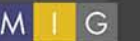




**Texas A&M San Antonio Area
Regional Center
Planning Team Meeting 13**

Tuesday, February 20, 2024
Zoom Meeting



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

Texas A&M-San Antonio Area Project Team

- Heather Yost, Project Manager
City of San Antonio Planning Department
- Rudy Niño, Assistant Director
City of San Antonio Planning Department



Meeting Objectives

- Welcome and Introductions
- Community Meeting #3 Debrief
- Review Plan Process, Timeline, and Framework Priority Recommendations
- Next Steps and How to Stay Involved
- Process Feedback Survey

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Community Open House Debrief



Community Open House

- Tuesday, February 13 at Texas A&M-San Antonio Campus
- Public was invited to review draft plan materials (recommendations, strategies, related maps)
- Open house-style with staffed stations for each plan topics – attendees were encouraged to ask questions and provide feedback
- Total attendees (not including staff): 35-40



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Review: Process and Timeline



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

Draft plan framework ("main topics"); implementation priorities; public draft release; Community Meeting #3

May 2023-
February 2024



4

Documentation & Adoption

Public hearings, City Council adoption, posting of final draft

May – June 2024

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 (2/13/2024)
- ✓ **Meeting #13:** Public Draft Review (2/20/2024)

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Implementation Priorities & Community
Feedback

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

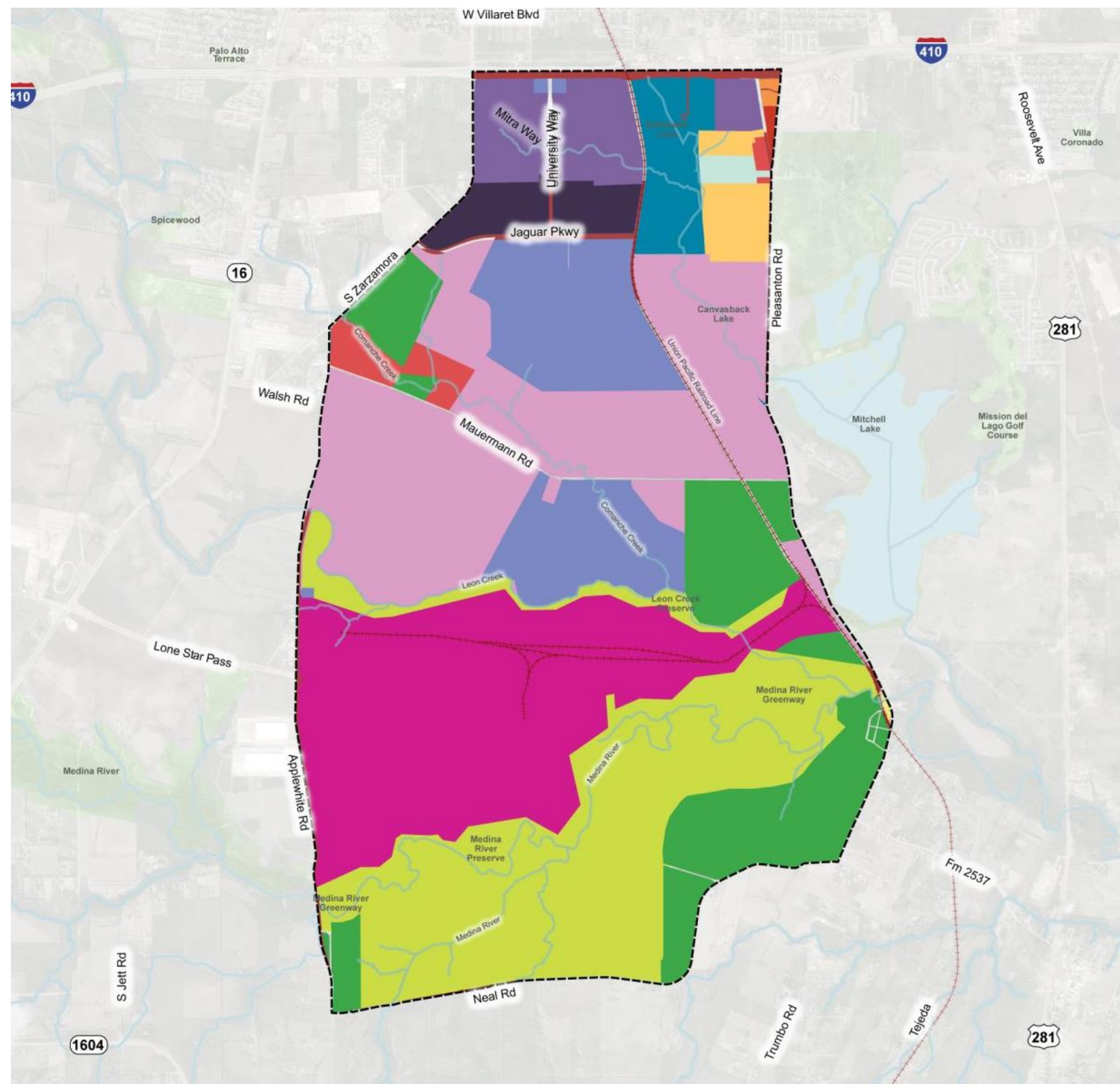
Each topic section contains analysis, recommendations, and strategies for achieving broader plan goals relative to that topic.

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 Priorities

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

Land Use Feedback

- Plan for hotels/extended stay hotels near hospital
- Commercial and retail development that supports students, faculty, and residents (restaurants, grocery stores, pharmacies, "everyday needs")
- Allow for maximum flexibility in balancing industrial, residential, and commercial uses



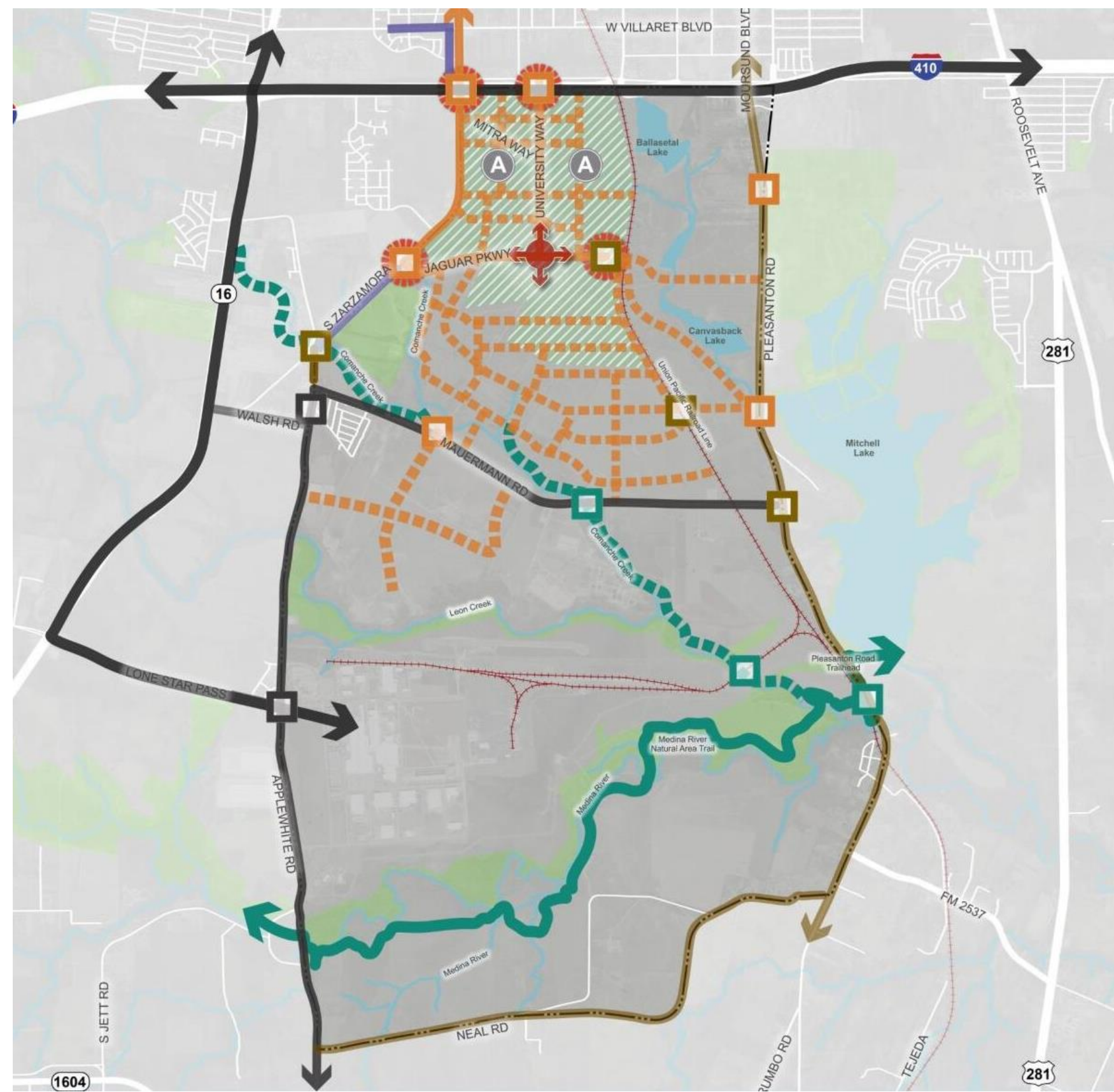
Draft Mobility Framework Map

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 Priorities

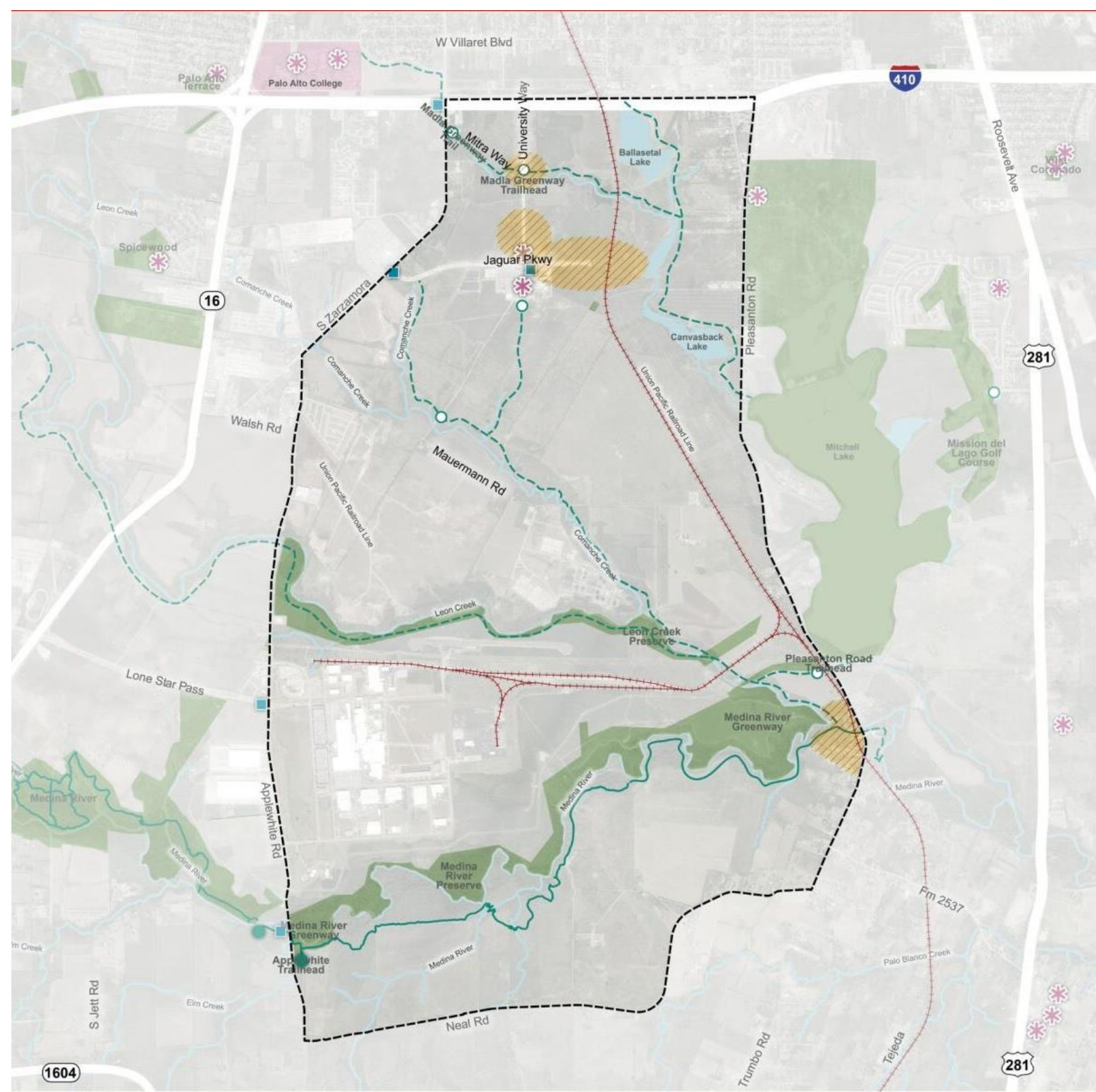
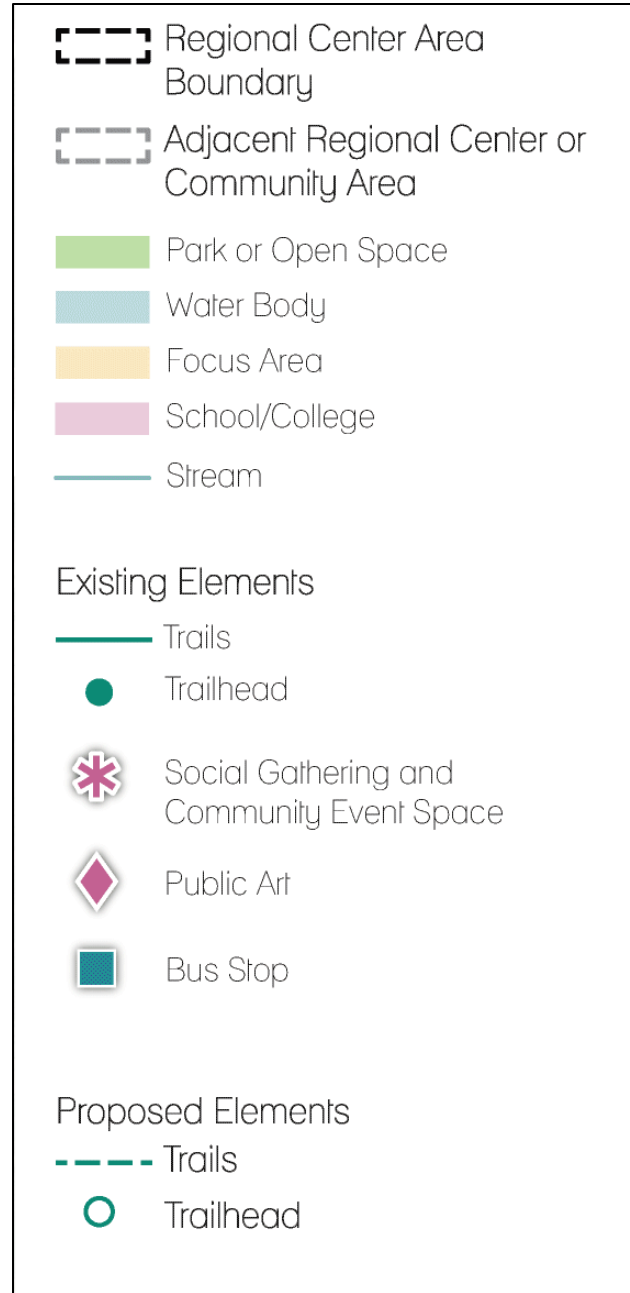
- **Mobility Strategy 1.2:** In anticipation of adding more focal points of activity, invest in well-designed crossings that incorporate best practices for safety and placemaking at all future intersections within the mixed-use areas of the Texas A&M-San Antonio Area Regional Center area.
- **Mobility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

- Emphasized infrastructure and capacity keeping pace with growth to keep Regional Center safe and efficient for all (residents, commuters, visitors, industry)
- Safety and efficiency improvements on Zarzamora, Applewhite, Moursund, Jaguar Parkway, and Pleasanton Road
- East/west connections, connections to recreational amenities
- Emphasized safe multimodal options (protected bike lanes, return of VIA bus routes)



Draft Amenities & Public Space Map



Amenities & Public Space Priorities

- **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.
- **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 Feedback

- Importance of maintaining tree canopy, green infrastructure in development
- "Sustainable land use practices should be required."
- Connect trailheads to transit
- "Day to day" amenities such as restaurants, pharmacies, personal services (overlap with land use)



Housing Priorities

- **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.
- **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.

Housing Feedback

- Ensure long-term availability of affordable housing (avoid overabundance of "luxury" dorms and student housing)



Economic Development Priorities

- **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 Feedback

- More employment sources will help develop this region.
- Attract employers



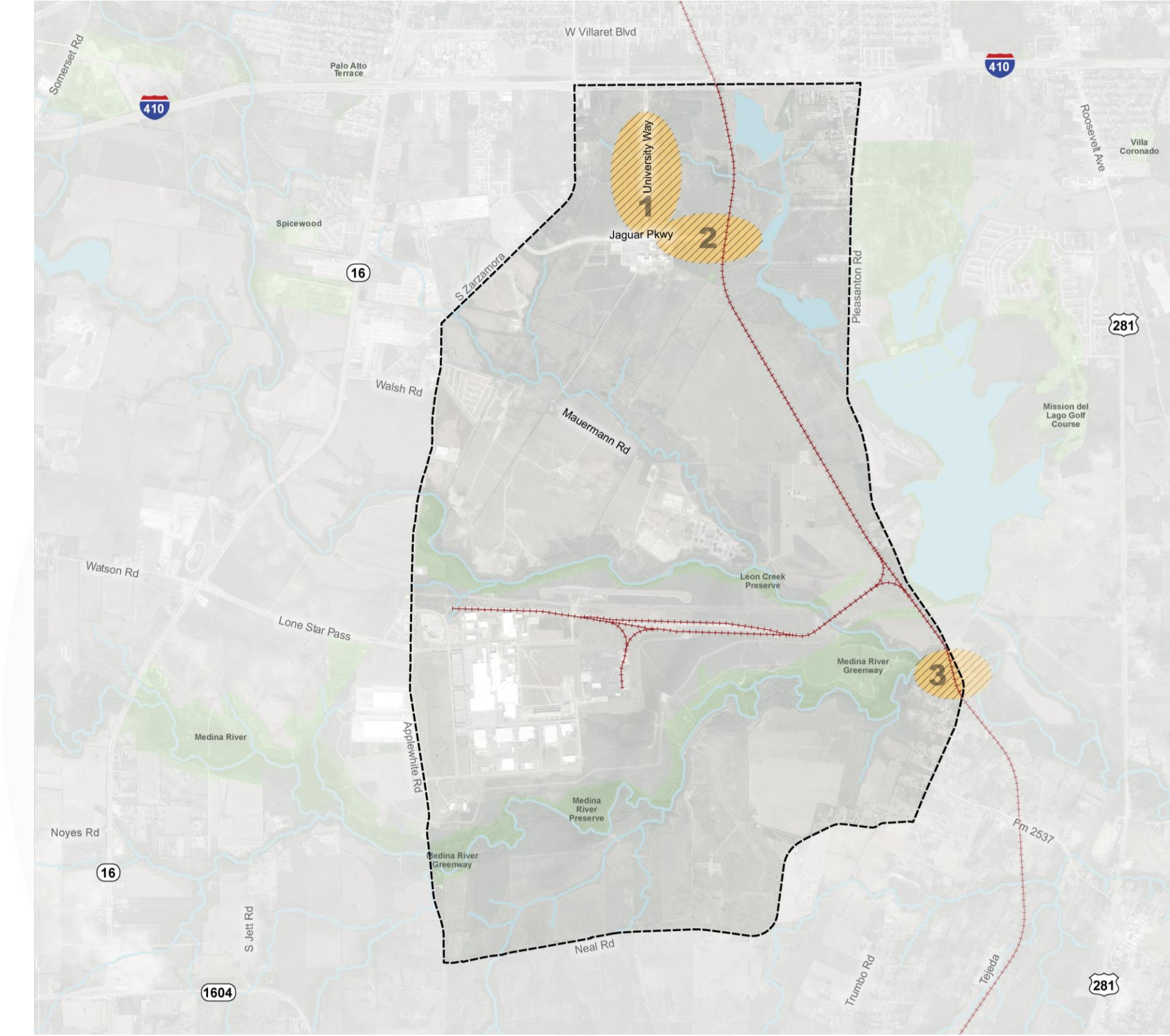
Focus Areas

LEGEND

-  Regional Center Boundary
-  Park or Open Space
-  Stream, Creek or River
-  Body of Water
-  Focus Area

FOCUS AREA IDENTIFIERS

- 1** University Way & Jaguar Parkway
- 2** Jaguar Parkway East
- 3** Pleasanton Road & Medina River Gateway



Focus Areas Priorities

- **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.
- **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 Feedback

- Focus on amenities that are not managed by HOA
- Increase access and activities offered along creeks and lakes (kayaking, recreation)
- Buses needed for increased development (cross reference to Mobility)



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Next Steps

Next Steps

Public Comment Period Closes MARCH 3, 2024

- Comments may be submitted via project website at texasam.sacomplan.com or by emailing Project Manager heather.yost@sanantonio.gov

Administrative Draft Release

- Mid-April 2024

Planning Commission Hearing

- May 22, 2024

City Council Subcommittee

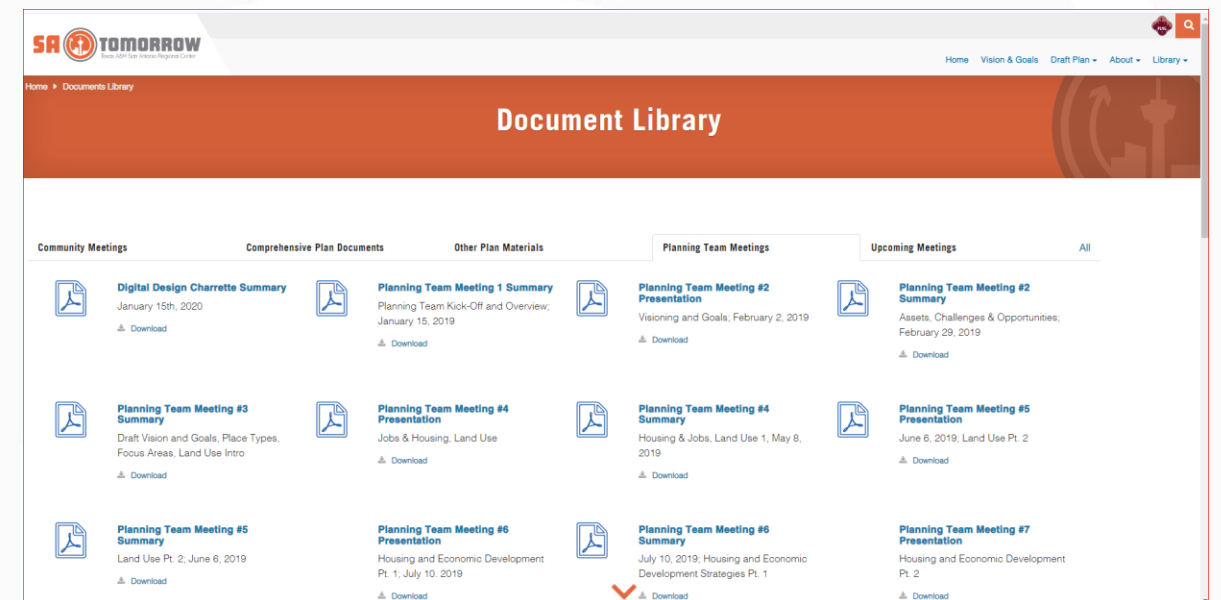
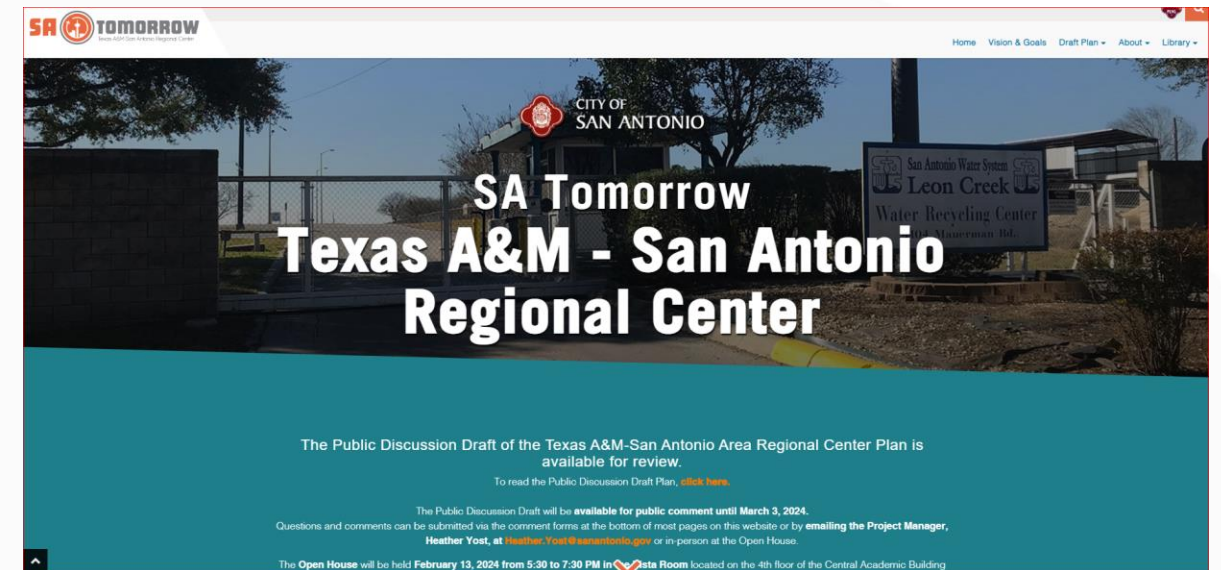
- May 23, 2024

City Council "A" Session

- June 20, 2024

How to Stay Involved

- Review the draft plan and submit comments (website or email Project Manager)
- Write a letter of support from your organization
- Attend a committee, commission, or council meeting
- Complete survey on your experience as a Planning Team member



THANK YOU!

Texas A&M-San Antonio Area Regional Center Plan

Comment Submission Deadline: March 3, 2024

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<http://texasam.sacomplan.com>



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