



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

PLANNING

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

PLANNED DEVELOPMENT DISTRICTS

What is a Planned Development District?

A Planned Development District (PD) is a customized zoning district designed for a specific purpose in a specific location. These districts are particularly useful when planning large-scale development with multiple uses. To find out if a Planned Development District is appropriate for your project contact our office.

What are Planned Development Districts intended for?

- To allow diversification of uses, structures and open spaces and to promote flexibility of design in a manner compatible with existing land uses of land on adjacent properties;
- To preserve the natural amenities and environmental assets of the land by encouraging the preservation and improvement of open space;
- To provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services;
- To promote the efficient use of land to facilitate a more economic arrangement of buildings, use of land and utilities; and,
- To promote the development of vacant property within the presently developed urban area.

Who can approve an application for rezoning to a Planned Development District?

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

What are the uses allowed in a Planned Development District?

Any use or combination of uses otherwise authorized by the zoning regulations is allowed, if they are consistent with, and meet the standards for, the concept plan and PD District approved by the City Council.

What are the guidelines for a Planned Development District?

The Planned Development District Ordinance may establish specific guidelines for land uses, landscaping, façade treatment, screening, setbacks, signage, parking, and other items. *However*, if not addressed in the ordinance, the minimum standards of the most similar district shall apply, based on the interpretation of the Planning & Development Services Director, using Table A. If there is a difference between requirements set out in the ordinance and requirements set out in the zoning district, the PD District ordinance requirements shall apply.

What are the minimum development standards for PD Districts?

These are found in Section 505.B of the Zoning Ordinance, and include:

- Setback, landscaping, signage, and off-street parking standards which are as restrictive as those established for the particular districts in which the use would ordinarily be allowed;
- Utility and street standards as established in the Subdivision Ordinance;
- Drainage standards as required by the City Engineer;
- Internal circulation on private streets, when approved by the Planning Commission; and,

Table A

Use	Standard
Single-Family Residential	Meet requirements of the single-family residential district that is closest in character to the proposed Planned Development
Multifamily Residential	Meet requirements of the multifamily residential district that is closest in character to the proposed Planned Development
Office	Meet CO, Office Commercial District requirements
Neighborhood Commercial	Meet CN, Neighborhood Commercial District requirements
General Commercial	Meet CG, General Commercial District requirements
Heavy Commercial	Meet CH, Heavy Commercial District requirements
Industrial	Meet ML, Light Manufacturing District requirements

What is the process for this type of request?

1. A DRC meeting is strongly recommended prior to application. Details can be found at www.cosatx.us/DRC.
2. Submit a completed application with the required application fee, as outlined on the Planning Fee Schedule. A concept plan is also required. A subdivision plat and/or site plan may also be required if deemed necessary.
3. Once the completed application is received, the Planning Division will review the application for completeness & resolve any questions.
4. The application is scheduled for hearing based on the adopted submittal schedule, and may be found on the Planning Division’s website.
5. The Planning Commission conducts a hearing and makes a recommendation.
6. The City Council conducts a hearing and approves, approves with conditions, or denies the request.