

Transit-Oriented Development “TOD”

PCTAC – October 14 2024



Green Line Project Details



Construction Limits:
US 281 to
Steves Avenue



Service Connections:
Stone Oak P&R
and Brooks TC



Length:
10.35 miles
*11.7 miles
total length*



Stations:
26 new stations



Vehicles:
17 new
articulated
low/no-emission
vehicles



Frequency:
10-minute on
weekdays and
15-minute on
weekends



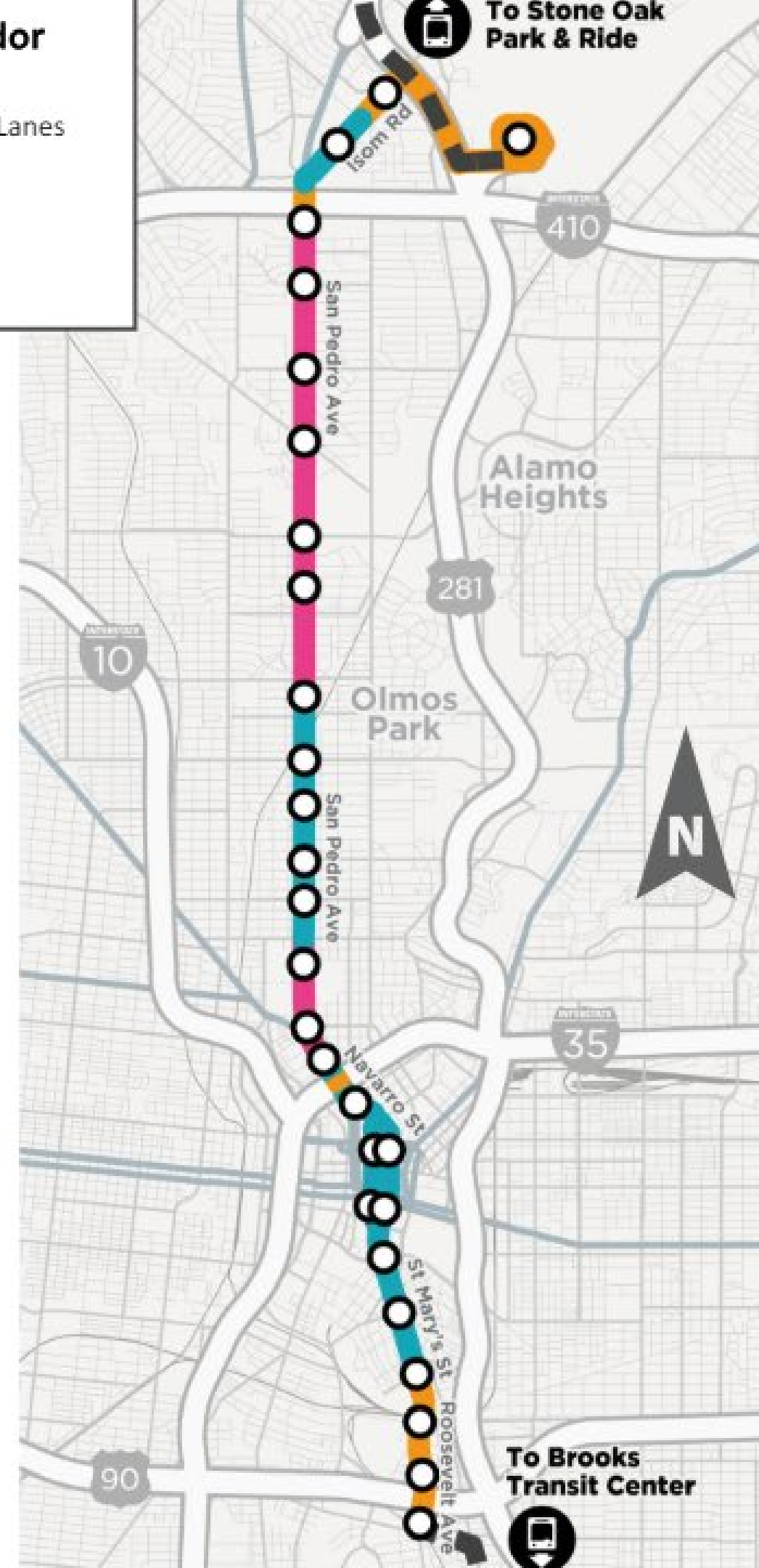
Transit Lanes:
Center Running,
Business Access
and Transit Lanes,
Mixed Traffic



Cost:
\$446.3M
YOE*

ART North/South Corridor

- Center Running Lanes
- Business Access/Transit Lanes
- Mixed Traffic Lanes
- Connecting Service
- Stations



*Cost Estimate Current as of July 2023



Proposed

*Center
Running Lanes*

Illustration purposes only



Proposed

***Business
Access &
Transit Lanes***

Illustration purposes only

TOD & San Antonio

- Average San Antonio household spends 23% of their income on transportation
- TOD aims to bring down housing and transportation costs
- Policy changes are needed to enable TOD

**Creation of a
Technical
Working Group**

**CCR: Create
TOD Plan**

**Phase 1:
Framework and
Updated
Zoning Code**

**Phase 2:
Develop
Strategic
Implementation
Plan**

Transit-Oriented Policy Framework

Housing Commission

**Technical
Working
Group**

Recommendations:
UDC Changes &
Other Barriers

**Removing
Barriers**

Recommendations:
Housing
Affordability & Anti-
Displacement

**TOD
Taskforce**

Recommendations:
TOD Zoning

Engagement Activities

Over 75

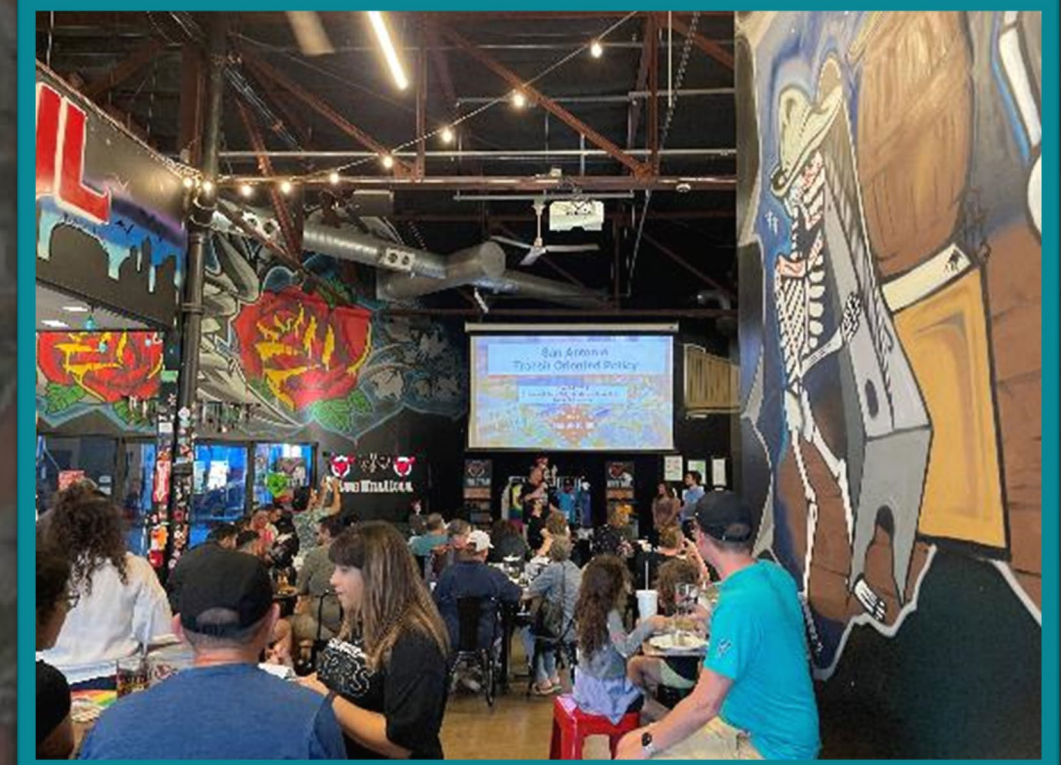
Meetings & Events to date

1,073

Community Survey Participants

Over 23,000

Visits to SASpeakUp.com/TOD



TOD Zoning Code Update

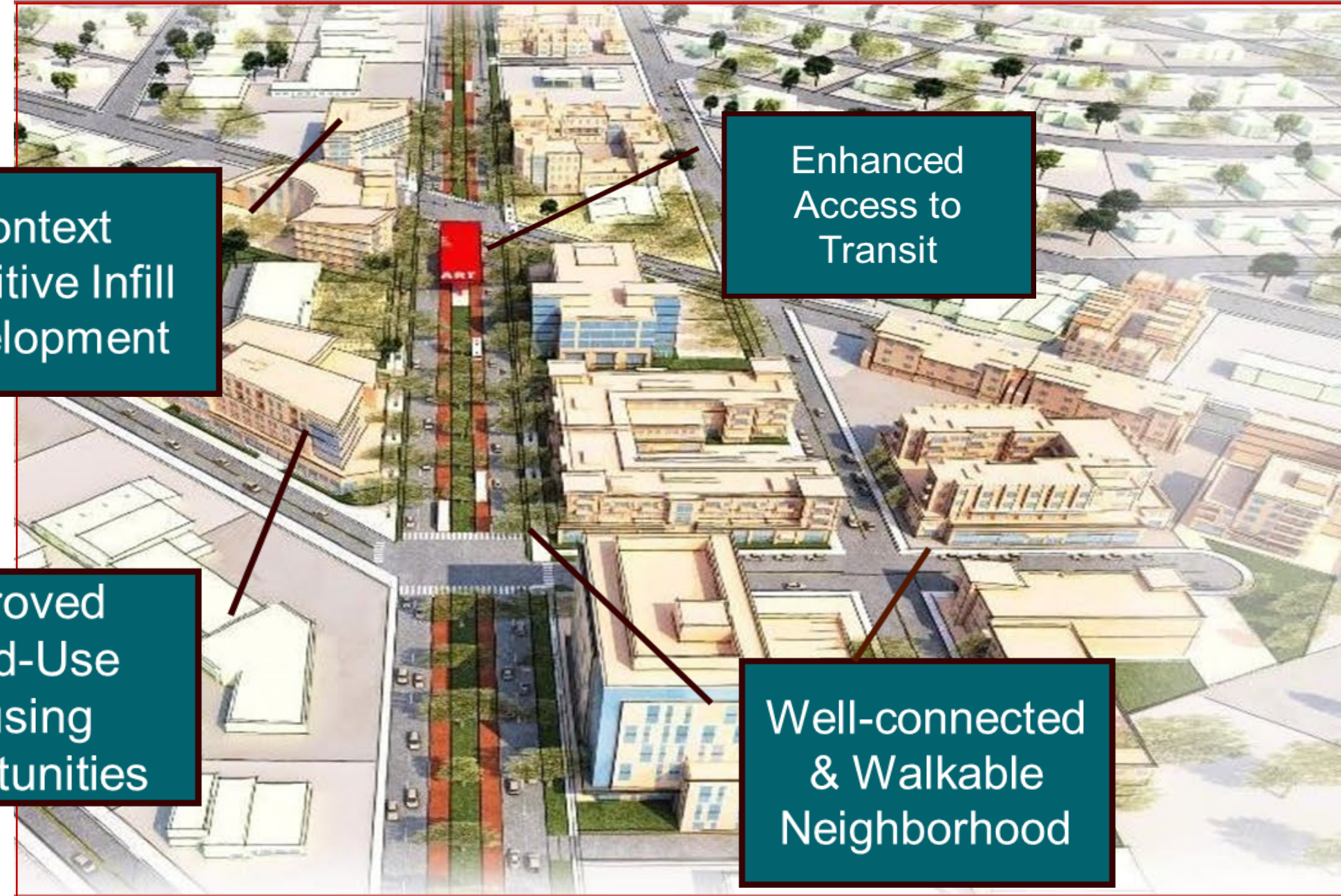
- Current TOD code written in 2001 and is underutilized (3 cases in 20 years)
- Currently is allowed anywhere within ½ mile of a bus stop
- This process updates the code ONLY to allow options for development **while respecting neighborhoods**
- This process DOES NOT rezone any property
- Applicants will STILL BE REQUIRED to go through rezoning process



Existing Conditions



Planned Transit Improvements



Future Development Opportunity

Context
Sensitive Infill
Development

Improved
Mixed-Use
Housing
Opportunities

Enhanced
Access to
Transit

Well-connected
& Walkable
Neighborhood

TOD Benefits

- Compact, livable & walkable neighborhoods
- Multimodal transportation access
- Strengthens established neighborhoods

Taskforce Representation

Downtown
Five Points

Shearer

Hills/Ridgeview

Monte Vista

Roosevelt

Lavaca

Jefferson Heights

Dignowity Hill

Historic Westside

Residents

Prospect Hill

Alta Vista

Oak Park Northwood
District 7

Transit Professionals

Housing Professionals

Development

Community

VIA

Centro

AAMPO

- 13 Neighborhood Associations and Council District Representation
- 13 residents representing organizations with expertise in development, housing, transit and agencies
- Began meeting February 2024 to review code

3 Categories



Transition District

- Residential Uses only
- Maximum of 5 units
- Supports mix of housing types
- Serves as a transition from mixed districts



Mixed Use Districts

- Mix of retail, service, office and residential uses
- 4 levels allowing for increased height
- Promotes compact, walkable, sustainable neighborhoods

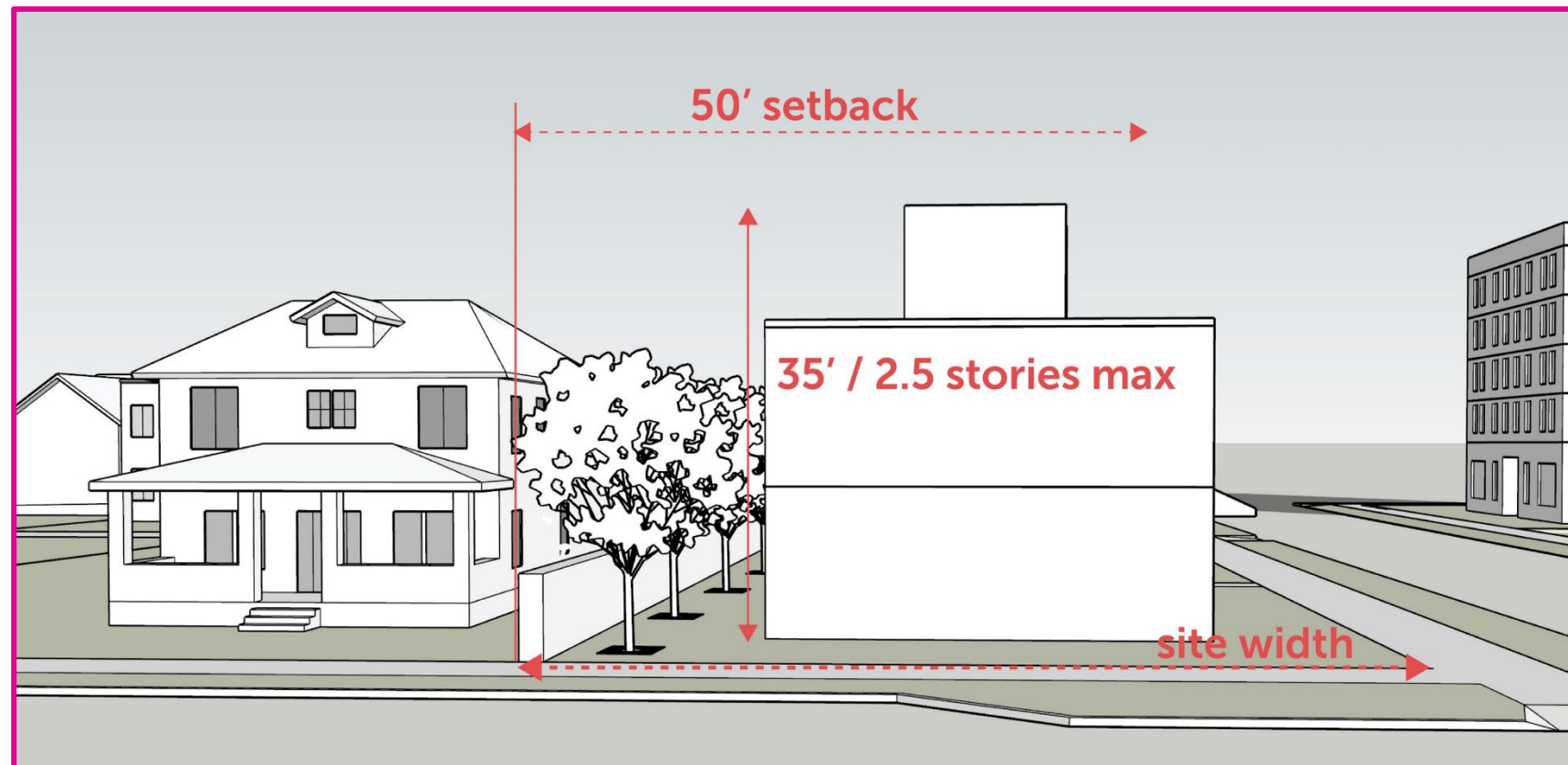


Hybrid-Industrial Districts

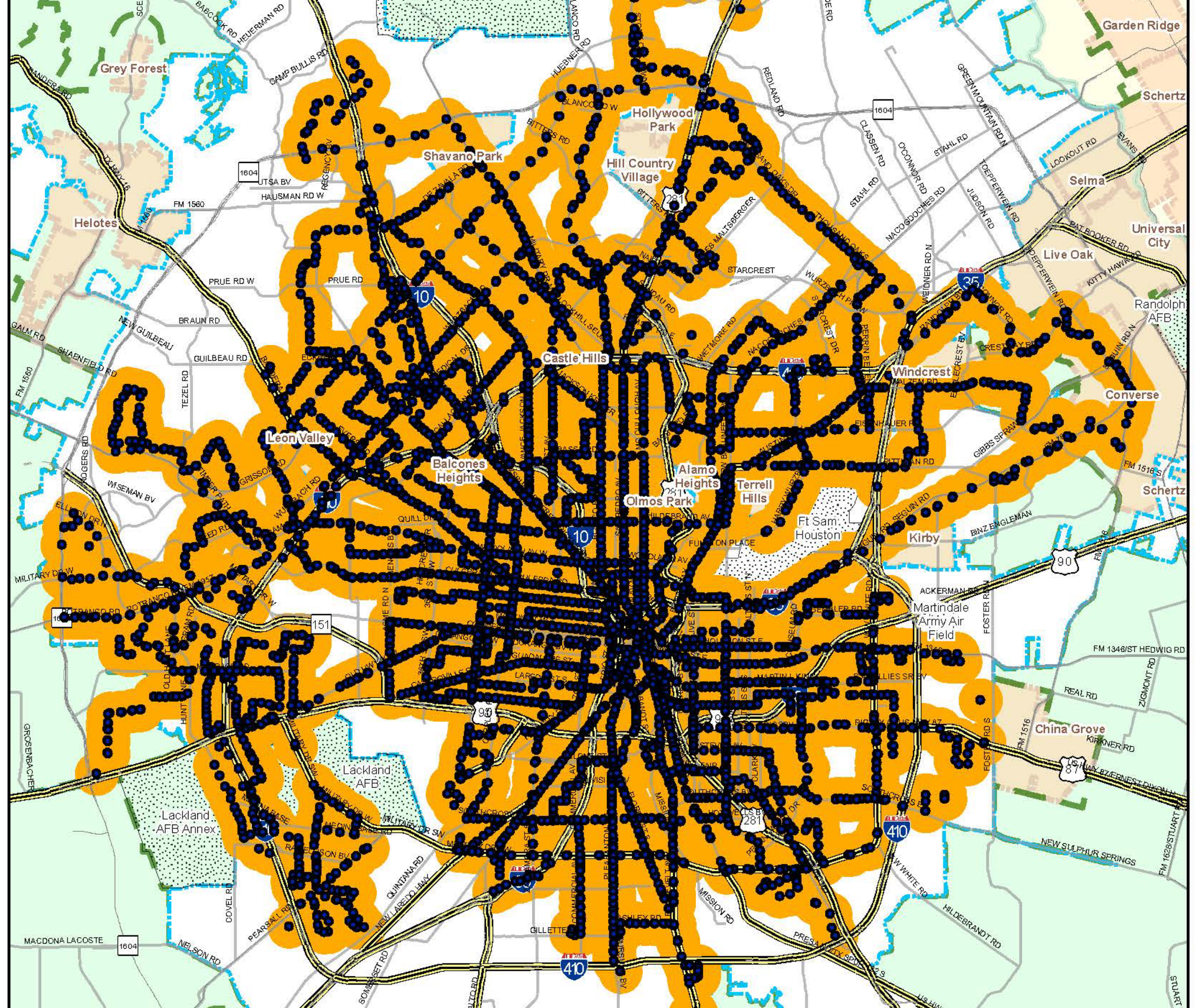
- Mix of light industrial and other uses
- 2 levels allowing for increased height
- Allows transition to mixed use

Zoning Code – Development Standards

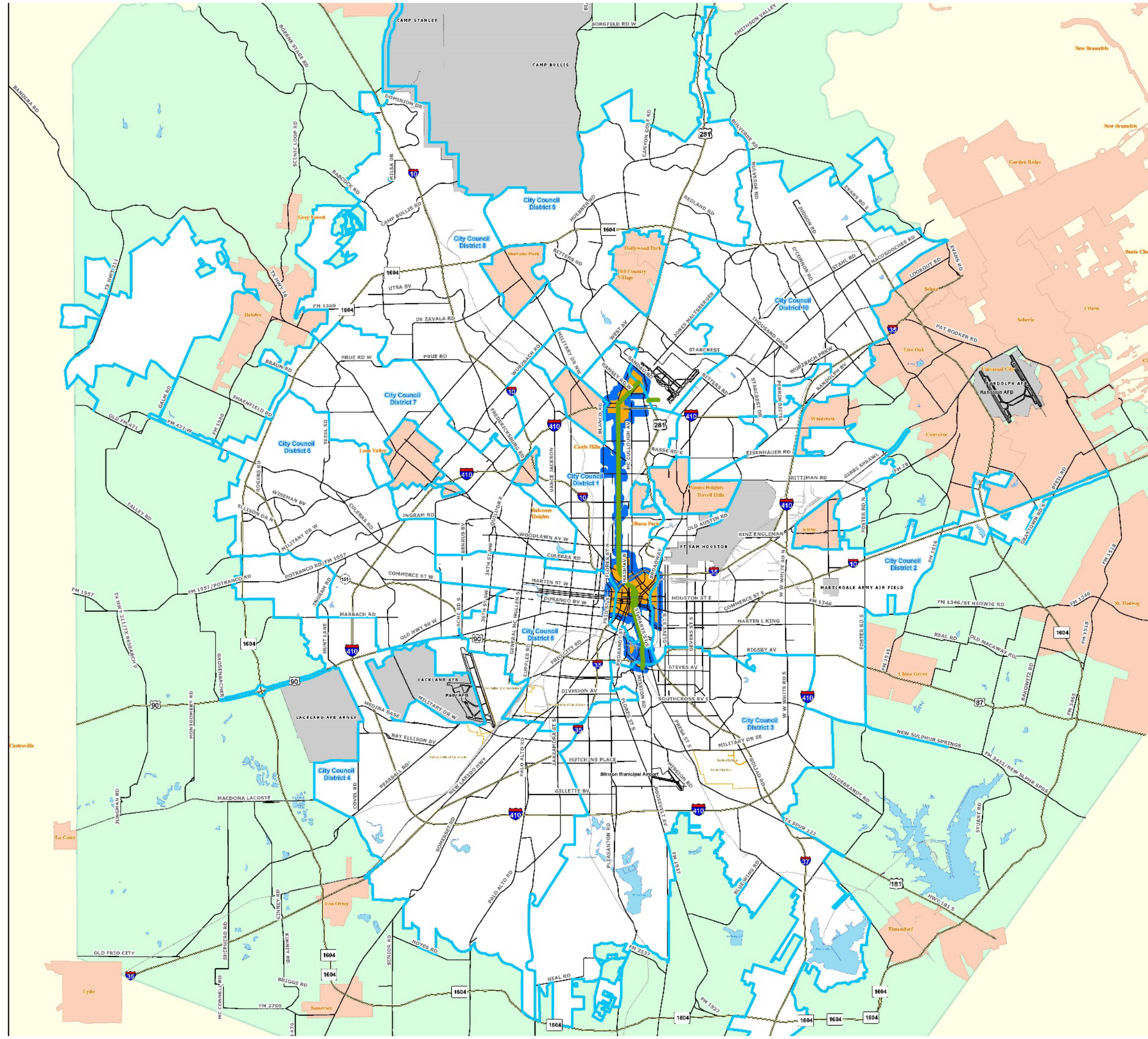
- Updated standards protect residential neighborhoods from incompatible development
- Updated standards include unique characteristics to create pedestrian environments



Current “TOD” zoning applicability

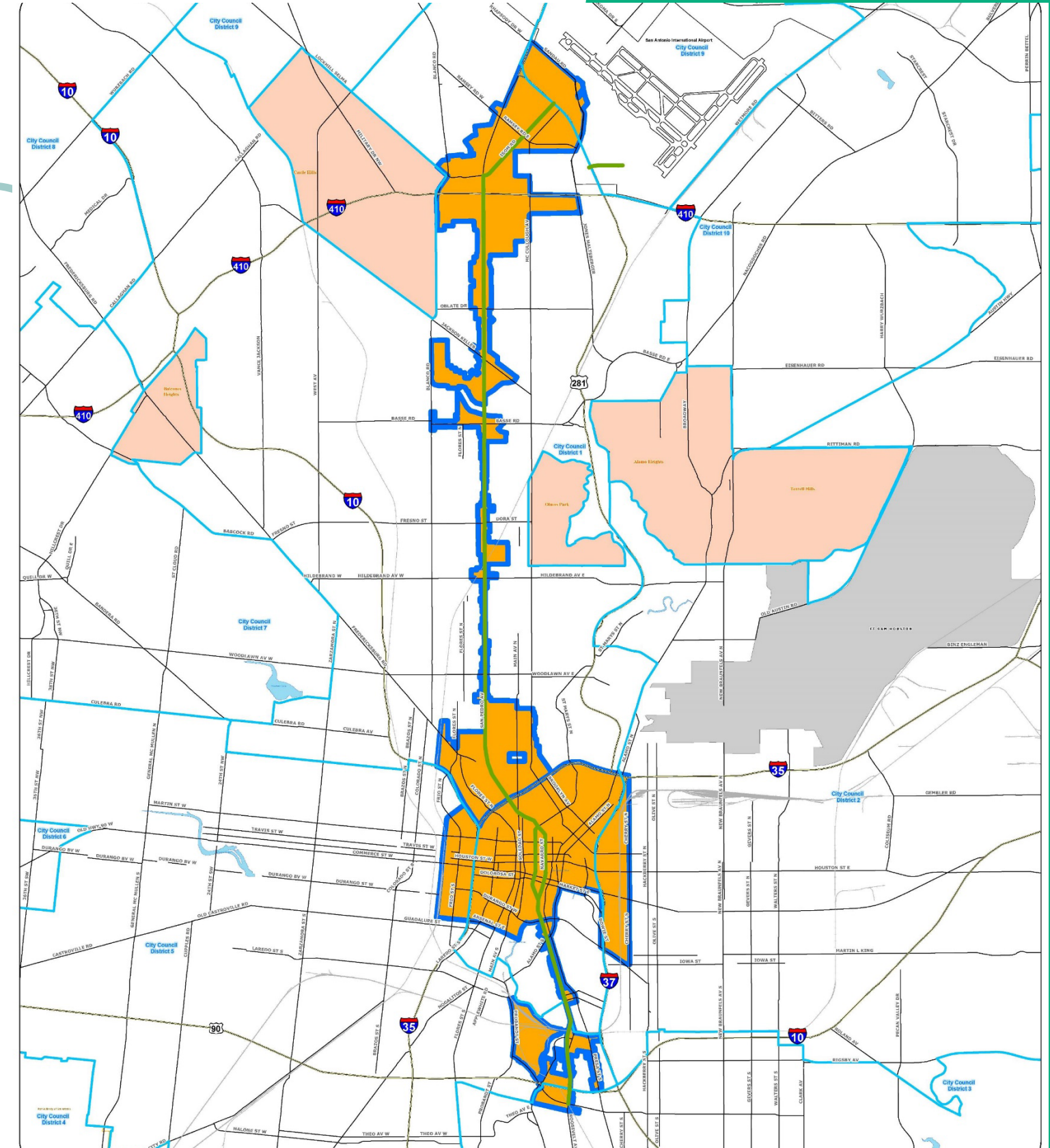


Future “TOD” zoning applicability



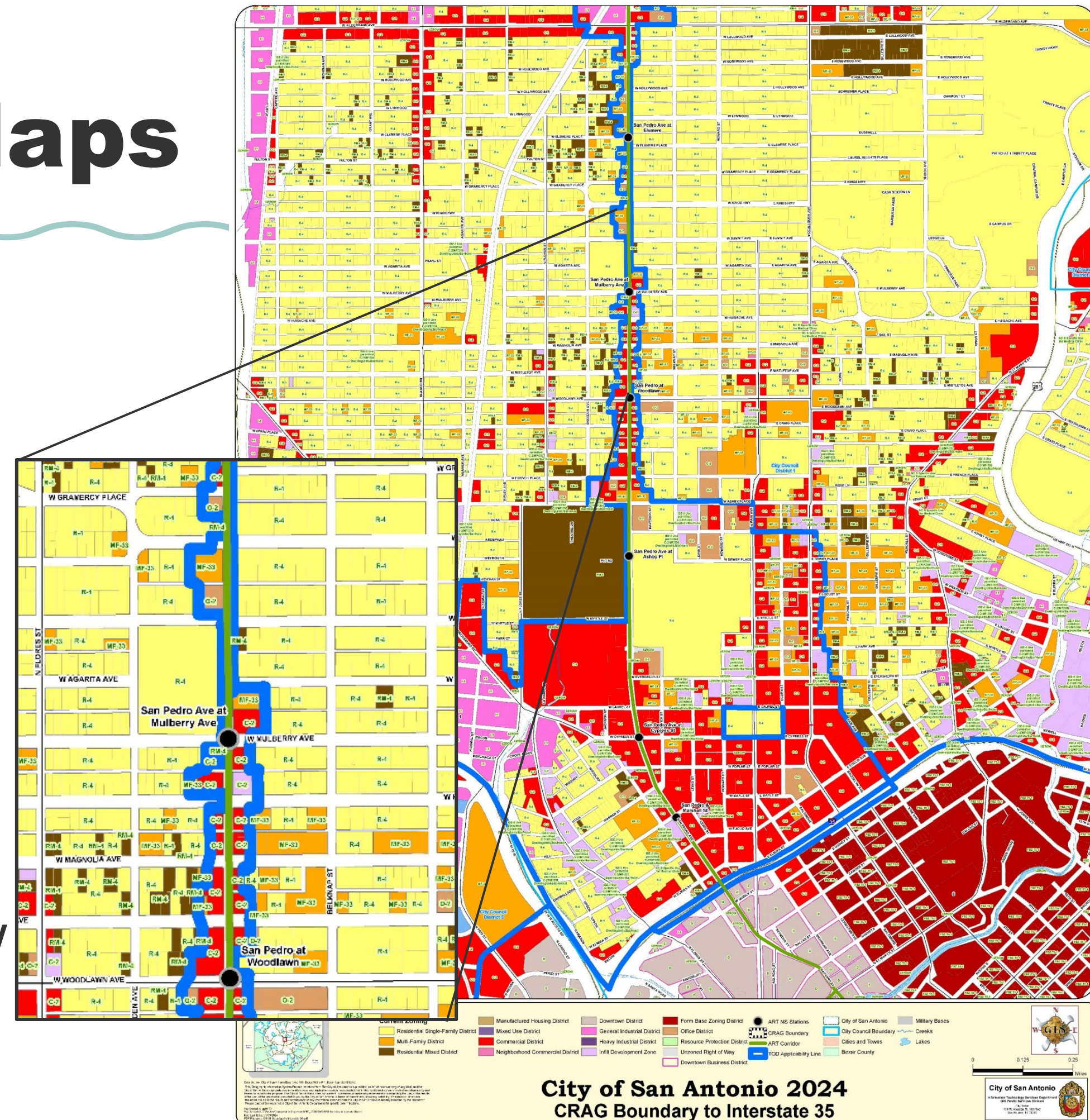
Future Applicability

- Focused on “ART” corridors
- “TOD” now includes “Transit”
- Eligibility is only within the boundary



Development of Maps

- Taskforce recommended boundaries to identify applicability for public input
- Provides opportunities for TOD development
- Sensitive to areas already built out with established neighborhoods
- PCTAC considers the process. Future maps of new areas follow ZC and CC consideration



Protections for Neighborhoods



Single-Family Residential Exclusion

- Properties equal to ½ acre or less: Single-Family zoned properties with a single-family use (4 units or less)
- Exclusion protects established residential neighborhoods in our urban core

Overlay District Standards

- “TOD” is a base district
- Properties within overlay districts such as Historic District Overlay or Neighborhood Conservation District Overlay must comply with those standards



Parking Provisions

- Parking space costs average \$2k to \$10k
- UDC code for minimum parking requirements were adopted in 1965 with no update since its adoption
- Parking minimums can force the use of land inefficiently, making it difficult to design neighborhoods where it is easy for people to walk and use public transit to get around
- Focusing on Transit-Oriented Development and reducing parking minimums promotes greater social equity in a community. Parking requirements raise rent prices and inhibit the development of affordable housing.
- The proposed amendments recommend a 50% reduction for the residential only district and no minimum parking requirements for the mixed use and hybrid-industrial districts.

City Code Chapter 28 - Signs

- This code identifies Urban Corridors to have sign requirements to create an attractive corridor environment
- 6 corridors exist including San Pedro
- Some include a minimum building setback
- New “TOD” code does not have a minimum building setback
- Recommend removing the setback in this urban corridor district



Upcoming Engagement

OCT. 22: Transit-Oriented Policy Community Meeting
@ Central Library from 6 – 8 PM

NOV. 2: Transit-Oriented Policy Community Meeting
@ Woodlawn Lake Gym from 9 – 11 AM

Over 10,700

Mailers sent out to community members within ½ mile of the Green Line

Join us!

We're hosting two community meetings on **Transit-Oriented Policy** near you!

OCT 22
6 – 8 PM

Central Library, 600 Soledad St.
Near VIA route #3, 4, 90, 95, 96

NOV 2
9 – 11 AM

Woodlawn Lake Gym, 1103 Cincinnati Ave.
Near VIA route #82, 88, 90, 282, 288

Attend an upcoming event to learn more about our plans to:

- **Enhance** public transportation
- **Update** zoning codes that determine what can be built around new transit lines
- **Preserve** neighborhoods
- **Reduce** barriers to development that enhances a community

Want more information? Visit **SASpeakUp.com/TOD** to find maps, read draft documents, and register to attend!



Register to attend and share your feedback!

SASpeakUp.com/TOD



For special accommodations, call 855-925-2801 and use code 10222, or email us at TOD@PublicInput.com.

¡Acompáñanos!



¡Estamos organizando dos reuniones comunitarias sobre el **Política Orientada al Tránsito** público cerca de usted!

OCT 22
6 - 8 PM

Biblioteca Central, 600 Soledad St.
Cerca de rutas de VIA #3, 4, 90, 95, 96

NOV 2
9 - 11 AM

Gimnasio Woodlawn Lake, 1103 Cincinnati Ave.
Cerca de rutas de VIA #82, 88, 90, 282, 288

Asista a un próximo evento para conocer más sobre nuestros planes para: mejorar el transporte público; actualizar los códigos de zonificación que determinan lo que se puede construir alrededor de las nuevas líneas de transporte; preservar barrios; y reducir las barreras al desarrollo que mejore una comunidad.

¿Quieres más información? Visita **SASpeakUp.com/TOD** para encontrar mapas, leer borradores de documentos y registrarse para asistir.



¡Regístrese para asistir y compartir sus comentarios en SASpeakUp.com/TOD!

Para adaptaciones especiales, llame al 855-925-2801 y use el código 10222, o envíenos un correo electrónico a TOD@PublicInput.com.

Adoption Process – Next Steps

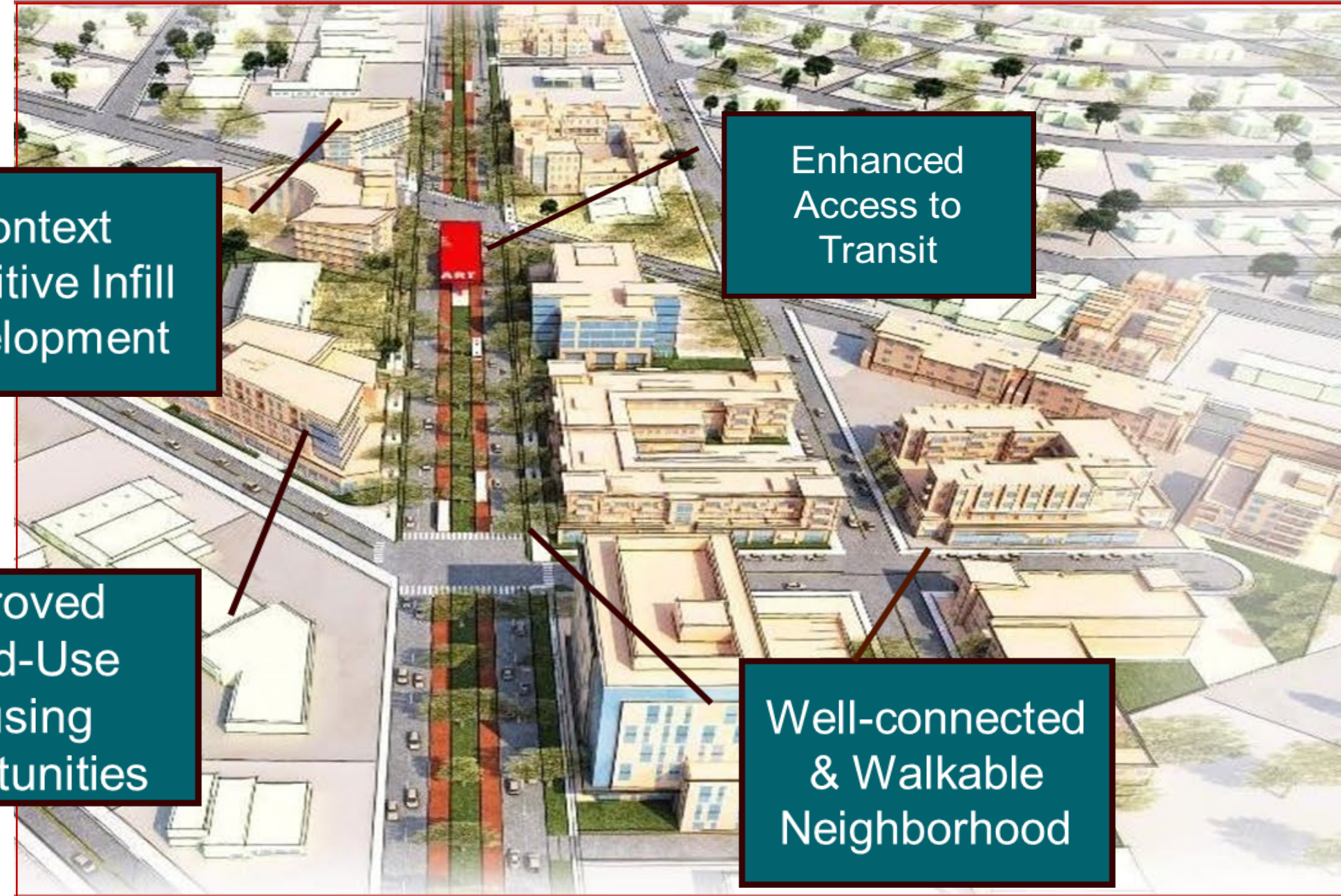
Month	Transit Oriented Policy Framework – Phase 1	Zoning Code Update – Phase 1
October	B Session for presentation of Policy Framework Community Engagement Events Provide updates to Housing Commission Community Meeting	PCTAC; Planning Commission Briefing Planning Commission Consideration Zoning Commission Briefing Community Meeting
November	Community Meeting Housing Commission Recommendation on Policy Framework	Community Meeting Zoning Commission Consideration HDRC and BOA Briefings
December	City Council Consideration	City Council Consideration
Phase 2 – 2025-2026: Begin work on Strategic Implementation Plan		



Existing Conditions



Planned Transit Improvements



Future Development Opportunity

Recommendation:

Staff recommends approval of the proposed amendments and moving item forward to Planning Commission

An aerial photograph of a city street scene, likely in San Antonio, Texas. The image shows a mix of urban development, including a large, modern, light blue multi-story building with many windows. To the left is a smaller, two-story orange building. The street is paved with asphalt and has a red brick-paved area on the right side. There are several cars parked along the street and a few people walking. A large, semi-transparent white box with a red border is overlaid on the top half of the image, containing the text "Transit-Oriented Development" and "TOD" in a large, bold, teal font. In the bottom center, there is a red, cloud-shaped logo with a white star at the top and bottom, containing the text "CITY OF SAN ANTONIO" and "TEXAS" in white. The background shows a mix of urban buildings, streets, and greenery, with a large, semi-transparent white box overlaid on the top half of the image.

Transit-Oriented Development

"TOD"

CITY OF
SAN ANTONIO
— TEXAS —

