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PLANNING

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

URBAN DESIGN REVIEW

What is an Urban Design Review?

A review for plans of large-scale buildings to ensure:

- Compatibility with neighboring uses, other buildings and the public realm;
- Practical functioning of features; and,
- Impact on usefulness and value of nearby properties.

Who can approve an urban design review?

The Director of Planning & Development Services is the approving authority.

When is an Urban Design Review required?

- Construction of a building which comprises at least 25,000 square feet of gross floor area;
- Construction of a building which comprises at least 10,000 square feet of gross floor area *and* which is located on the same lot as an existing building which comprises at least 25,000 square feet of gross floor area;
- Construction of more than one principal building for multi-family residential use on a single lot or tract of land; or
- Construction of more than one principal building for single-family or two-family residential use on one lot in an RM-1 District, an RM-2 District or where allowed in a commercial zoning district.

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

Impacts Minimized: Whether and the extent to which the proposed construction and site improvements minimize adverse effects on adjacent properties. For example:

- Maintaining views and sight lines to property surrounding the site of the proposed building;
- Keeping natural vegetation and/or conforming to existing natural topography on the site of proposed buildings;
- Minimizing the unsightly appearance of materials loading and unloading, as well as solid waste handling, on the site of the proposed building;
- Minimizing disruptive visual impact of bulky building mass inappropriately scaled to the less intensive and more articulated character of existing buildings nearby; and,
- Minimizing the vacuous, undefined openness of large area devoted to off-street parking.

Development Patterns: Whether and the extent to which the proposed construction and site improvements would result in a logical and orderly pattern of urban development. For example:

- Establishing an appropriate quality to the three-dimensional aspects of physical form as well as to the location of different uses;
- Enhancing the visual relationship between natural form and manmade form;
- Reinforcing patterns of neighborhood access and identity; and
- Promoting functional focal points and visual landmarks within the urban fabric of San Angelo, sometimes, by clustering similar elements together to establish and easily recognizable and identifiable place.

How is the Urban Design Review enforced?

- No permits for construction or expansion until urban design review has been completed;
- Upon completion, all modifications and conditions required as a result of the review will need to be incorporated in the construction of the proposed building and improvement of the surrounding site.
- All such modifications and conditions are a continuing obligation of the property owner.

Is there a process for appeal of a decision?

Yes, an appeal of the Director's decision may be made within 30 days of the decision date. The appeal will be heard by the Planning Commission, who will render a decision on the matter within 60 days of the appeal's filing.