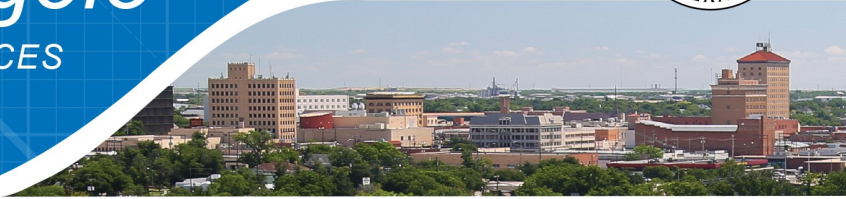




Develop San Angelo

PLANNING AND DEVELOPMENT SERVICES



2017 Annual Report

Plan San Angelo, Develop San Angelo, Build San Angelo, Map San Angelo

Welcome to the Planning and Development Services Annual Report. 2017 was a great year for the City of San Angelo. We branded our Department to Plan, Develop, Build San Angelo and Map San Angelo. San Angelo has seen significant commercial growth in the community with two large projects being started; along with over 100 other commercial projects, and residential is showing moderate increases. Planning celebrated with the entire San Angelo community about American Planning Association's designation of the Concho River Walk as a Great Public Space in America. Development Services assisted hundreds of customers navigating the processes for development of land, buildings, and places. All the while Geographic Information System Division helped visualize it through online mapping. This annual report will discuss our highlights and the path Planning and Development Services Department is headed for 2018.

Jon James

Planning and Development Services Director

Plan San Angelo

Planning Division

The Planning Division assists and guides citizens and City leaders toward more productive, orderly and attractive patterns of physical and economic development that enhances the quality of life in San Angelo.

Develop San Angelo

Development Services

Development Services is the one stop shop for all developers, contractors, and mom and pop shops to gain assistance working through the processes of the City. We are here to be a partner in your success from step one.

Build San Angelo

Building Permits & Inspections

Building Permits & Inspections serves and assists the public with various development-related projects through outstanding permitting and inspection services that protect the public's interest in property and the lives and safety of citizens.

Map San Angelo

Geographic Information System

The GIS division administers city-wide geographic information used for decision making by city departments and the general public.

Plan San Angelo

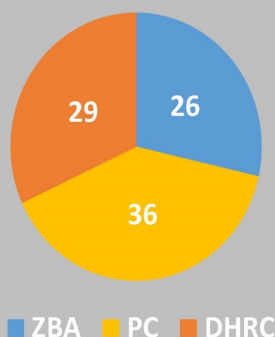
Planners spend many hours researching property uses and development proposals to balance the goals of property owners with ensuring the overall health, safety, and welfare of the community. In 2017, staff assisted with many proposals by presenting cases to the Planning Commission, Zoning Board of Adjustments and the Design and Historic Review Commission. A Short Term Rental ordinance moved forward, as well as other ordinance updates regarding signs and modular homes. Planners look

forward to subdivision and zoning updates in 2018.

The Concho River Walk has been designated one of five Great Public Spaces on the American Planning Association's annual Great Places in America list:

<https://www.planning.org/greatplaces/spaces/2017/sanangelo/>

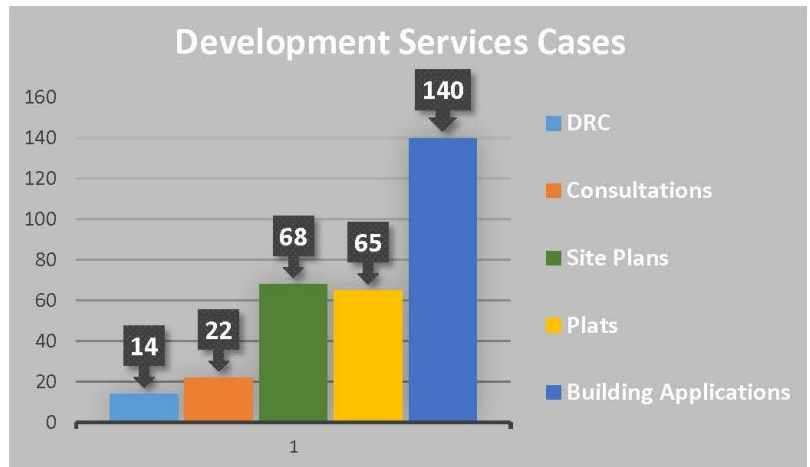
Planning Cases



Develop San Angelo

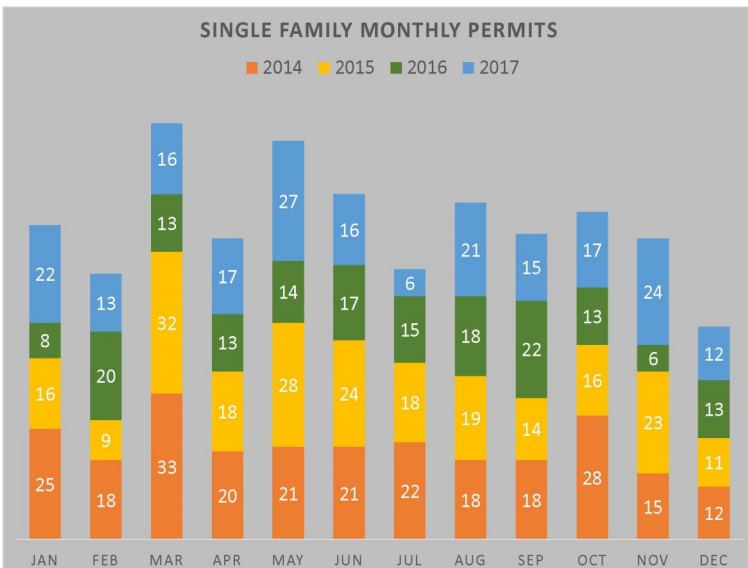
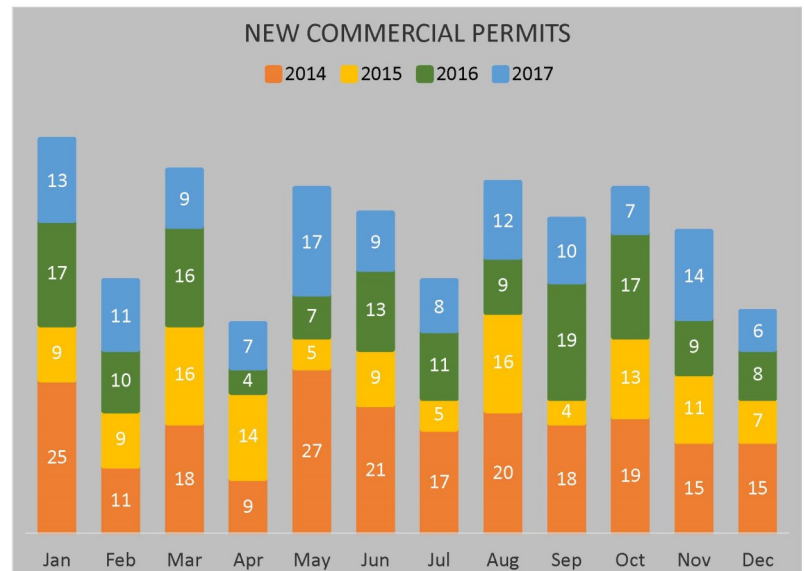
Development Services provides critical information to developers and building applicants so they can navigate the City processes. 2017 saw many of the handouts for the Department transform into a standard format for easier reading. We also began tracking processing times for application completeness and plan reviews. Our Development Review Committee (DRC) and Consultation program has helped to explain City requirements and processes to many applicants to help avoid surprises and has helped reduce the number of corrections needed on plans.

T. Craig Carney of Carney Engineering stated after a recent DRC “Thank y’all for your assistance, everyone was very organized and helpful.”



Build San Angelo

Building Permits & Inspections has a strong history of service to our home builders, contractors, and do-it-yourself handymen; 2017 continued that commitment to the San Angelo community. Single-family residential development is strong, finishing the year with 34 more new builds than 2016. Commercial permits stayed steady at over 120 new commercial projects started. Two of those projects had very high valuations—Shannon Medical Center and the Tom Green County Jail project. These two projects took weeks of review and a proactive approach to working with the contractors to finalize the plans. On average plan review took 9 days in 2017 (down from 19 in 2015 and 13 in 2016) and over 65% of plans turned in did not require revisions. We look to continue the quick turn around so projects can proceed as quickly as possible, while still meeting community standards for San Angelo.



Planning and Development Services future improvements:

- Online Application and Review for Plats/Site Plans
- Electronic Building Plan Review
- Development Handbook
- Streamline Certificate of Occupancy
- Update Building Codes
- Ordinance Updates: Sidewalks & Subdivision

Planning and Development Services –

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www.cosatx.us/departments-services/development-services