



Planning Division  
52 W College Ave.  
San Angelo, TX 76903  
(325) 657-4210, #2  
[www.cosatx.us/planning](http://www.cosatx.us/planning)

# PLANNING

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

## SPECIAL CONSIDERATIONS OF SUBDIVISIONS

### *How are phased developments handled?*

If a proposed subdivision is to be developed in phases, that is, if the final plat is to include only a portion of the preliminary plat, then each phase shall be developed as a self-sufficient subdivision. Dead-end streets shall not normally be permitted. Where a street is planned to continue through to another phase of the development, a temporary cul-de-sac, L-type or T-type turnaround may be constructed, provided that such street shall be constructed to permanent standards, or continue through to another phase before the expiration of the performance agreement. The performance agreement shall include the amount of funds necessary to guarantee the permanent construction of such streets and turnarounds.

### *How is development within the 100 year flood hazard area handled?*

All subdivisions and land developments having any part of the development within the one hundred (100) year flood hazard area shall be reviewed by the City Engineer for compliance with the City of San Angelo's flood hazard area regulations. The subdivider of land within the one hundred (100) year flood hazard area shall provide written notice, in a form acceptable to the floodplain administrator, to the initial purchaser of each lot or tract of land so situated within the flood hazard area.

For additional information come in and see us or give us a call at 325-657-4210, option #2.