





# PLANNING or “The art of muddling through”



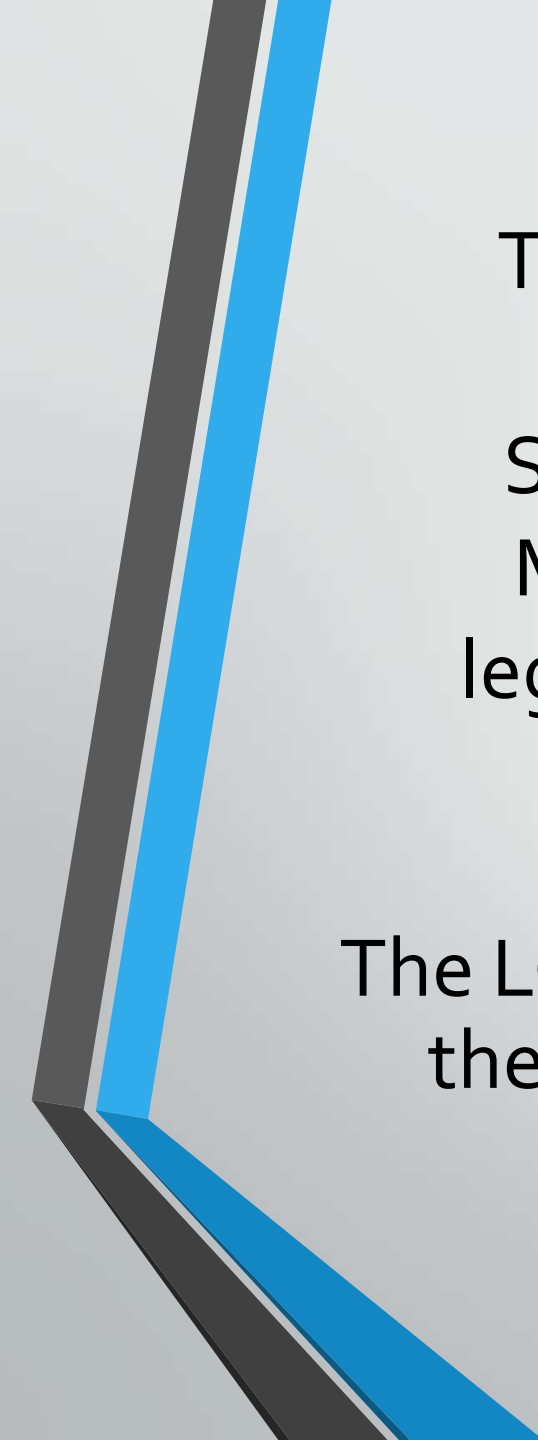


Urban Planning is a shorthand term used to describe the broader professional field of Planning, and that professional field covers a wide range of different disciplines that may not be “urban.” What all forms of planning share is a fundamental focus on the future. - Planetizen




The forms of Planning that the citizenry most often have contact are the zoning ordinance (Chapter 28 of the Code of Ordinances), the subdivision regulations (Chapter 23 of the Code of Ordinances), and the Comprehensive Plan

The Comprehensive Plan is the City's vision for the future, and the zoning ordinance and subdivision regulations are the primary development regulations used to implement the vision articulated in the Comprehensive Plan




Texas Local Government Code (LGC) Sections 211  
Municipal Zoning Authority, 212 Regulation of  
Subdivisions and Property Development, and 213  
Municipal Comprehensive Plans are the enabling  
legislation for planning and local regulation in Texas

The LGC also defines the responsibilities and authorities of  
the Planning & Zoning Commission (P&Z) and Zoning  
Board of Adjustment (BOA)



The American Planning Association is the national body for all things “planning” in the United States. The APA website can be found at:

[www.planning.org](http://www.planning.org)



Another planning website is Planetizen. The Planetizen website can be found at:

[www.planetizen.com](http://www.planetizen.com)



Finally, the Texas Chapter of the American Planning  
Association provides:

*A Guide to Urban Planning in Texas Communities*

feel free to email me at the address below and I will  
provide you a link to the electronic document

wreeves@angleton.tx.us





# Development Services

What Is It?



# Development Services Generally Encompasses A Number Of Functions



PLAN REVIEWS, BUILDING AND  
OTHER PERMITS



CODE ENFORCEMENT AND FOOD  
SERVICE HEALTH INSPECTIONS



COMPREHENSIVE PLANNING,  
ZONING AND SUBDIVISION REVIEW



## Plan Review and Permit Issuance

- Examples of the plan review and permit issuance function include;
  - Contractor Registration
  - Construction Plan review
  - Types of Permits Issued (NOT an all inclusive list)
    - Driveway Flatwork Permits
    - Demolition Permits
    - Sign Permits
    - Garage Sale Permits
    - Residential and Commercial Building Permits



## Food Service Health Inspections

- The City of Angleton performs Food Service Health Inspections to promote health and to prevent food-borne disease through education, training and regulation.
- Each year, a food establishment will receive one or more unannounced routine inspections by Health Inspectors.
- Routine inspections typically address safe food handling practices and sanitation.
- An inspection log is available to the public on the City of Angleton website.



## Code Enforcement

- The City of Angleton's Code Enforcement function enforces City ordinances that involve properties within the City of Angleton.
- Code Enforcement works to prevent and eliminate public health, safety and welfare problems as well as aesthetic issues that occur within the City of Angleton.
- Typical types of Code Enforcement actions include:
  - Abandoned and Junk Vehicles
  - High Grass and Weeds (> 14" in height)
  - Illegal Dumping
  - Substandard Structures
  - Trash, Rubbish and Open Storage
  - Rodent Harborage (Vermin)
  - Property Maintenance

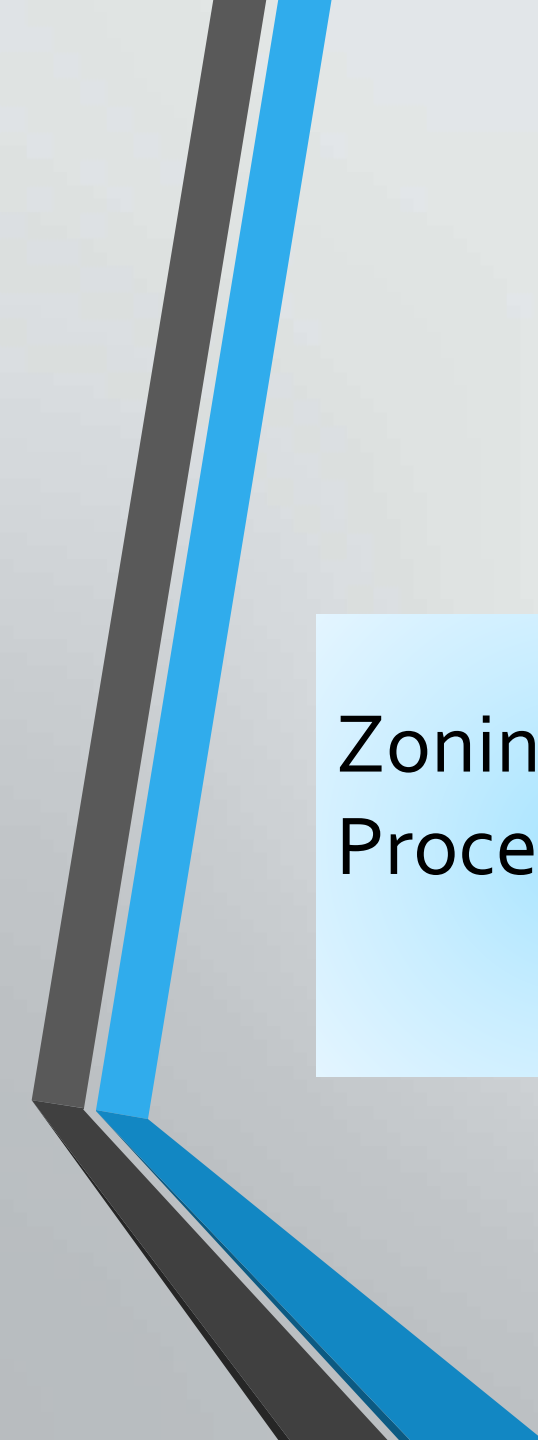


# Planning

- The Planning function has several elements, the most highly visible ones being:
- Long Range Planning - the Comprehensive Plan and smaller area studies (Angleton Livable Center Study currently in process) as well as corridor studies and policy papers
- Current Planning can best be described as the everyday part of the planning process and is the development review function, which includes the land subdivision process and the zoning process
- Various aspects of economic development efforts
- Annexation of property in the City's Extraterritorial Jurisdiction

# Subdivision Process

- A “subdivision” is defined in the City’s Land Development Code (LDC - Chapter 23 of the Angleton Code of Ordinances) as; “Any division, or combination, of land into lots, tracts, reserves for sale, or development.”
- That definition is further fleshed-out by Section 23-5 which details the applicability of the LDC.
- The purpose of the LDC is to:
  - Implement the comprehensive plan and other adopted plans;
  - Preserve and improve public health, safety, and general welfare
  - Provide reasonable development restrictions
- The subdivision process is also the process by which the City exacts public improvements such as; water/wastewater, streets, sidewalks, drainage and parks.
- While there are many different types of subdivisions permitted under the Texas Local Government Code (LGC) and the LDC, the vast majority go through a process involving a recommendation from the Planning & Zoning Commission and City Council approval.



## Zoning Process

- Zoning is the basic regulation used by municipalities in Texas to control land uses pursuant to a comprehensive plan. The City of Angleton adopted zoning by Ordinance No. 854 on March 17, 1981 and the City's current zoning regulations can be found in Chapter 28 of the Angleton Code of Ordinances.
- The two appointed bodies most involved with the zoning function are the Planning and Zoning Commission and the Board of Adjustment.
- The Board of Adjustment (Board) is a "quasi-judicial body" that exists to decide upon applications for variances to the requirements of the zoning ordinance and to rule upon appeals regarding interpretation and application of the zoning ordinance.
- The Board can swear-in witnesses and take testimony and its decisions are final with any appeal of the decision to be made to the courts.
- The Planning and Zoning Commission (P&Z) is an advisory body that makes recommendations to the City Council on subdivision applications, rezoning applications, Specific Use Permit applications and occasionally site plan applications as part of the zoning process.
- The P&Z also makes recommendations to the City Council on ordinances amending; Chapters 23 & 28, the Comprehensive Plan and elements of the Comprehensive Plan (Future Land Use Plan, Mobility Plan, etc.).



**Conclusion:**  
Development Services is  
involved in almost all  
aspects of the land  
development process

