



**Texas A&M San Antonio Area
Regional Center
Planning Team Meeting Reboot**

Thursday, 4 May 2023
Zoom Meeting



Auxiliary Marketing Services
Bowtie
Cambridge Systematics, Inc.
Economic & Planning Systems, Inc.
Mosaic Planning and Development Services
Ximenes & Associates

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Welcome and Introductions

Texas A&M San Antonio Project Team

- Heather Yost, Project Manager
City of San Antonio Planning Department
- Rudy Niño, Interim Director
City of San Antonio Planning Department
- Krystin Ramirez, Senior Project Associate
MIG, Inc.



Meeting Objectives

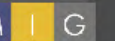
- Welcome and Introductions
- Review of:
 - Planning Process & Sequence of Meetings
 - Plan Area Vision & Goals
 - Draft Recommendations for Plan Framework (Land Use, Housing, Economic Development, Mobility, Amenities & Public Space, and Focus Areas)
 - Implementation Priorities
- Next Steps

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Review: Project Process & Planning
Team Meetings



Background

- **SA Tomorrow Comprehensive Plan (2016)** = City's overarching long-range policy document that directs how city grows, allocates resources over next 20 years.
 - Covers topics such as land use, economic development, housing, natural resources, etc.
 - Directs creation of consistent land use map for the entire city

- **Sub-Area Plans** (e.g. Texas A&M Area) are how the city accomplishes the task of creating land use plans.
 - Strengths, challenges, and priorities related to economic development, mobility, housing, amenities & public space influence land use, so these topics are addressed in the Sub-Area Plans.
 - Development of Sub-Area Plans is community-driven process, guided by area stakeholders and Planning Team.

Sub-Area Planning Project Phases

1

Analysis & Visioning

Existing conditions; existing plans review; vision and goals; focus areas and corridors; Community Meeting #1

Early 2019

2

Plan Framework

Develop plan elements; focus areas and key corridors; transformative projects; Community Meeting #2

Mid 2019-Early 2020

3

Recommendations & Implementation

Action and phasing strategies; draft Plan elements; Community Meeting #3

~~Early 2020~~

~~Mid 2021~~



4

Documentation & Adoption

Public Hearings, adoption, final summary and ePlan

~~Late 2021~~

Overall Sequence of Meetings

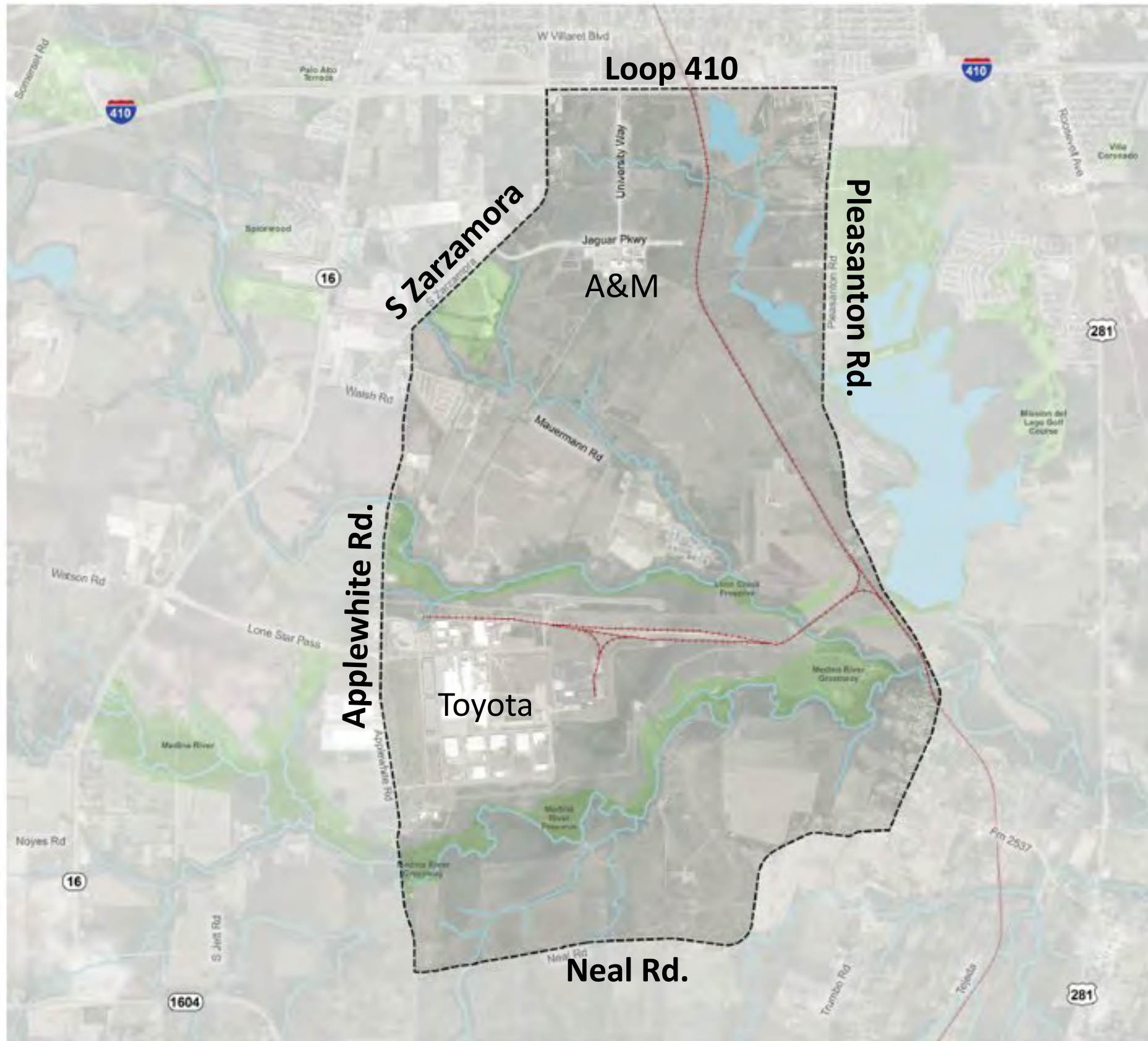
- ✓ **Meeting #1:** Kick-Off and Orientation; Sub-Area Plan Overview (1/15/2019)
 - ✓ **All Residents Community Meeting:** Intro, SWOTs (1/30/19)
- ✓ **Meeting #2:** Preliminary Identification of Opportunities of Challenges; Preliminary Visioning (2/29/19)
 - ✓ **Community Meeting #1:** Vision & Goals, Focus Areas (3/20/2019)
- ✓ **Meeting #3:** Confirm Vision and Goals; Focus Areas and Corridors (4/8/2019)
- ✓ **Meeting #4:** Housing and Job Projections; Land Use (1 of 2) (5/8/2019)
- ✓ **Meeting #5:** Land Use (2 of 2) (6/6/2019)
- ✓ **Meeting #6:** Housing and Economic Development Strategies (1 of 2) (7/10/2019)
- ✓ **Meeting #7:** Housing and Economic Development Strategies (2 of 2) (7/31/2019)
 - ✓ **Community Meeting #2:** Draft Future Land Use, Economic Development, Housing; Input on Mobility (8/29/2019)
- ✓ **Meeting #8:** Mobility (1 of 2) (10/9/2019)
- ✓ **Meeting #9:** Infrastructure and Amenities (11/6/2019)
- ✓ **Meeting #10:** Mobility (2 of 2) (12/10/2019)
- ✓ **Meeting #11:** Review Digital Design Charrette; Focus Areas; Amenities & Public Spaces (2/13/2020)
- ✓ **Meeting #11B:** COVID Check-In, Recap of Meeting #11, and Next Steps (11/19/2020)
- ✓ **Meeting #12:** Plan Framework & Recommendations (3/10/2021)
- ✓ **Meeting #12B:** Planning Team Reboot (5/4/2023)
 - **Community Meeting #3:** Public Draft Review (TBD)
- **Meeting #13:** Public Draft Review (TBD)






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Recommendations &
Priorities Review



- STUDY AREA
-  Regional Center Area Boundary
 -  Adjacent Regional Center or Community Area
 -  Public or Private Park or Open Space
 -  River or Stream
 -  Railroad Line

Texas A&M Area Regional Center Vision

The Texas A&M San Antonio Area Regional Center will be a dynamic urban community that provides **quality education, economic opportunity, and plentiful housing options while respecting the rural character of the area.** As a major educational and industrial hub for the region, this community will champion the major institutions that call it home, while supporting the growth of other technology and research industries that will be the driving force behind private investment. **The community will lead the evolution of San Antonio's Southside by incorporating innovative solutions to environmental sustainability, mobility, and public health.**

Texas A&M Area Regional Center Goals

- **Goal 1:** Strongly encourage the addition of necessary infrastructure to facilitate appropriate development to the area.
- **Goal 2:** Capitalize on the projected growth of Texas A&M University - San Antonio to facilitate the addition of retail, entertainment, and service industry uses, as well as off-campus housing options.
- **Goal 3:** Focus new development in targeted areas and along high traffic corridors, and appropriately transition from new development to rural homes, ranches, and protected natural areas in order to protect the rural character of the area.
- **Goal 4:** Utilize natural assets, such as the Medina River and Leon Creek Greenways, as amenities to educate and to attract future residents and visitors while also linking the places where people live and work.
- **Goal 5:** Preserve eco system services, such as mitigating storm water, to enhance biodiversity, climate change resilience, and maintain the rural character while also creating a buffer to major regional institutions.
- **Goal 6:** In order to create a dynamic mixed-use activity center, improve the multi-modal network, expand multi-use trail and greenway connections, and attract better transit service linking the area to Downtown and other employment centers throughout the city.
- **Goal 7:** Work cohesively with area stakeholders, to develop and attract industries that contribute to a sustainable, environmentally-friendly, and innovative economy.

Plan Framework & Implementation Priorities

Plan Framework = Main topics covered by the Regional Center Plan

- Land Use
- Mobility
- Amenities and Public Space
- Housing
- Economic Development
- Focus Areas

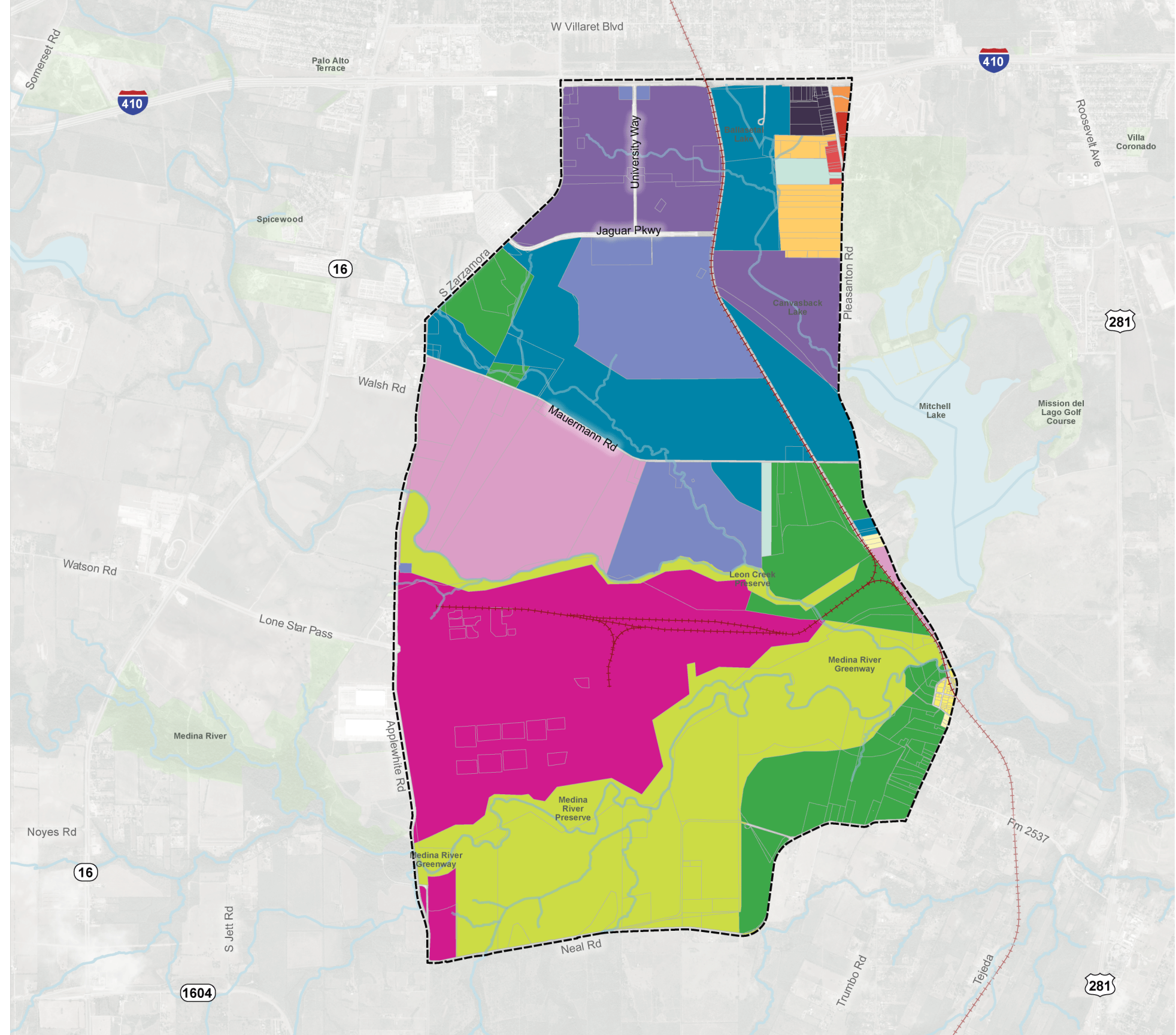
Implementation Priorities

- Most critical to achieving Plan's overall Vision and Goals
- More likely to be funded in the short-term
- Build upon other existing or ongoing initiatives
- Necessary first step to a foundation for other projects or investments

Draft Future Land Use Map

Land Uses

- Residential Estate
- Low Density Residential
- Urban Low Density Residential
- Medium Density Residential
- Urban Mixed-Use
- Regional Center Mixed-Use
- Employment / Flex Mixed-Use
- Business / Innovation Mixed-Use
- Light Industrial
- Heavy Industrial
- Community Commercial
- Regional Commercial
- State and Federal Lands
- Parks / Open Space
- Agricultural



Land Use

Land Use Recommendation #1: Encourage a greater mixture of uses and higher densities in the northern portion of the plan area.

- Strategy 1.1: Properties north of Jaguar Parkway should be zoned to allow for vertical mixed-use projects, higher-density multifamily uses, regional commercial development along Loop 410, community-scaled commercial uses along Zarzamora Street, and for mixed use on properties directly north of the Texas A&M University-San Antonio campus.

Land Use Recommendation #2: Maintain transitions in density and uses between the northern and southern portions of the plan area.

- Strategy 2.1: Property south of Mauermann Road should preserve the industrial zoning with few exceptions to include mixed-use projects on a small scale, accessible by Mauermann Road. Such projects should require either a specific use authorization or be designated as a conditional zoning district

Land Use Recommendation #3: Implement the Guiding Principles included in this Plan related to development adjacent to Heavy Industrial areas, such as the Toyota Manufacturing Texas plant, to ensure appropriate transitions between future development within the Regional Center and those Heavy Industrial areas to allow for uninterrupted industrial operations and future expansion.

- **Strategy 3.1:** Implement an overlay district consistent with the Guiding Principles to ensure that future development is compatible near heavy industrial uses, such as the Toyota Motor Manufacturing Texas plant.

Land Use

Land Use Recommendation #4: Coordinate future land use planning with campus planning and development, in order to build on the resources and opportunities provided by the university.

- **Strategy 4.1:** As the Texas A&M University-San Antonio campus continues to develop, coordinate with the University system to ensure that properties near on-campus activity centers are zoned to allow for complementary uses, based on traffic patterns, access and retail or employment demand.

Land Use Recommendation #5: Facilitate watershed protection and landscape preservation near key riparian corridors in the plan area, such as Leon Creek and the Medina River.

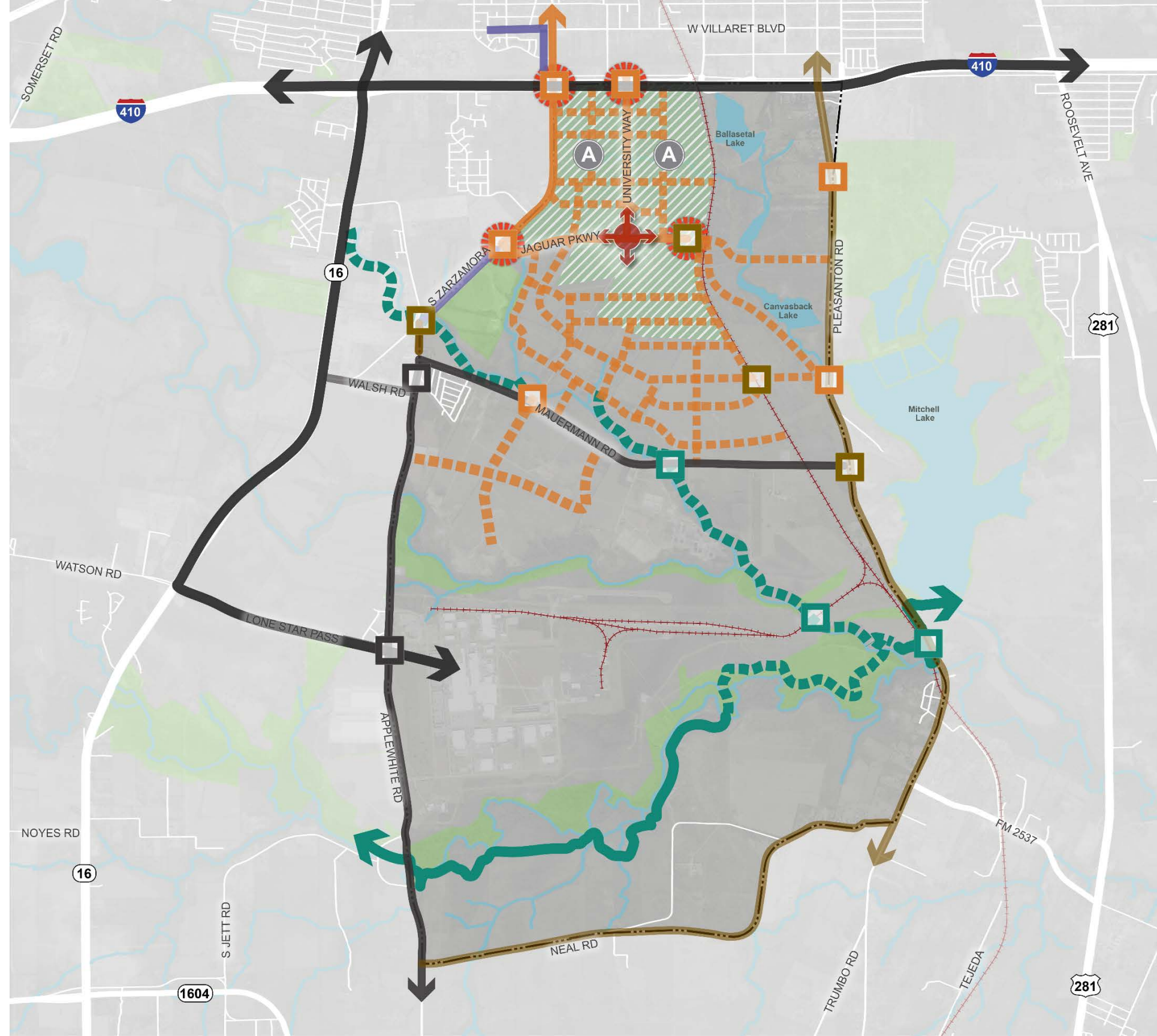
Draft Mobility Framework Map

LEGEND

- Regional Center Area Boundary
- Rail Line
- Park or Open Space
- Stream
- Pedestrian Focus Area
- New Connection
- Intersection / Crossing Enhancement
- Gateway
- Mobility Hub
- Grid Street Network

Modal Priority Corridors

- Automobile
- Freight
- Bicycles
- Transit / Pedestrian
- Multi-Use Trail
- Balanced / Multimodal



Mobility

Mobility Recommendation #1: Continue implementing the San Antonio Vision Zero Action Plan.

- **Strategy 1.2:** In anticipation of adding more focal points of activity, invest in well-designed crossings that incorporate best practices for safety and placemaking at all future intersections within the mixed-use areas of the Texas A&M-San Antonio Area Regional Center area.

Mobility Recommendation #2: Create a grid network of multimodal and low-impact streets.

- **Strategy 2.1:** Ensure long-term sustainable street design by incorporating elements like bioswales and pervious pavement to manage stormwater run-off, and street trees to provide shade.

Mobility

Mobility Recommendation #3: Manage future transportation demand through deliberate parking management strategies and traffic management plans that prioritize pedestrian, bicycle, and transit options during special events.

Mobility Recommendation #4: Consider freight movements and needs of the area, including its job generators, in land use and transportation planning activities.

Mobility Recommendation #5: Support VIA Metropolitan Transit Rapid Transit Corridor service by prioritizing transit supportive policies and infrastructure near transit stations.

Draft Amenities & Public Space Map

Legend

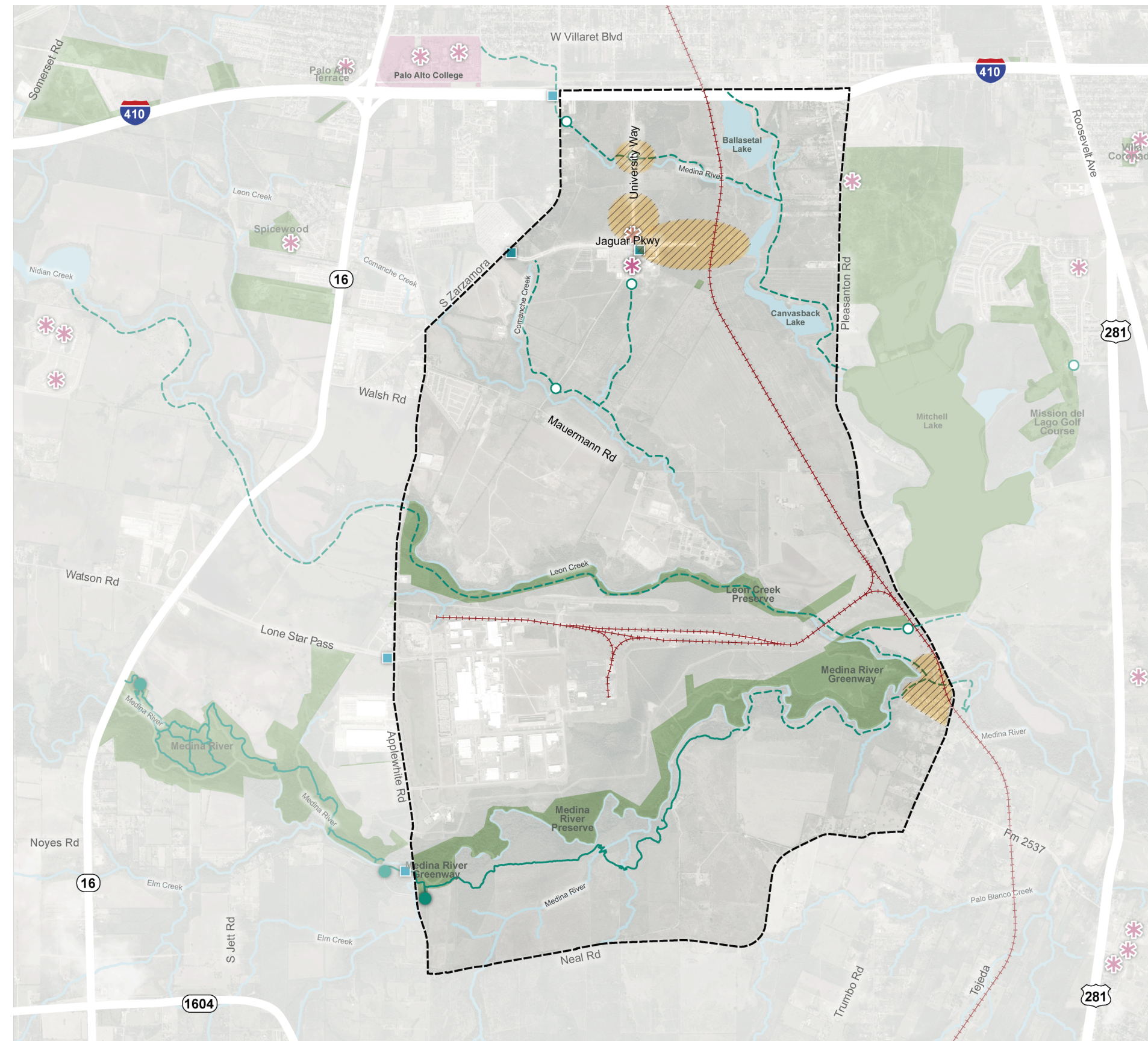
- Regional Center Area Boundary
- Adjacent Regional Center or Community Area
- Park or Open Space
- Water Body
- Focus Area
- School/College
- Stream

Existing Elements

- Trails
- Trailhead
- Social Gathering and Community Event Space
- Public Art
- Bus Stop

Proposed Elements

- Trails
- Trailhead



Amenities & Public Space

Amenities & Public Space Recommendation #1: Create trail connections throughout the Regional Center along flood plain areas, provide an expansion of the Medina River Greenway, and provide connections to A&M University and Palo Alto College outside the plan boundary.

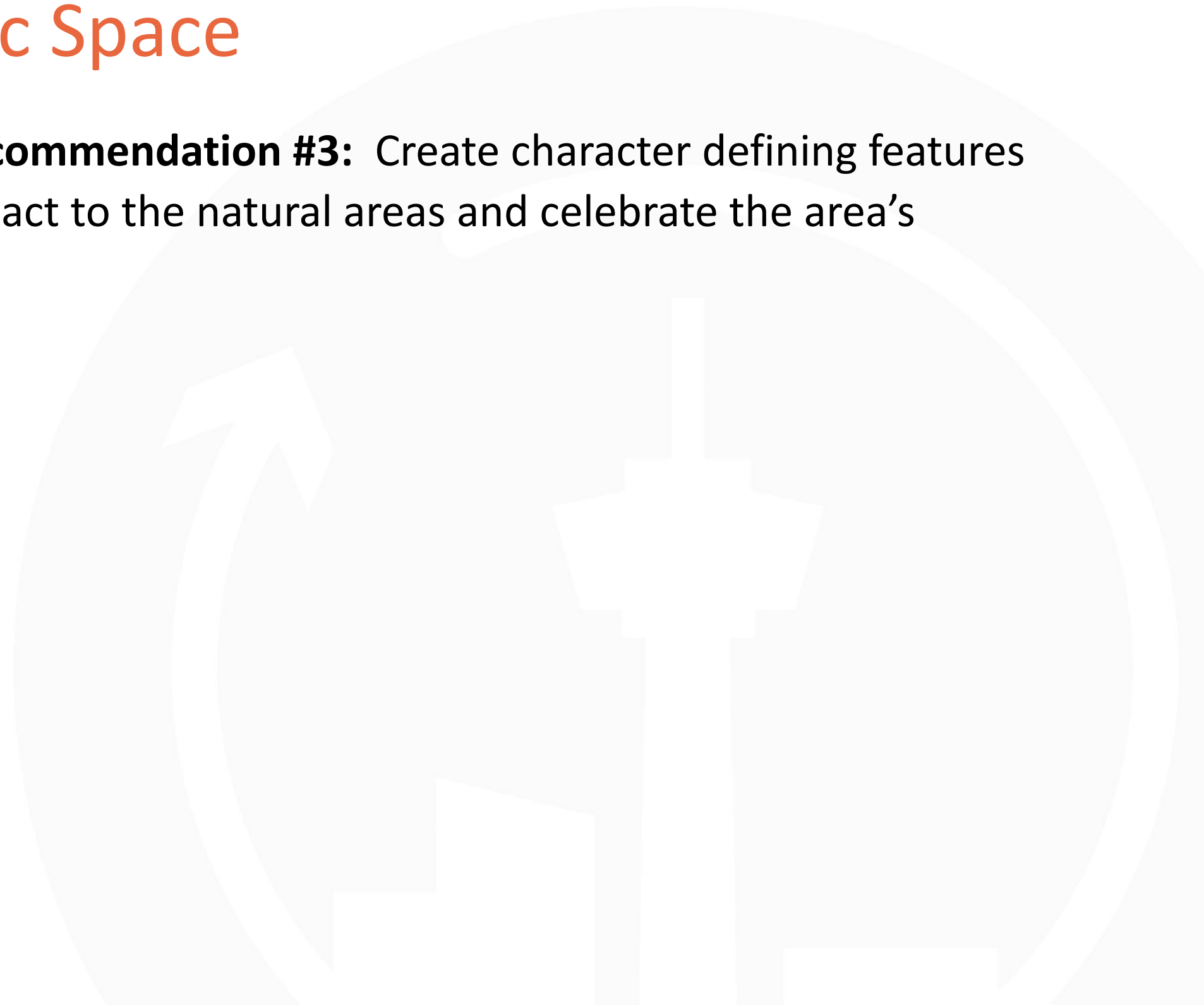
- **Strategy 1.1:** Identify trail routes to connect Palo Alto College, the Vida San Antonio development, the A&M University campus, and the Medina River Greenway.

Amenities & Public Spaces Recommendation #2: Encourage new development projects to coordinate with the San Antonio River Authority (SARA) to ensure development projects are considerate of the recommendations outlined in the SARA watershed analysis and promote green infrastructure.

- **Strategy 2.2:** Identify areas that could benefit from green infrastructure and consider packaging improvements into future bond projects to be eligible for additional funding, including rebate programs, from SARA.

Amenities & Public Space

Amenities & Public Spaces Recommendation #3: Create character defining features that have minimal physical impact to the natural areas and celebrate the area's natural features.



Housing

Housing Recommendation #1: Attract a wider range of housing products attractive to workers and students at the major employers and institutions in the Regional Center.

- **Strategy 1.1:** Encourage higher-density housing and mixed-use development in Focus Areas identified in the land use plan, including near the Texas A&M campus.

Housing Recommendation #2: Create complete neighborhoods in the Regional Center with enhanced amenities and services.

Housing Recommendation #3: Support the Vida San Antonio development by utilizing the TIRZ designation to support strategies for improved mobility, green stormwater, and other quality of life infrastructure.

- **Strategy 3.1:** Coordinate with utility providers to ID and address infrastructure challenges in the area, specifically the lack of sewer connection at SW Loop 410 & University Way.

Economic Development

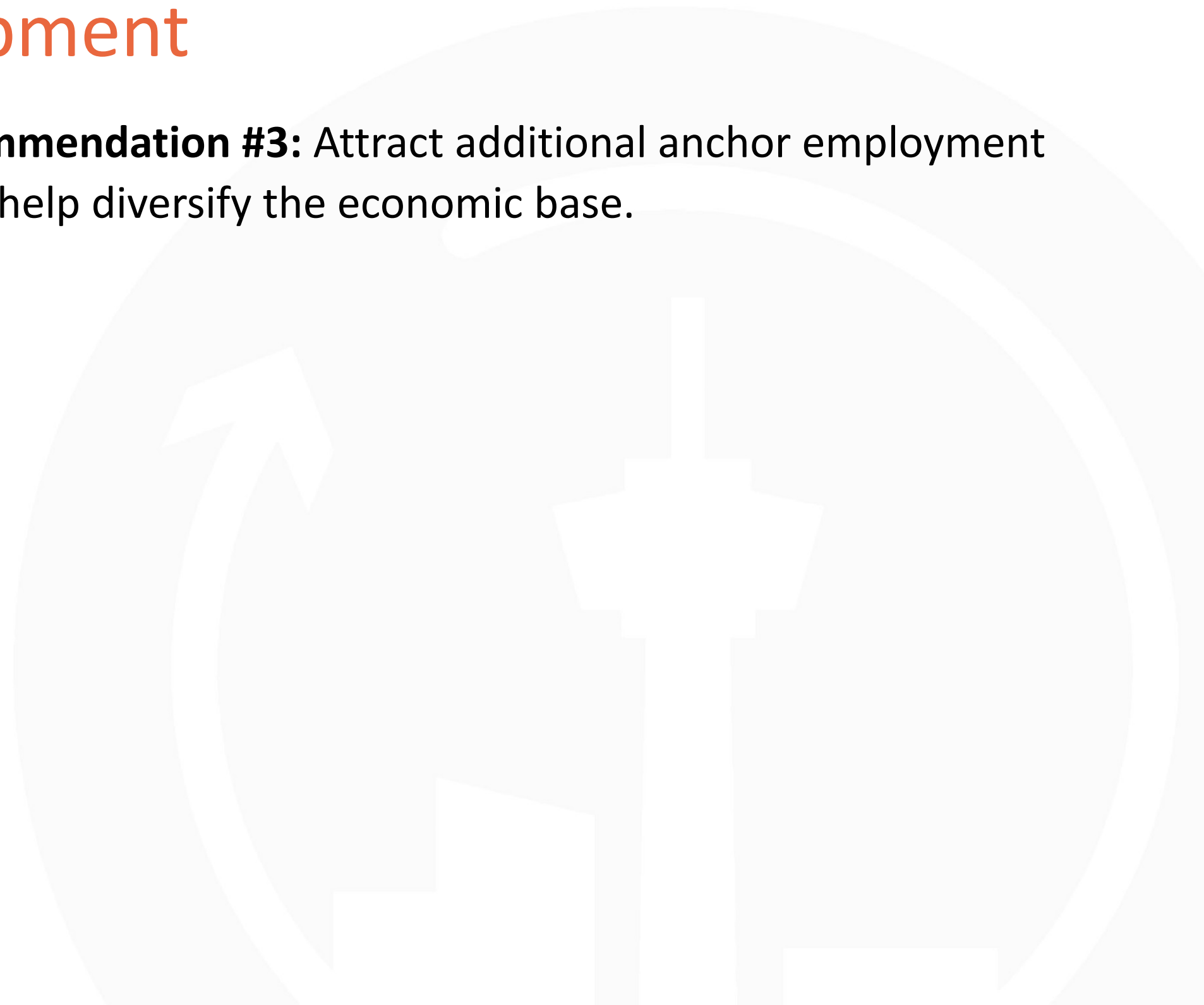
Economic Development Recommendation #1: Catalyze the development of additional housing, retail, entertainment, and recreational uses within designated mixed-use Focus Areas to attract residents, businesses, workers, and visitors to the Regional Center.

Economic Development Recommendation #2: Invest in the construction of infrastructure, utility services, and amenities needed to support development of the Vida San Antonio community, future expansion of the Texas A&M University-San Antonio campus, and efficient operations at the Toyota Motor Manufacturing Texas Plant.

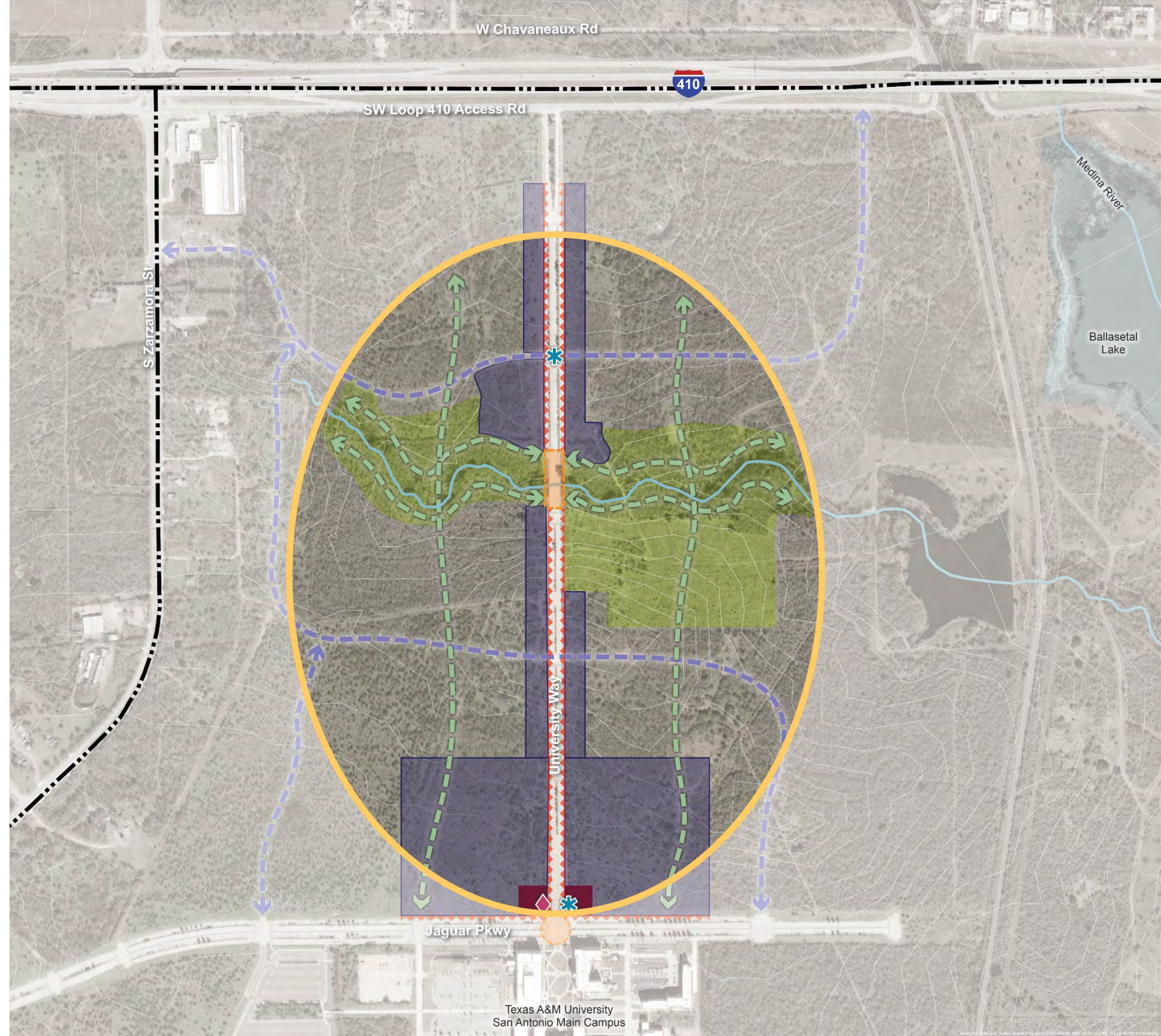
- **Strategy 2.2:** Continue to support the Vida development through use of the existing TIRZ and City capital investments as long as such development aligns with the envisioned land use plan for the area. Work with Southside Communities, Texas A&M University, Toyota Manufacturing, other property owners, and utility providers to ID and build infrastructure improvements that will support future growth in the area.
- **Strategy 2.3:** Utilize City capital investments, future City Bond cycles, Federal/State/Local programs and incentives, public financing tools, and public private partnerships as possible tools.

Economic Development

Economic Development Recommendation #3: Attract additional anchor employment uses to the Regional Center to help diversify the economic base.



Focus Area 1: University Way & Jaguar Pkwy



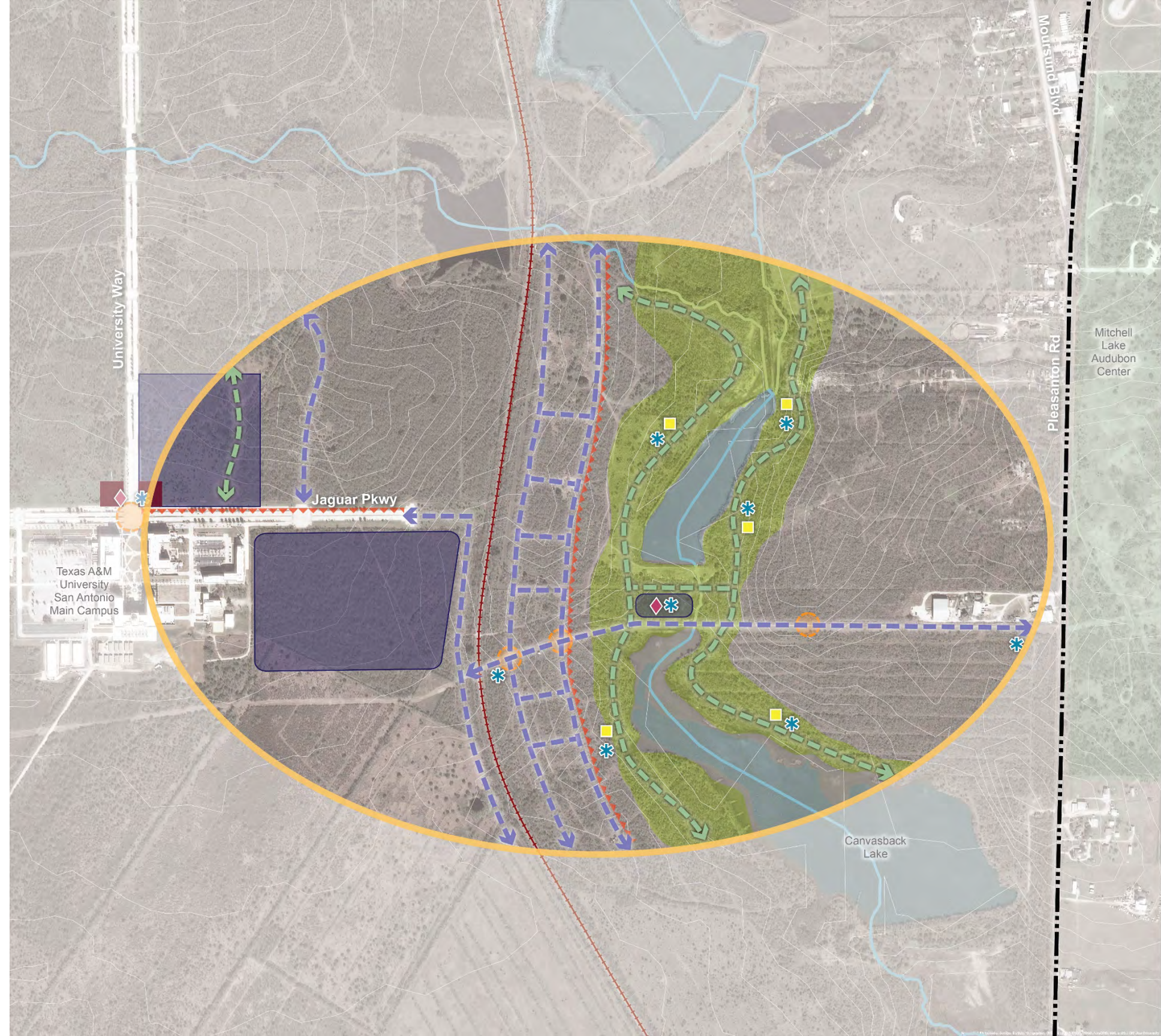
Texas A&M Area
REGIONAL CENTER

FOCUS AREA 1:
University Way &
Jaguar Parkway

- LEGEND
- Regional Center Boundary
 - Park or Open Space
 - Stream, Creek or River
 - 5-Foot Contour
 - Focus Area Boundary

- PLANNING TEAM MEETING #9
GROUP EXERCISE RESULTS
- Priority Connections
 - Proposed Trail
 - Priority Street Frontage
 - Proposed Plaza
 - Proposed Park/Open Space
 - Transformative Projects
 - Character-Defining Features
 - Proposed Public Art
 - Proposed Signage and Wayfinding

Focus Area 2: Jaguar Parkway East



Texas A&M Area
REGIONAL CENTER

FOCUS AREA 2:
Jaguar Parkway East

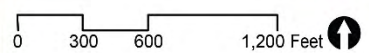
- LEGEND
- Regional Center Boundary
 - Park or Open Space
 - Stream, Creek or River
 - 5-Foot Contour
 - Focus Area Boundary

- PLANNING TEAM MEETING #9
GROUP EXERCISE RESULTS
- Priority Connections
 - Proposed Trail
 - Priority Street Frontage
 - Proposed Park/Open Space
 - Transformative Projects
 - Character-Defining Features
 - Proposed Public Art
 - Proposed Signage and Wayfinding
 - Improved Lighting

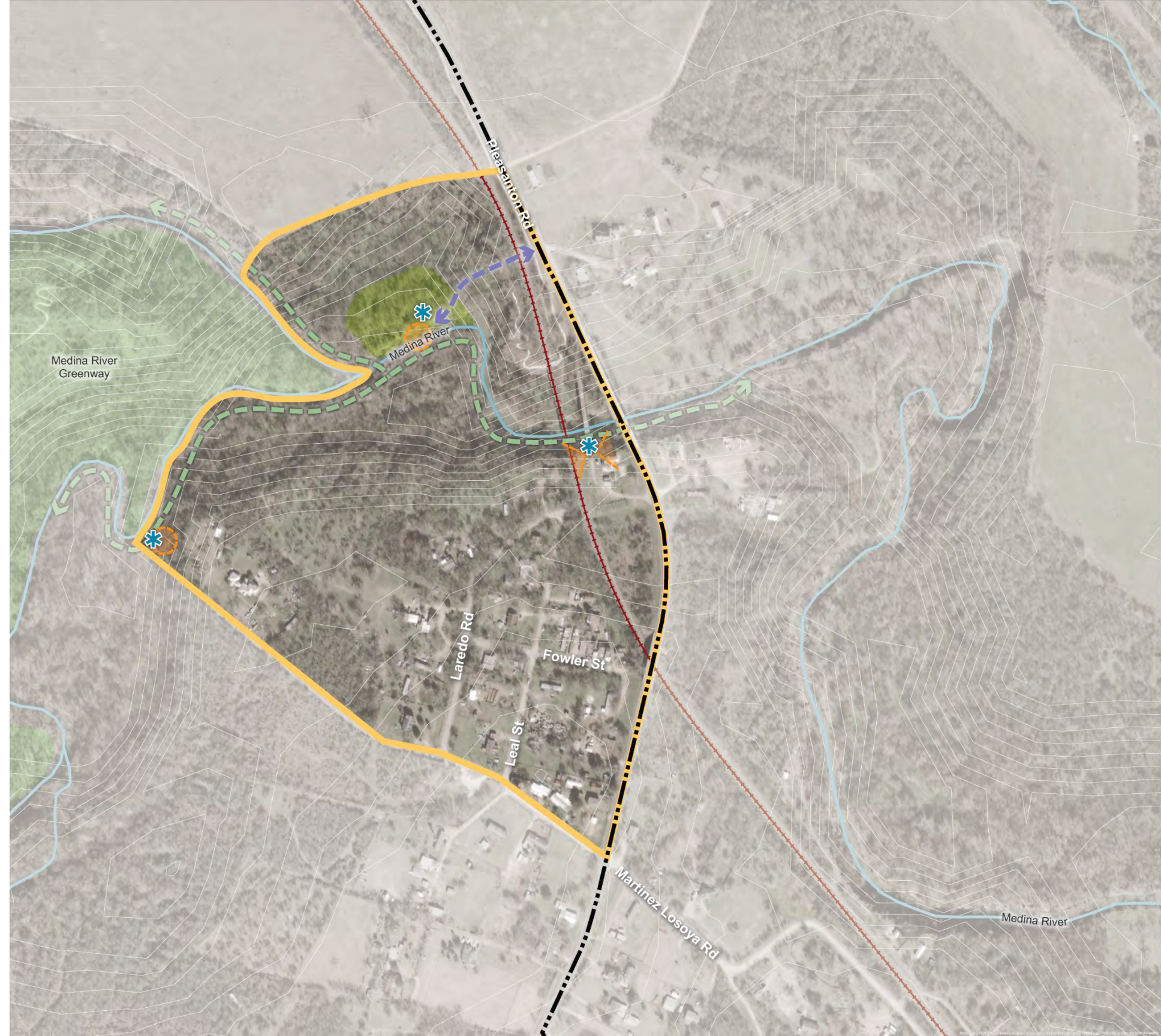
Mitchell Lake
Audubon Center

Texas A&M
University
San Antonio
Main Campus

Canvasback
Lake



Focus Area 3: Pleasanton Rd & Medina River Greenway

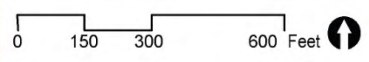


Texas A&M Area
REGIONAL CENTER

FOCUS AREA 3:
Pleasanton Road &
Medina River Greenway

- LEGEND
- Regional Center Boundary
 - Park or Open Space
 - Stream, Creek or River
 - 5-Foot Contour
 - Focus Area Boundary

- PLANNING TEAM MEETING #9
GROUP EXERCISE RESULTS
- Priority Connections
 - Proposed Trail
 - Improved Streetscape
 - Proposed Park/Open Space
 - Character-Defining Features
 - Proposed Signage and Wayfinding



Focus Areas

Focus Areas Recommendation #1:

Support the unique vision for each Focus Area by creating high-quality places with a mix of uses, vibrant public spaces, and appropriate transitions to surrounding uses and sensitive areas.

- **Strategy 1.3:** Work with transportation partners to ensure the intersection of Jaguar Parkway and University Way can be efficiently reconfigured to achieve the desired vision of the Zocalo.
- **Strategy 1.4:** Amend the Unified Development Code (UDC) to create new zoning districts that will support mixed-use, pedestrian-friendly development at a variety of scales within the Focus Areas.

Focus Areas

Focus Areas Recommendation #2: Ensure Focus Areas and other area amenities can be easily and safely accessed and used by all modes of travel.

- **Strategy 2.1:** Provide examples and models for developers for how to build more compact, walkable residential neighborhoods that utilize and integrate housing. Utilize the Place Types developed in the SA Tomorrow Comprehensive Plan, such as the Green Neighborhood and Transit and Trail-Oriented Development Place Types, to encourage new amenity-rich neighborhood designs and approaches.

Focus Areas Recommendation #3: Balance future development in Focus Areas with natural features to enhance the area while protecting sensitive natural resources and ecological functions.

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Wrap-up and Next Steps

Next Steps

Public Draft Release

- July 2023

Community Meeting #3

- August 2023

Planning Team Meeting #13

- August 2023 (following Community Meeting)

Administrative Draft Release

- October 2023

Project website for draft Plan and related materials: <https://texasam.sacomplan.com/>



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