

PLANNING THE URBAN ENVIRONMENTS OF NEW RAILWAY STATIONS IN MEXICO

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The rollout of new railway stations in Villaldama, Lampazos de Naranjo, Anáhuac and Nuevo Laredo, in the Mexican states of Nuevo León and Tamaulipas, is being accompanied by **Territorial Planning and Land Management Studies** to plan their integration into the surrounding territory. The work, driven by Mexico's [Secretaría de Desarrollo Agrario, Territorial y Urbano \(SEDATU\)](#) under the **National Railway Programme**, is being carried out by the technical team of the Mexican firm [Planeación, Desarrollo & Territorio \(CPDyT\)](#), with NAIDER's collaboration.

The arrival of new mobility hubs can bring about significant changes to urban and economic dynamics, land use and value, patterns of urban growth, and the relationships between stations, population centres and their surrounding territory. The studies aim to anticipate these processes and establish a planning framework to make the most of the opportunities generated by the railway while managing its effects on the territory.

The work combines the analysis of national and international best practice in **Transit-Oriented Development (TOD)** with a study of territorial economics, land use and value, and the regulatory framework. On this basis, **forward-looking scenarios** and territorial integration models are being developed to explore the transformations linked to the new stations and guide their future development.

Building on the **territorial diagnosis**, strategies, **project portfolios** and intervention instruments are defined to support the integration of the stations with existing settlements and guide the development of their surrounding areas. Mechanisms for **managing urban growth, governance** models and **participatory processes** are also examined, to help coordinate the involvement of administrations, stakeholders and communities.

Finally, the studies incorporate **monitoring and evaluation** systems and a **roadmap** to support the implementation of the proposed strategies and actions. In this way, territorial planning accompanies the rollout of the new railway infrastructure from its earliest stages, understanding stations not merely as transport nodes but as elements capable of shaping new urban, economic and territorial dynamics.

