



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** 6

**Agenda Date:** January 22, 2024

**In Control:** Governance Committee Meeting

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**DEPARTMENT:** Transportation Department

**DEPARTMENT HEAD:** Catherine Hernandez

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

Creation of a Transit Oriented Development (TOD) Plan and Program related to VIA Advanced Rapid Transit (ART) North/South and East/West proposed lines.

**SUMMARY:**

On October 17, 2023, Councilmembers Marc K. Whyte (District 10), Teri Castillo (District 5), and Sukh Kaur (District 1) submitted a Council Consideration Request (CCR) regarding the creation of a Transit Oriented Development (TOD) Plan.

**BACKGROUND INFORMATION:**

On November 3, 2020, voters approved an increase to the current  $\frac{1}{4}$  portion of the sales and use tax collected for the Advanced Transportation District (ATD) by  $\frac{1}{8}$  for a cumulative amount of  $\frac{3}{8}$  of one percent, to begin in January 2026. This vote signified support for VIA's Keep San Antonio Moving (KSAM) plan to bring a rapid transit system designed to move quickly through

key corridors.

On June 22, 2023, City Council approved the execution of two Interlocal Agreements with VIA Metropolitan Transit 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. Advanced Rapid Transit is an example of how to bring an improved mass transit system to our city. The project is part of the Federal Transit Administration's Capital Investment Grant program, one of the largest federal funding programs in existence, bringing substantial federal infrastructure funding to the region.

In an effort to build upon these key investments and connect policies and programs such as the SA Tomorrow Plan, Multimodal Transportation Plan, the Strategic Housing Implementation Plan (SHIP), the Economic Development Strategic Framework, and other adopted plans, Councilmembers Marc K. Whyte (District 10), Teri Castillo (District 5), and Sukh Kaur (District 1) submitted a Council Consideration Request (CCR) regarding the creation of a Transit Oriented Development (TOD) Plan and Program that would incentivize and reduce barriers to development along the ART routes and improve our multi-modal transportation system. The program would explore opportunities to align transit, housing, and economic development initiatives to increase connectivity and sustainable development.

#### **ISSUE:**

The Transportation Department will brief the Governance Committee on the City's collaboration with VIA to review the City's current Transit Oriented Development "TOD" zoning district, and next steps to update the enabling ordinance within the City's Unified Development Code (UDC) and develop a comprehensive TOD Plan.

With direction from the Governance Committee, the Transportation Department proposes to move forward with the process to review and amend the "TOD" Transit Oriented Development Zone District as a first step to improve the current code. The Transportation Department recommends forming a Taskforce with representatives from neighborhoods along ART corridors, representatives that have experience with housing and transit development projects, city staff from Transportation, Development Services, Planning, Neighborhood and Housing Services, Economic Development and Public Works as well as VIA Metropolitan Transit. The Taskforce will review current regulations within "TOD" and recommend changes for public input and approval. The Taskforce will work closely with the newly created Technical Working Group under the Housing Commission and Removing Barriers to Affordable Housing Subcommittee focused on developing recommendations to facilitate the creation of affordable housing near and along transit corridors. The community engagement process for both the work of the Technical Working Group and the Taskforce will be aligned to ensure input is robust, meaningful and transparent. Proposed UDC recommendations will be presented at a City Council B Session for review and input followed by presentations to appropriate commissions for a recommendation and City Council for final consideration.

Upon completion of the Unified Development Code updates, city staff from multiple departments

and representatives from VIA, will work on the development of a TOD policy that focuses on a comprehensive plan that includes short and long-term recommendations for transit-oriented communities, advancing housing availability and affordability along transit corridors that is equitable, as well as incentivize economic growth. The community will be part of the plan development process as well as its implementation to ensure meaningful community engagement. Following public input, city staff will present a proposed TOD policy to City Council for review and consideration.

**FISCAL IMPACT:**

**This item is for briefing purposes only.**

**ALTERNATIVES:**

This item is for briefing purposes only.

**RECOMMENDATION:**

Staff recommends proceeding with formulation of the Task Force and bringing a draft amendment of the TOD Zoning Ordinance to a B Session for full City Council review and input.