



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** {{item.number}}

**Agenda Date:** November 20, 2024

**In Control:** San Antonio Housing Commission Meeting

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**DEPARTMENT:** Neighborhood and Housing Services

**DEPARTMENT HEAD:** Veronica Garcia, Director

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

Consideration and Action on the Creation of a Transit-Oriented Policy Framework and Update to the Transit-Oriented Development “TOD” Zoning District related to VIA Advanced Rapid Transit (ART) Corridors.

**SUMMARY:**

This item is for consideration and action on the draft Transit-Oriented Policy (TOP) Framework and draft updates to the “TOD” Transit-Oriented Development Zoning District. On January 22, 2024, Governance Committee considered a Council Consideration Request (CCR) from Councilmembers Marc K. Whyte (District 10), Teri Castillo (District 5), and Sukh Kaur (District 1) regarding the creation of a Transit-Oriented Development (TOD) Plan.

**BACKGROUND INFORMATION:**

On June 22, 2023, City Council approved the execution of two Interlocal Agreements with VIA that established a cooperative partnership with the City to deliver the Advanced Rapid Transit

(ART) North/South (N/S) Corridor Project as well as Advanced Transportation District (ATD) funds for advanced transportation and enhanced mobility purposes.

A CCR was submitted to create a Transit-Oriented Plan. The Plan would build upon VIA's investments by incentivizing and reducing barriers to development along the ART routes and improve our multi-modal transportation system. The Plan will also ensure alignment with the SA Tomorrow Plan, Multimodal Transportation Plan, the Strategic Housing Implementation Plan (SHIP), the Economic Development Strategic Framework, and other adopted plans.

In October 2023, the Housing Commission created a nine-member Technical Working Group under the Removing Barriers To Affordable Housing Production and Preservation Subcommittee to focus on recommendations to update the Unified Development Code (UDC) to support affordable housing near transit. Additionally, the Removing Barriers to Affordable Housing Development and Preservation Subcommittee continued their efforts to implement the Strategic Housing Implementation Plan (SHIP) by developing recommendations concerning the protection of existing and the development of new affordable housing in areas served by rapid transit.

Governance Committee considered the CCR on January 22 and recommended staff move forward with a Taskforce to review the UDC and make recommendations to update the Transit Oriented Development "TOD" zoning district. The work would be coordinated with the Technical Working Group and the Removing Barriers to Affordable Housing Production & Preservation Subcommittee (RBSC) of the Housing Commission as part of the Transit-Oriented Policy Framework.

The draft policy framework was originally presented to the Housing Commission on September 25, 2024. Since that briefing, there have been numerous commission, committee and community meetings and a summary is provided below:

**PCTAC Recommendation:**

The draft zoning code has been presented to the Planning Commission Technical Advisory Committee on October 14, 2024. The committee's recommendation to the Planning Commission includes the following: 1) All Single Family zoned lots with single family uses within the CRAG are excluded from "TOD" zoning; 2) Upon a property being rezoned to "TOD", a residential permit parking program be evaluated for the abutting neighborhood. These recommendations were approved by Planning Commission on November 13, 2024.

**B Session Briefing:**

At the B Session briefing on October 16, 2024, the Council provided feedback including to continue engagement, especially engagement within the neighborhoods. Staff has been presenting to neighborhood associations at their meetings as well as community meetings held on October 22nd and November 2nd. The Council also expressed the importance of preventing and mitigating displacement of current residents. By prioritizing the protection of current residents, along with the creation of housing that is affordable, the housing recommendations seek to prevent displacement, maintain community integrity, and reduce the burden of high housing and transportation costs.

Staff will provide an update on feedback received at two community meetings conducted and an update on the recommendation from the Planning Commission and Zoning Commission.

## **ISSUE:**

In 2020, the people of San Antonio approved dedicated funding for transit projects, paving way for the modern Advanced Rapid Transit (ART) network. ART will make it easier to go around and access several parts of the city, by connecting different modes of transportation like never before. In 2023, the City Council approved two Interlocal Agreements with VIA Metropolitan Transit (VIA), the region's mass transit agency, to kickstart a collaborative partnership by allocating Advanced Transportation District (ATD) funds to enhance our city's transportation and mobility systems.

The Transit-Oriented Policy (TOP) framework that promotes housing affordability and multimodal transportation, by integrating economic development, resilience, health, and quality of life, creating a comprehensive and equitable approach to development along transit corridor. The Framework consolidates key principles of Transit-Oriented Development (TOD), which is a single development with transit access, and Transit-Oriented Communities (TOC), which is a neighborhood where all essentials to live, work and play, are at your doorstep or a transit ride away, while also drawing from best practices in transit corridor development nationwide. (See attached graphic.) The recommendations produced by the groups under the direction of the Housing Commission will aid in advancing housing availability and affordability along rapid transit corridors in San Antonio.

The update to the "TOD" Zoning District is a recommendation from staff and the Taskforce that consists of 26 members representing the San Antonio community. Representation includes city registered Neighborhood Associations along the Green and Silver lines including District representation from Districts 1, 2, 3, 5, 7, and 10, and residents representing organizations that are experts in the transportation, development and housing industries. The current "TOD" zoning district is currently allowed anywhere within ½ mile of a bus stop. This means there are no guardrails limiting it. It is also not context sensitive to neighborhoods. The proposed revisions incorporate protections for existing residential neighborhoods and allow for opportunities for TOD development in Regional Center Areas with proposed boundary lines, consistent with our SA Tomorrow Plans. Although this process to update the code does not include a large area rezoning process, it provides a better tool in our development toolkit for a property owner to choose from along our ART corridors.

To be adopted in December 2024, this framework outlines San Antonio's vision and strategy for adopting Transit-Oriented Policy (TOP) initiatives in the years to come, setting the stage for a more connected and thriving community.

## **FISCAL IMPACT:**

There is no fiscal impact at this time.

**ALTERNATIVES:**

The Housing Commission can choose not to recommend the Policy Framework.

**RECOMMENDATION:**

Staff recommends approval of the Policy Framework. The draft framework and draft update to the zoning code continues to move through the process for final adoption to City Council in December. The remaining schedule is below:

Monday, November 18, 2024

Board of Adjustment Informative Briefing

Tuesday, November 19, 2024

Zoning Commission Consideration

Wednesday, November 20, 2024

Historic and Design Review Commission Informative Briefing

Wednesday, November 20, 2024

Housing Commission Consideration of Policy Framework

Thursday, December 19, 2024

City Council Consideration of Policy Framework and Updated Zoning Code