TxDOT Involvement in Access Management at the Local Level

Coordination Between the Texas DOT, Cities, and Counties in Local Platting and Development

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Presentation Overview

- Research Purpose / Objectives
- Surveys to TxDOT, Cities and Counties
- TxDOT Involvement with Local Jurisdictions
- Coordination of Texas Cities and Counties with TxDOT
- Conclusions / Recommendations
- Policy and Statutory Changes Needed
Why TxDOT Involvement Needed…

**In Local Development Process**

- Local Decisions Impact State Roadways
- Access Primarily Regulated at Local Level
  - Site Development Review
  - Subdivision Plats
  - Thoroughfare Planning
- Coordinate Land Use and Transportation
Research Objectives

- Assess current TxDOT-local cooperative efforts
- Assess local development along state roads
  - How site plans, subdivision plats processed
  - Level of TxDOT input to cities, counties
  - Local coordination with TxDOT districts
- Show benefits of TxDOT involvement
- Increase TxDOTs role in Local Development Process
Surveys Used To Acquire Information

• Surveys sent to:
  – 226 Texas Cities ........ 43% response
  – 254 Texas Counties ... 37% response
  – 25 TxDOT districts ... 48% response
Returns by Population

0 – 10K = 25
10 – 20K = 15
20 – 40K = 23
40 – 100K = 14
> 100K = 16
## Typical Development Process in Texas

<table>
<thead>
<tr>
<th>Stage</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>A.  Conceptual Plan</td>
<td>General Layout of lots, streets</td>
</tr>
<tr>
<td>B.  Preliminary Plat</td>
<td>Property Subdivision to scale with lots, streets, utilities</td>
</tr>
<tr>
<td>C.  Final Plat</td>
<td>Conforms to preliminary, filed for record</td>
</tr>
<tr>
<td>D.  Site Plan</td>
<td>Layout of buildings, parking lots, access, etc.</td>
</tr>
<tr>
<td>E.  Construction Plan</td>
<td>Construction details, specifications.</td>
</tr>
<tr>
<td>F.  Building Permit</td>
<td>Permission to begin construction</td>
</tr>
</tbody>
</table>
TxDOT Involvement with Cities

**Plats Along State Roads**

- Majority of Districts have some or limited input, small percentage routinely review
- District input thru plats sent, phone, e-mail, meetings
- Review driveways, ROW, building lines
- Small percentage actively utilize access easements
- Most say plats subject to prior District approval
TxDOT Involvement with Cities

**Site Plans Along State Roads**

- More involvement on site plans than plats
- What is reviewed depends on size, location; some districts routinely review
- Driveways, drainage, little on-site review
- How proposed access coordinated with TxDOT permit varies
- Most site plan access requires TxDOT approval
TxDOT Involvement with Counties

- Relates to areas outside of ETJs (often high growth)
- Some involvement on plats
- Little, if any, involvement on site plans
- Rural counties have little development
Survey of Texas Cities

Coordination with TxDOT

- About 2/3 include TxDOT in plat review
  - Majority consider access in plats
  - Majority will seek ROW on plats along state roads
- Over 90% coordinate on site plans
- Coordination: direct, indirect, developers
Survey of Texas Counties

Background Info

- About 75% have subdivision regulations
- About 80% require plats
- Have limited authority to regulate development
- Half want more authority, half do not
- Regulations cited as needed most: land use, drainage, access
Survey of Texas Counties

Coordination with TxDOT

- About half involve TxDOT on plats
- About 40% consider access on plats
- Some require access permits, but few apply to state roads
- No site plans per se, but still some coordination with TxDOT
Examples of TxDOT / Local Cooperative Efforts
Example 1
Example 2

Platted Access Easements

State Highway
Example 3
Example 4
Example 5
CONCLUSIONS / RECOMMENDATIONS
Establish TxDOT - Local Agreements for Local Development Review

• ‘Cooperative Development Review’ agreements
• Interlocal agreements or MOUs
• Agreements would:
  – Avow importance and priority
  – ID and clarify roles, responsibilities
  – Help ensure continuity of efforts
Make Development Review a Routine Work Activity for TxDOT Districts

- Budget personnel, monetary resources to perform function
- Designate local liaisons, contacts
- Time and personnel needs will vary by District
- Partner with locals
More Involvement Needed in Early Stages of Development Process

- Input on conceptual plans - especially phased developments, big box
- Involvement in platting imperative
  - Facilitate access management
  - Coordinate in thoroughfare planning
  - Protect/preserve state ROW
More Early Involvement, continued….

- **Input on Site Plans**
  - Number, location, and design of access
  - Benefit of considering other factors that affect driveway operation
  - Building and parking setbacks, etc.
Legislative and Policy Changes Needed

- Change to *allow and require* TxDOT input on local development adjacent to state roadways

- Require TxDOT/Local Cooperative Development Review Agreements
  - Make coordination mandatory
  - Similar legislation passed for City/County ETJ agreements
  - A few states already have statutes in place
Legislative and Policy Changes Needed

Continued….

- **Give Texas counties authority to regulate access**
  - Needed for areas outside of cities / ETJs
  - In TxDOT’s interest, should encourage / support

- **Allow credit for ROW acquired through local platting**
  - Often a local funding match required on TxDOT projects
  - Allow credit, count toward local match
Concluding Thoughts

... on coordination between local jurisdictions and TxDOT

- Key link in coordinating land use and transportation planning
- Increases likelihood of more sustainable roads and land development
- Improves access management!
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