

TxDOT Involvement in Access Management at the Local Level

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

Sponsored by

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Presentation Overview

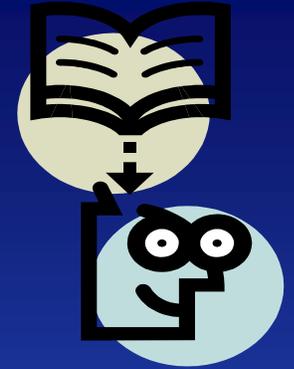
- Research Purpose / Objectives
- Surveys to TxDOT, Cities and Counties
- TxDOT Involvement with Local Jurisdictions
- Coordination of Texas Cities and Counties with TxDOT
- Conclusions / Recommendations
- Policy and Statutory Changes Needed

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

City Response Statewide

Returns by Population

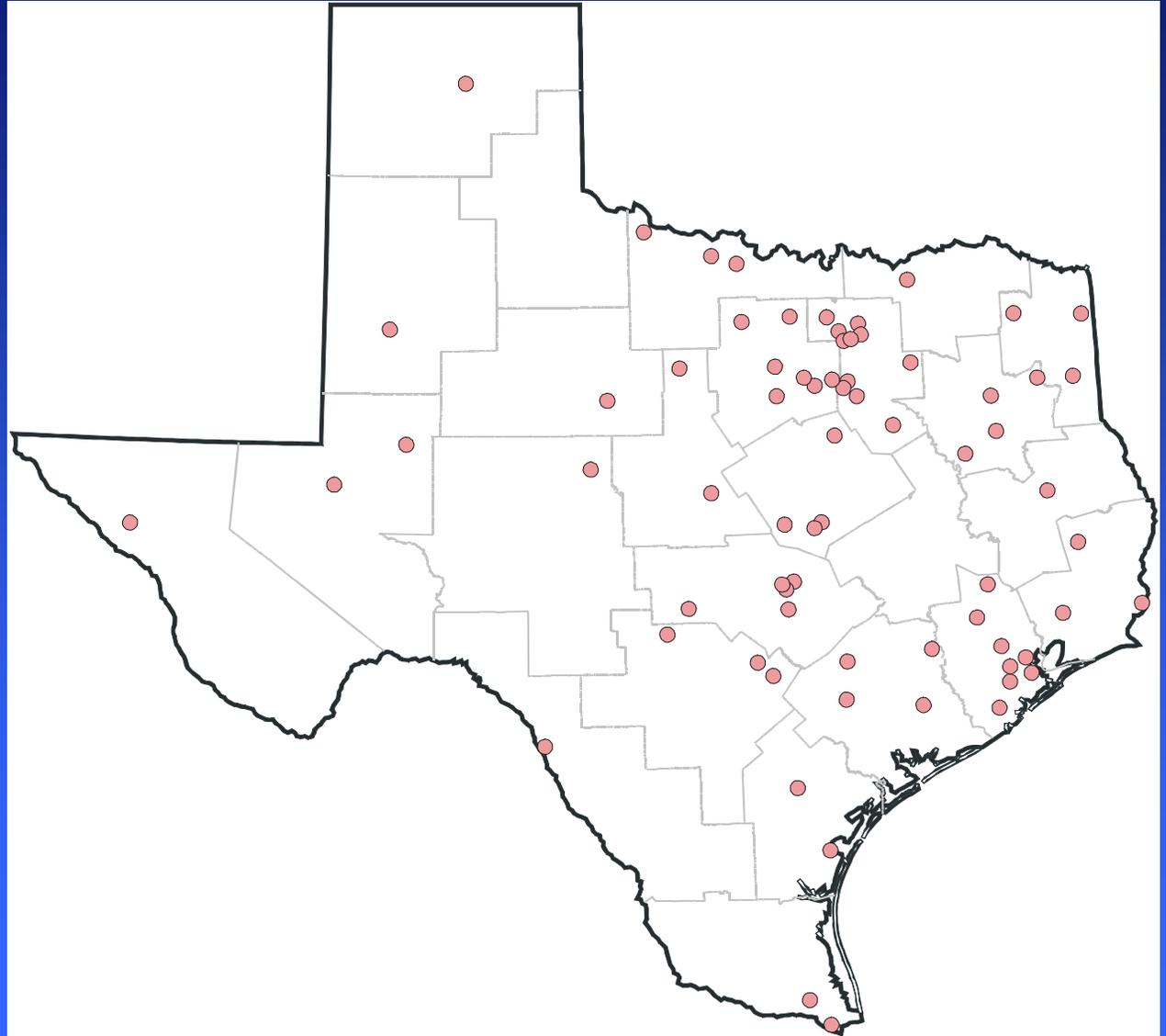
0 – 10K = 25

10 – 20K = 15

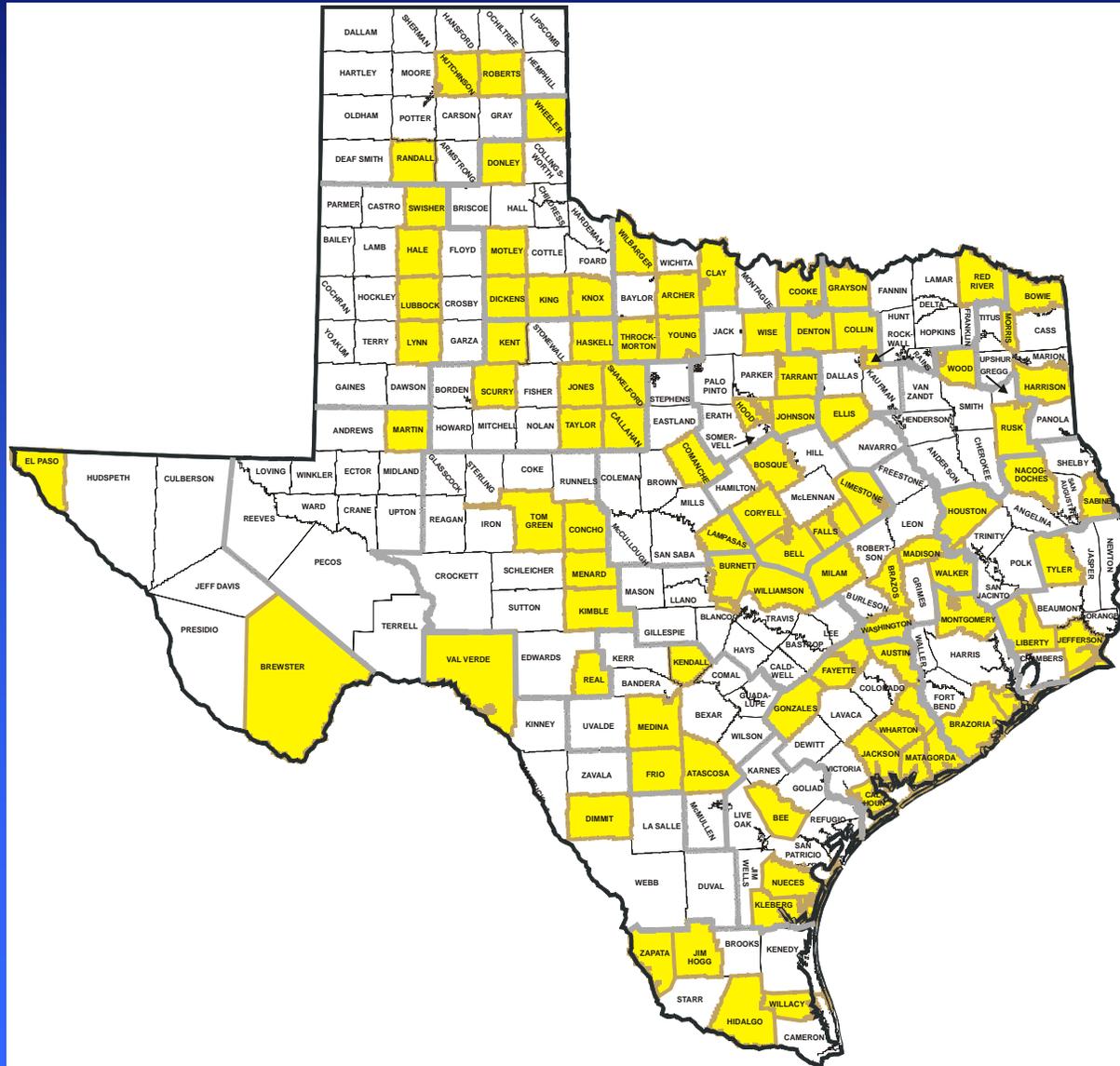
20 – 40K = 23

40 – 100K = 14

> 100K = 16



County Response Statewide



Typical Development Process in Texas



Stage	Description
A. Conceptual Plan	General Layout of lots, streets
B. Preliminary Plat	Property Subdivision to scale with lots, streets, utilities
C. Final Plat	Conforms to preliminary, filed for record
D. Site Plan	Layout of buildings, parking lots, access, etc.
E. Construction Plan	Construction details, specifications.
F. Building Permit	Permission to begin construction

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



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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