

Land Use Planning and the Right-of- Way

Comprehensive Plans, Right-of-Way
Ordinances, Utilities, and More



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Before You Start

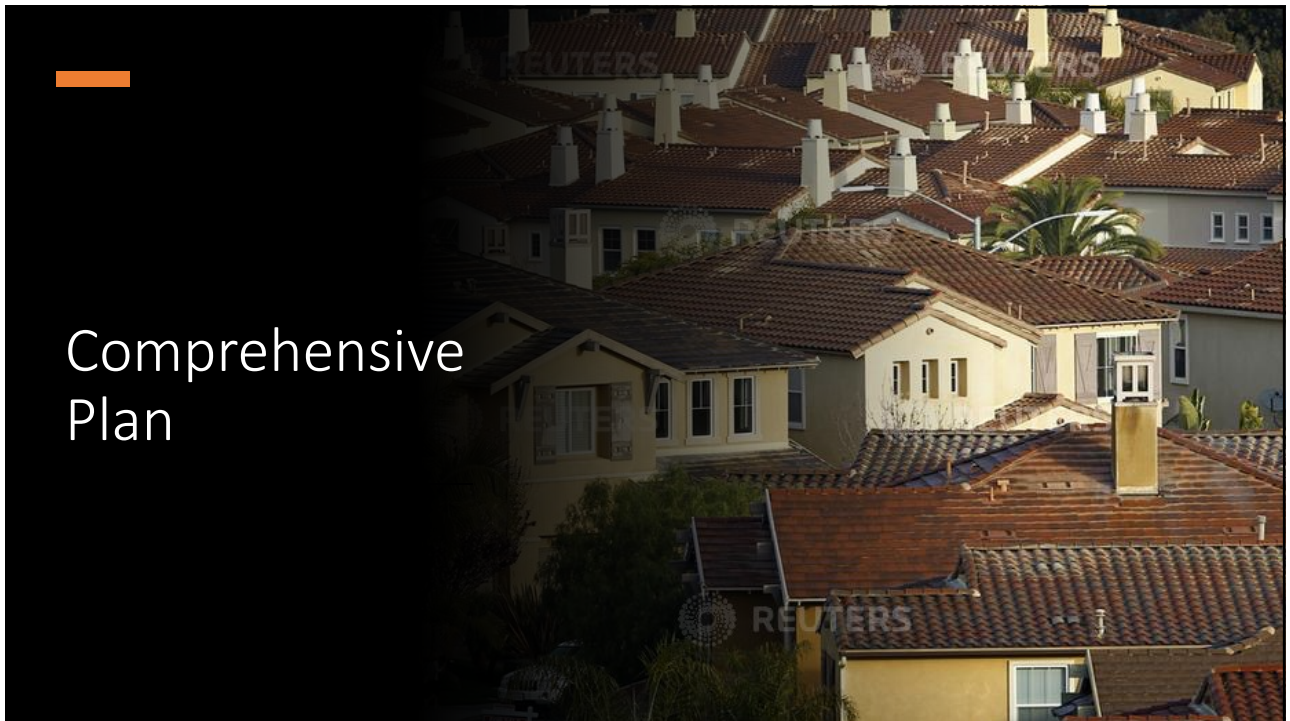
Know:

- Your comprehensive plan (types of streets, conduits).
- Your right-of-way management ordinance.
- Your franchises.
- Your street light agreement(s).



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Comprehensive Plan



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Comprehensive Plan – Transportation Element

Texas state law provides that a comprehensive plan may include sections on:

- Land use.
- Transportation.
- Public facilities.

(Tex. Local Gov't Code § 213.002)

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Comprehensive Plan – Transportation Element

- The transportation element of the comprehensive plan shows what type of streets and traffic patterns are anticipated for future development.
- While it may be assumed that local governments always want to increase capacity and connectivity, the development of the right-of-way must also be context sensitive.
- Neighborhoods often do not want a new major street installed or expansion of an existing street or an immediate connection to an arterial street that may increase traffic going past residential homes.

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