Division will review the application for completeness & resolve any questions.
3. The application is scheduled for hearing based on the adopted submittal schedule, and may be found on the Planning Division's website.
4. The Planning Commission conducts a hearing and makes a recommendation on the request.
5. The City Council approves or denies the request.

What criteria are used to determine the ruling on this type of request?

- *Compatible with Plans and Policies.* Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.
- *Consistent with the Zoning Ordinance.* Whether and the extent to which the proposed zone change would conflict with any portion of the Zoning Ordinance;
- *Compatible with Surrounding Area.* Whether and the extent to which the proposed zone change is compatible with existing and anticipated uses surrounding the subject area and is the appropriate zoning district for the land;
- *Changed Conditions.* Whether and the extent to which there are changed conditions that require an amendment;
- *Effect on Natural Environment.* Whether and the extent to which the proposed special use would result in significant adverse impacts on the natural environment;
- *Community Need.* Whether and the extent to which the proposed special use addresses a demonstrated community need; and
- *Development Patterns.* Whether and the extent to which the proposed special use would result in a logical and orderly pattern of urban development in the community.

Where can I find a copy of the city's Comprehensive Plan, with which zone change decisions must be consistent with?

The city's Comprehensive Plan, also known as the Vision Plan, can be found on the Planning Division's webpage at www.cosatx.us/planning. The current plan was adopted by the City Council in 2009.

Who can initiate a zone change?

Yes any citizen, firm or corporation that, together or separately, is an owner of the subject property can apply for a zone change. A zone change may also be initiated by the Planning Commission, City Council, the Design & Historic Review Commission, and the Director of Planning & Development Services.