

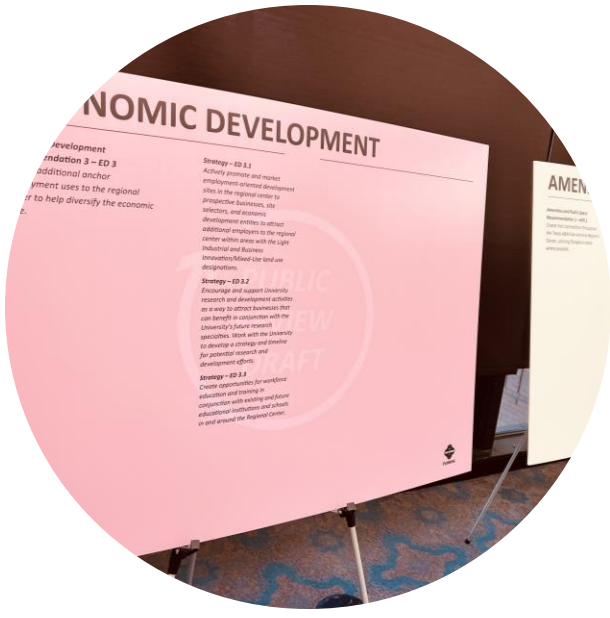


Texas A&M San Antonio Area Regional Center Open House

Tuesday, 13 February 2024 from 5:30-7:30 PM
Texas A&M University-San Antonio Campus, Vista Room



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



The following slides present the boards from the Texas A&M-San Antonio Area Regional Center Plan open house on February 13, 2024.



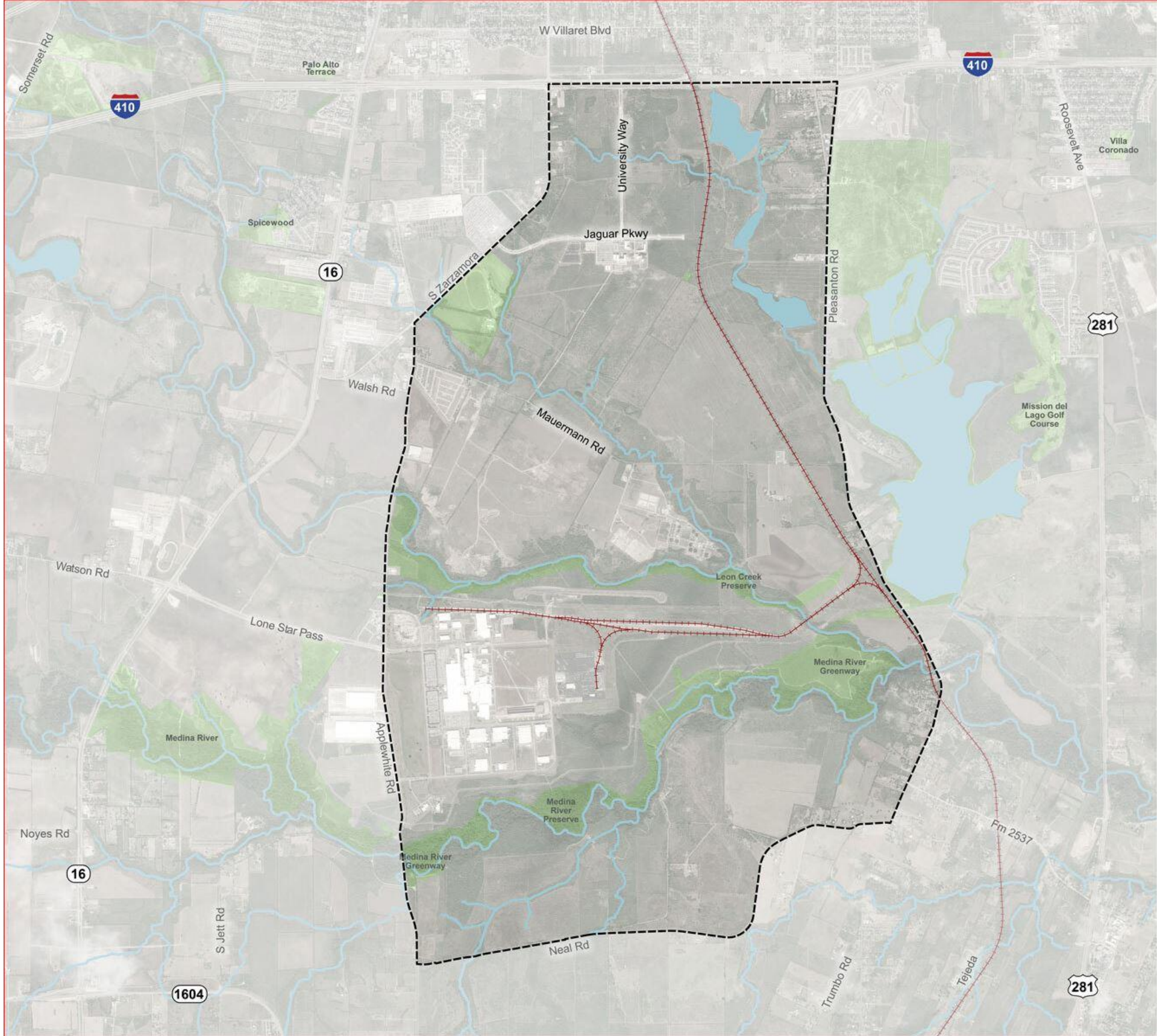
The boards contain the draft Regional Center Plan recommendations, strategies, and related maps for **Land Use, Housing, Mobility, Amenities & Public Space, Economic Development, and Focus Areas.**

The complete draft Regional Center Plan can be found on the project website: <https://texasam.sacomplan.com>

Comments and feedback on the draft Regional Center Plan may be submitted on the project website or by emailing heather.yost@sanantonio.gov.

Comment period closes at midnight on March 3, 2024

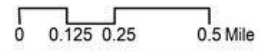
Texas A&M-San Antonio Area Regional Center Plan - Project Boundary Map

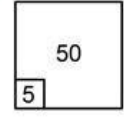



Texas A&M - San Antonio
REGIONAL CENTER


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-SAN ANTONIO AREA REGIONAL CENTER PLAN

WELCOME!

The Texas A&M-San Antonio Area Regional Center Plan will help guide future growth and City investment in the plan area. The plan was developed through a community-based process and contains recommendations and strategies related to six main topic areas: **land use, housing, economic development, mobility, amenities & public space**, and **focus areas**.

Tonight, the Planning Department is collecting your feedback on draft recommendations and strategies. There are several stations set up around the room. Please feel welcome to visit each station at your own pace (in any order), ask questions, and provide feedback.

SUMMARY OF STATIONS

1. **Land Use:** The types of development you would like to see in the future. Some examples of land use are residential, commercial, and open space.
2. **Housing:** The types of housing you would like to see in the future. Some examples of housing types are detached houses, townhomes, and multifamily.
3. **Mobility:** How you would like to travel around the area in the future. Mobility refers to safe and efficient options for all users including pedestrians, cyclists, public transit riders, and drivers.
4. **Amenities:** Elements that enhance quality of life and make a community an attractive place to live or work. Some examples include parks, trails, and streetscape improvements.
5. **Economic Development:** The kinds of public or private investment and employment opportunities you'd like to see in the future.
6. **Focus Areas:** Areas of special focus where the community has indicated investment is desired. Examples of investments include multiuse trails, parks, and public gathering space.

VISION AND GOALS

The first step in the Texas A&M-San Antonio Area Regional Center planning process was to engage area stakeholders and establish their overall (or "big picture") **vision and goals** for the plan area. The **vision statement** describes the desired future state of the plan area, while the **goals** describe the actions and outcomes that support the realization of the vision.

The "big picture" vision and goals **formed the foundation** for all specific land use, housing, mobility, amenities and public space, economic development, and focus area recommendations and strategies within the draft Texas A&M-San Antonio Area Regional Center Plan.

VISION STATEMENT

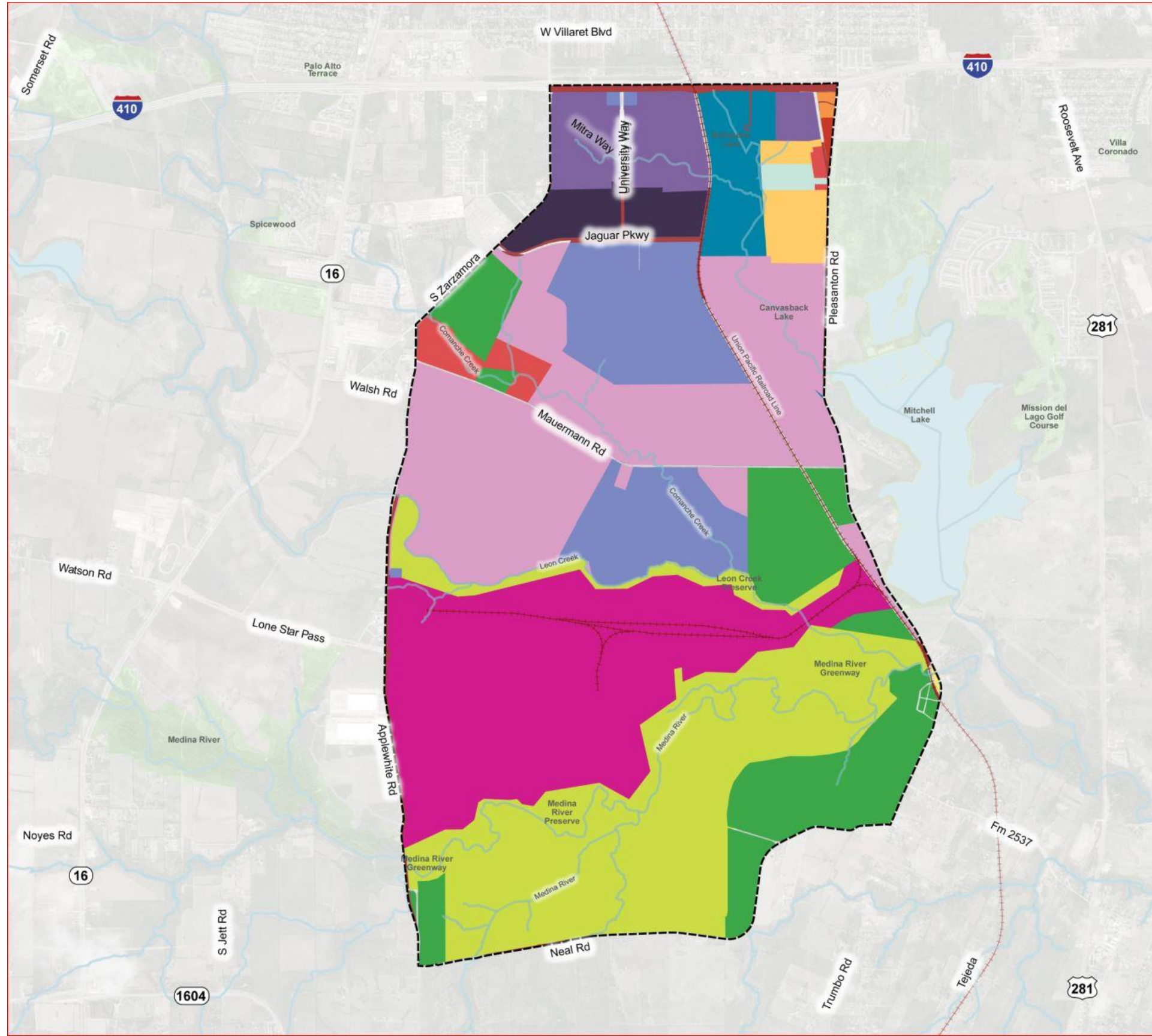
The Texas A&M-San Antonio Area Regional Center will be a dynamic urban community that provides quality education, economic opportunity, and plentiful housing options while respecting the rural character of the area. As a major educational and industrial hub for the region, this community will champion 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.

GOALS

1. Strongly encourage the addition of necessary infrastructure to facilitate appropriate development in the area.
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.
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.
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.
5. Preserve the natural environment and associated ecosystem services to help maintain the rural character of the area and to enhance biodiversity and climate change resilience.
6. 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.
7. Encourage the development of a well-rounded, sustainable, environmentally friendly, and innovative economy in the Texas A&M-San Antonio Area Regional Center.

Welcome and Plan Vision and Goals Boards

Draft Future Land Use Map



Texas A&M-San Antonio Area REGIONAL CENTER FUTURE LAND USE

- LEGEND**
- Regional Center Boundary
 - Rights-of-Way
 - Stream, Creek or River
- 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

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

50
5 Acres

0 0.125 0.25 0.5 Mile

Draft Land Use Recommendations & Strategies Boards (1 of 2)

LAND USE

Land Use

Recommendation 1 – LU 1

Encourage a greater mix of uses and higher densities in the northern portion of the plan area.

Strategy – LU 1.1

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

Strategy – LU 1.2

Property east of the railroad should be zoned to support a mixture of industrial and commercial uses, with transitions to protect existing residences and any existing watershed protection areas.

Land Use

Recommendation 3 – LU 3

Implement the Guiding Principles related to development adjacent to Heavy Industrial areas, such as the Toyota Motor Manufacturing Texas plant, to ensure appropriate transitions between future development within the Regional Center and those Heavy Industrial areas. (For full description of Guiding Principles, see draft Texas A&M-San Antonio Area Regional Center Plan, Section 4: Plan Framework – Land Use)

Strategy – LU 3.1

Implement an overlay district consistent with the Guiding Principles to ensure compatible future development near heavy industrial uses, such as the Toyota Motor Manufacturing Texas plant.

Strategy – LU 3.2

For areas within the City's ETJ, the City should exercise its best efforts to restrict future residential development near existing Heavy Industrial areas.

Land Use

Recommendation 2 – LU 2

Maintain transitions in density and uses between the northern and southern portions of the plan area.

Strategy – LU 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.

Strategy – LU 2.2

Preserve the distribution of industrial and natural uses south of Mauermann Road by zoning property in this segment of the plan area as either industrial, resource protection, or agricultural.

Strategy – LU 2.3

Continue working with major employers in the area to preserve needed buffers that minimize the impact of industry on neighborhoods and on the environment.

Draft Land Use Recommendations & Strategies Boards (2 of 2)

LAND USE

Land Use

Recommendation 4 – LU 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 – LU 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.

Strategy – LU 4.2

Support the University's Campus Master Plan by establishing complementary land use designations adjacent to areas the University has planned for Research and Development.

Strategy – LU 4.3

Encourage a mixture of housing types, including townhouses, vertical mixed-use development, and single-family neighborhoods in areas near the university campus so that the area can support a true campus lifestyle, where students and employees can live, work, and play.

Land Use

Recommendation 5 – LU 5

Facilitate watershed protection and landscape preservation near key riparian corridors in the plan area, such as Leon Creek and the Medina River.

Strategy – LU 5.1

Develop riparian corridors and floodplains as on-site amenities in the plan area where possible. These could include greenbelts, water features and passive recreation areas.

Strategy – LU 5.2

Require implementation of the City's adopted Low Impact Development Guidelines for development of properties falling even partially within the stream buffer zones of this plan area.



HOUSING

Housing

Recommendation 1 – H 1

Attract a wider range of housing products attractive to workers and students at the major employers and institutions in the regional center.

Strategy – H 1.1

Encourage higher-density housing and mixed-use development in the two Focus Areas located north and east of the Texas A&M University-San Antonio campus.

Strategy – H 1.2

Attract student-oriented housing to the regional center’s mixed-use areas to catalyze housing development in these centers.

Strategy – H 1.3

Identify development sites in identified Focus Areas to purchase for future affordable housing development through the use of a community land trust, and/or through partnership with Opportunity Home and other non-profit housing partners.

Housing

Recommendation 2 – H 2

Create complete neighborhoods with enhanced amenities and services.

Strategy – H 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 Green Neighborhood and Natural/Historic/Cultural Assets place types, to encourage new amenity-rich neighborhood designs and approaches.

Strategy – H 2.2

Work with SouthStar Communities, the developer of Vida San Antonio, The Texas A&M University System, and area school districts to locate attractive school options within the Regional Center.

Housing

Recommendation 3 – H 3

Support the Vida San Antonio Development by utilizing the Tax Increment Reinvestment Zone (TIRZ) designation to implement strategies for enhanced mobility, green stormwater best practices, and other quality-of-life infrastructure.

Strategy – H 3.1

Coordinate with utility providers to identify and address infrastructure challenges in the area, specifically the lack of sewer connection at SW Loop 410 and University Way.

Strategy – H 3.2

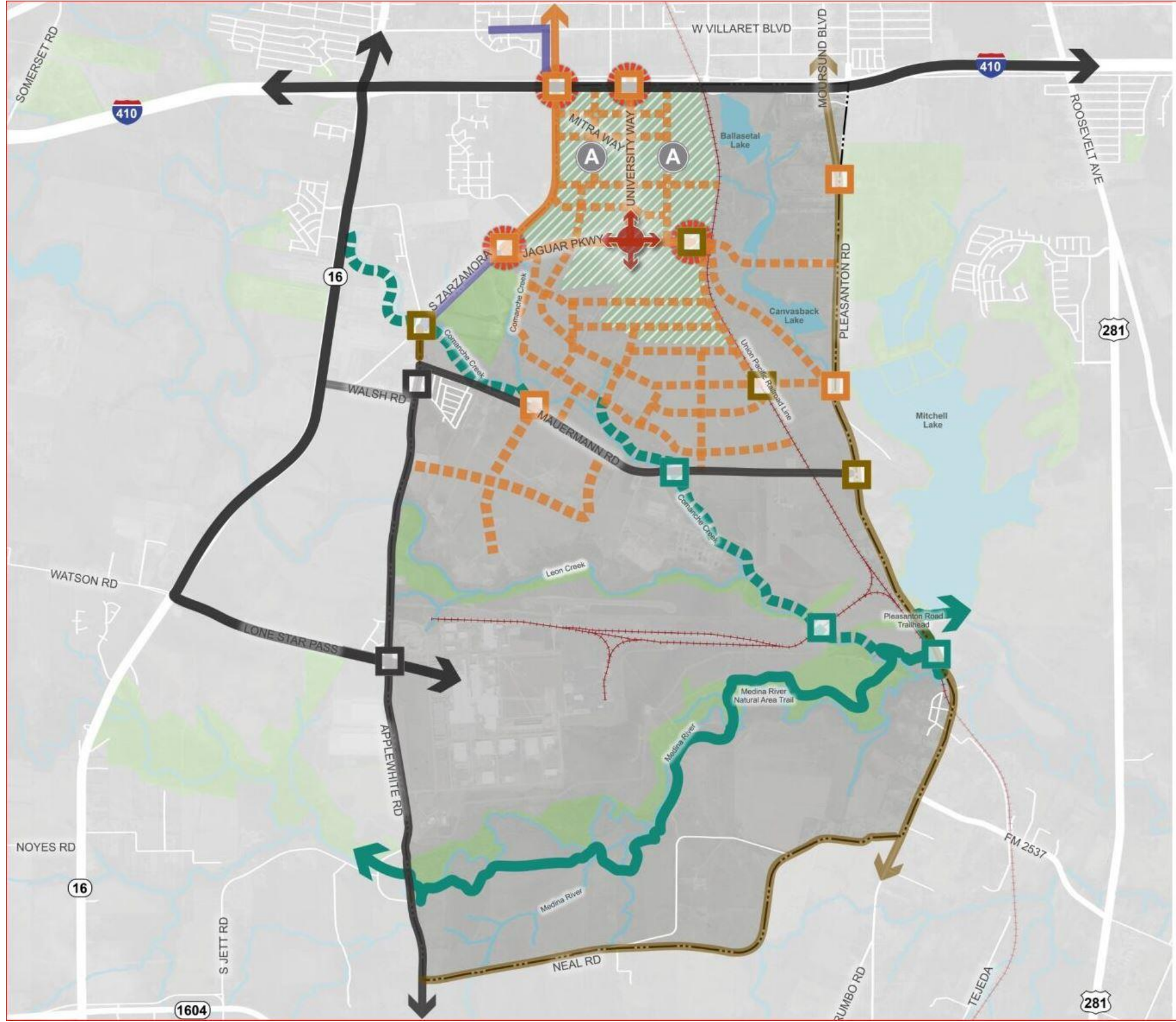
Emphasize the long-term financial benefit of quality investments in Green Stormwater Infrastructure, Low Impact Design, and complete and green streets.

Strategy – H 3.3

Ensure that development concepts for housing products and neighborhoods in the TIRZ match with the desired character, mixture of housing, and built form of area housing.

Draft Housing Recommendations & Strategies Board

Draft Mobility Framework Map



MOBILITY FRAMEWORK

- 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

Draft Mobility Recommendations & Strategies Boards (1 of 3)

MOBILITY

Mobility

Recommendation 1 – M 1

Continue implementing the San Antonio Vision Zero Action Plan.

Strategy – M 1.1

Continue evaluating and implementing proven Vision Zero strategies and best practices improvements including traffic calming and complete streets principles, which improve pedestrian, bicycle, and traffic safety and help achieve the San Antonio Vision Zero goals. Highest priority areas include:

- The intersection of Loop 410 and Moursund Boulevard; and
- The intersection of Loop 410 and Zarzamora Street.

Strategy – M 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.

Mobility

Recommendation 2 – M 2

Create a grid network of multimodal and low-impact streets.

Strategy – M 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.

Strategy – M 2.2

Implement on-road infrastructure and wayfinding projects to improve multimodal connectivity between the Palo Alto College and Texas A&M-San Antonio University campuses.

Strategy – M 2.3

Establish a robust bicycle and sidewalk network by adding bike and pedestrian facilities as streets are constructed. As shown on the Mobility Framework Map, priority locations for establishing a grid network based on existing major roadways include:

- University Way from Loop 410 to Mauermann Road; and
- Jaguar Parkway from Zarzamora Street to Pleasanton Road.

Strategy – M 2.4

Supplement current and future street networks with additional dedicated multi-use trails. Conduct a feasibility study of linear greenway development on creeks and tributaries within the regional center. Priority connections for consideration include connections along the Comanche and Leon creekways between the Texas A&M-San Antonio campus and the existing regionally significant Medina River Greenway trailheads at Applewhite Road and Pleasanton Road.

MOBILITY

Mobility

Recommendation 3 – M 3

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

Strategy – M 3.1

Special events create temporary surges in transportation demand. Future special events at Texas A&M-San Antonio campus venues have the potential to significantly increase congestion. It is important to manage demand through mobility options, such as partnering with the campus venues to create special event parking zones, especially off-site parking and shuttles, to greatly reduce congestion. Designate pick-up zones supporting shared mobility vehicles and information dissemination partnerships with venues and third-party providers (e.g. Transportation Network Companies (TNC) applications) through ticket purchasing or mobile applications to help manage special event mobility demand.

Strategy – M 3.2

Update street design standards to be consistent with SA Tomorrow goals for safety, economic growth, development, and city form and to reflect the relationship between the built environment and the streetscape. Street design standards should consider all levels of street interactions, including pedestrians, bicyclists, and motorists.

Strategy – M 3.3

As the scale of special events increases enough to merit it, partner with VIA Metropolitan Transit to establish and promote both existing and special transit routes and services to and from other area Park & Rides and larger station areas.

Mobility

Recommendation 4 – M 4

Consider freight movements and needs of the area in land use and transportation planning activities.

Strategy – M 4.1

As the following streets are improved or adjacent land is redeveloped, consider the necessary movement of freight, including necessary turning radii for large vehicles to ingress/egress from parking lots, and potential conflict points (such as driveways):

- Mauermann Road from Pleasanton Road to Applewhite Road; and
- Applewhite Road from Mauermann Road to Neal Road.

Strategy – M 4.2

As redevelopment occurs, conduct a study to identify freight delivery staging areas for light and heavy freight trucks. The application of this strategy should apply to all areas indicated as Regional Mixed-Use, Urban Mixed-Use, Regional Commercial, and Medium or High Density Residential land uses.

Strategy – M 4.3

Re-evaluate the previously proposed Kelly Parkway to determine whether it remains a needed solution for traffic and congestion management east of the plan boundary. Proposed improvements to Kelly Parkway could include a direct connection to the regional center and encourage more efficient vehicular flow east and west through the plan area.

Draft Mobility Recommendations & Strategies Boards (2 of 3)

**Draft Mobility
Recommendations &
Strategies Boards
(3 of 3)**

MOBILITY

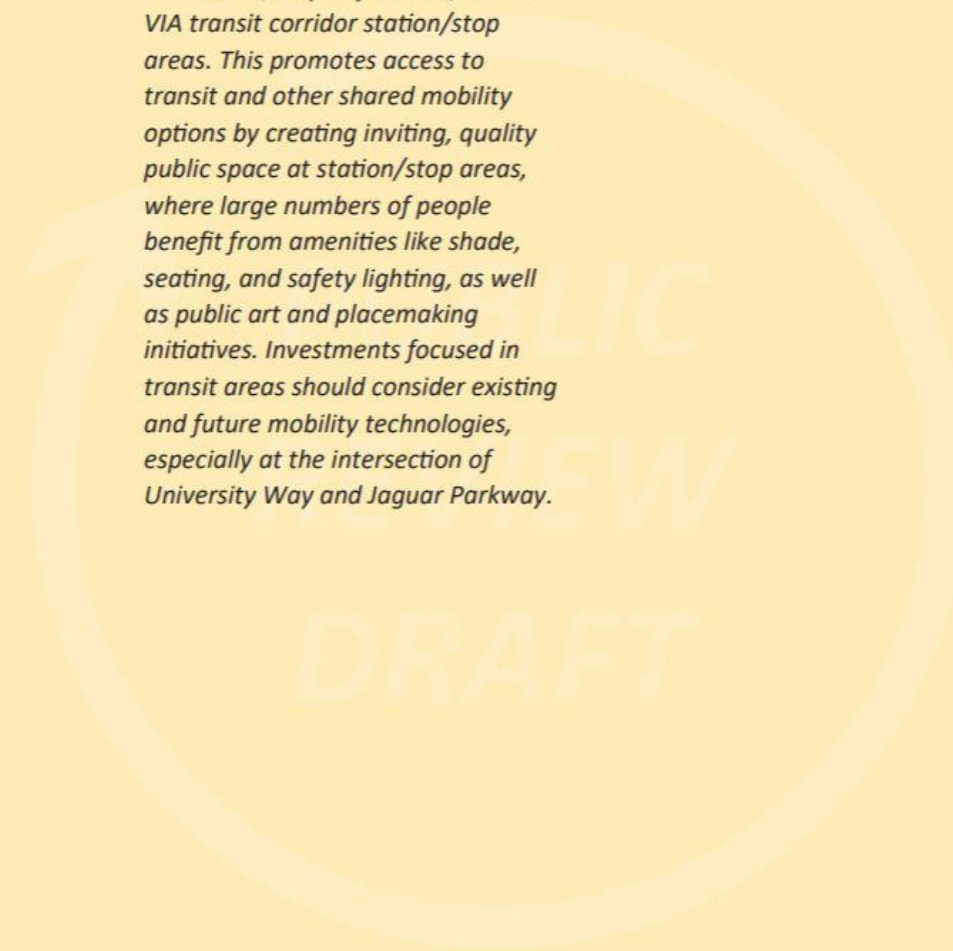
Mobility

Recommendation 5 – M 5

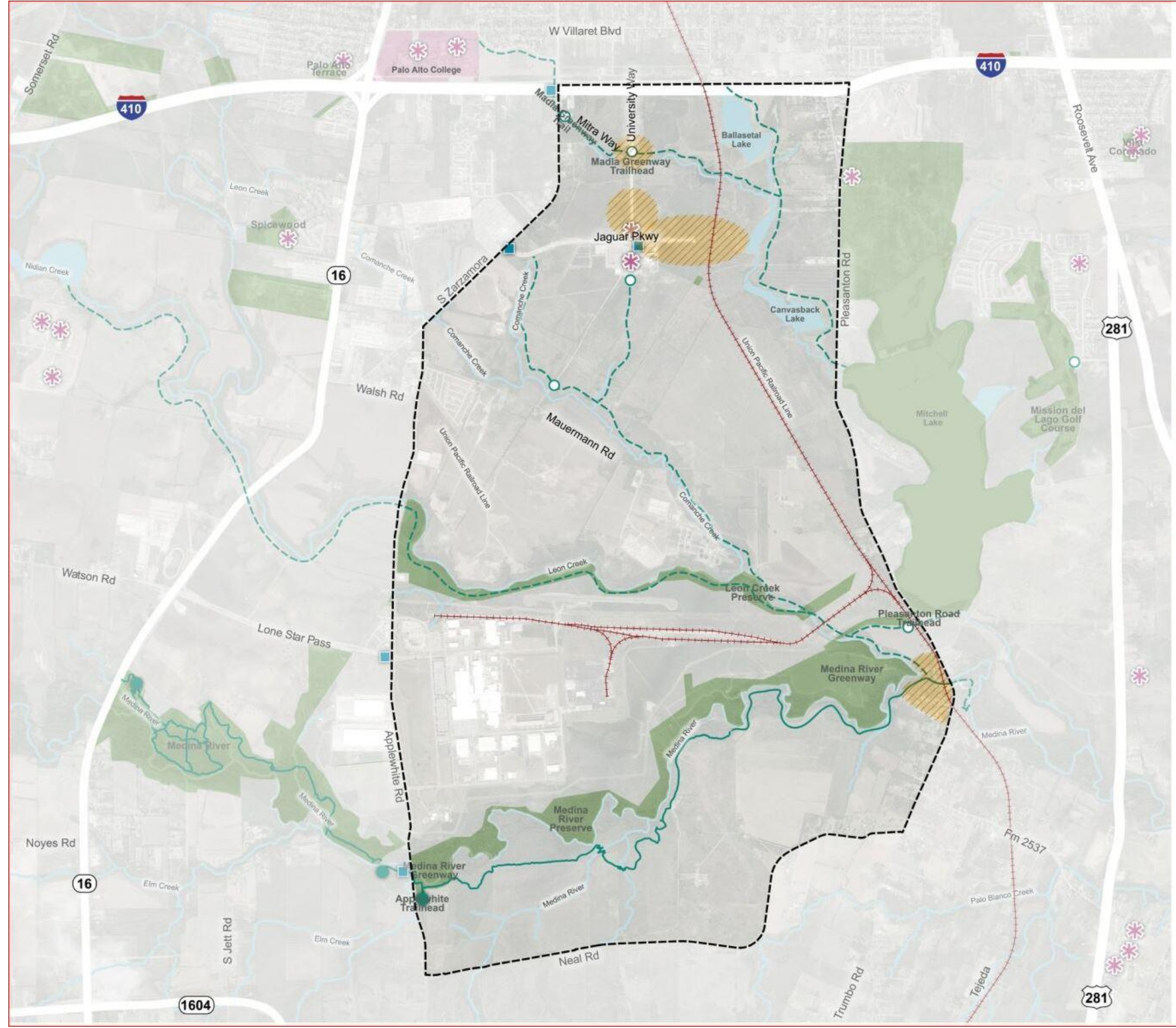
Support VIA Metropolitan Transit service by prioritizing transit-supportive policies and infrastructure near transit stations.

Strategy – M 5.1

Implement first/last mile strategies, such as sidewalks, curb ramps, crosswalks, bicycle facilities, etc. at VIA transit corridor station/stop areas. This promotes access to transit and other shared mobility options by creating inviting, quality public space at station/stop areas, where large numbers of people benefit from amenities like shade, seating, and safety lighting, as well as public art and placemaking initiatives. Investments focused in transit areas should consider existing and future mobility technologies, especially at the intersection of University Way and Jaguar Parkway.



Draft Amenities & Public Space Framework Map

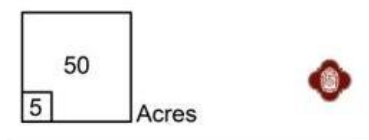


AMENITIES AND PUBLIC SPACE

-  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 AND PUBLIC SPACE

Draft Amenities and Public Space Recommendations & Strategies Board

Amenities and Public Space

Recommendation 1 – APS 1

Create trail connections throughout the Texas A&M-San Antonio Regional Center, utilizing floodplain areas where possible.

Strategy – APS 1.1

Identify trail routes to connect Palo Alto College, the Vida San Antonio development, the Texas A&M University-San Antonio campus, and the Medina River Greenway that are compatible with land uses in the area.

Strategy – APS 1.2

Conduct feasibility studies to strategically identify open-space areas that could serve as a park or other natural amenity, to encourage connections to existing trails and the Medina River Greenway.

Strategy – APS 1.3

Ensure that new or expanded public spaces and amenities, specifically greenway trails, are not located adjacent to property zoned MI-2 Mixed Heavy Industrial District.

Amenities and Public Space

Recommendation 2 – APS 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 – APS 2.1

Promote the use of multi-benefit green infrastructure features within public rights-of-way, consistent with the City's complete streets policy.

Strategy – APS 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 the San Antonio River Authority.

Amenities and Public Space

Recommendation 3 – APS 3

Create character-defining features that have a minimal physical impact on natural areas and celebrate the area's natural features.

Strategy – APS 3.1

Coordinate with the Parks and Recreation Department, the Mitchell Lake Audubon Center, and the Land Heritage Institute to identify areas that could support art installations or gateway signage.

Strategy – APS 3.2

Work with relevant agencies to update the City of San Antonio's Dark Sky Ordinance to include areas near the Medina River, Leon Creek, and Mitchell Lake.



ECONOMIC DEVELOPMENT

Draft Economic Development Recommendations & Strategies Boards (1 of 2)

Economic Development

Recommendation 1 – ED 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.

Strategy – ED 1.1

Integrate Texas A&M University-San Antonio campus uses into mixed-use areas supporting the campus to help catalyze development and support vitality in these areas.

Strategy – ED 1.2

Provide opportunities for mixed-use developments to encourage retail uses that offer support to the Texas A&M-San Antonio campus and the planned residential developments in the Vida San Antonio project.

Strategy – ED 1.3

Leverage Texas A&M University-San Antonio's investment into an athletics and recreation area to create an entertainment and hospitality destination adjacent to the campus facilities.

Economic Development

Recommendation 2 – ED 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 – ED 2.1

Invest in enhanced transportation and transit connections consistent with the Master Thoroughfare Plan and VIA's Vision 2040 Plan to attract businesses and employment uses and to support current and future freight traffic.

Strategy – ED 2.2

Continue to support the Vida San Antonio development through the existing Tax Increment Reinvestment Zone (TIRZ) and City capital investments as long as such development aligns with the envisioned land use plan for the area. Work with SouthStar Communities, Texas A&M University-San Antonio, Toyota Motor Manufacturing Texas plant, other property owners, and utility providers to identify and build infrastructure improvements that will support future growth in the area.

Strategy – ED 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.

**Draft Economic
Development
Recommendations &
Strategies Board
(2 of 2)**

ECONOMIC DEVELOPMENT

Economic Development

Recommendation 3 – ED 3

Attract additional anchor employment uses to the regional center to help diversify the economic base.

Strategy – ED 3.1

Actively promote and market employment-oriented development sites in the regional center to prospective businesses, site selectors, and economic development entities to attract additional employers to the regional center within areas with the Light Industrial and Business Innovation/Mixed-Use land use designations.

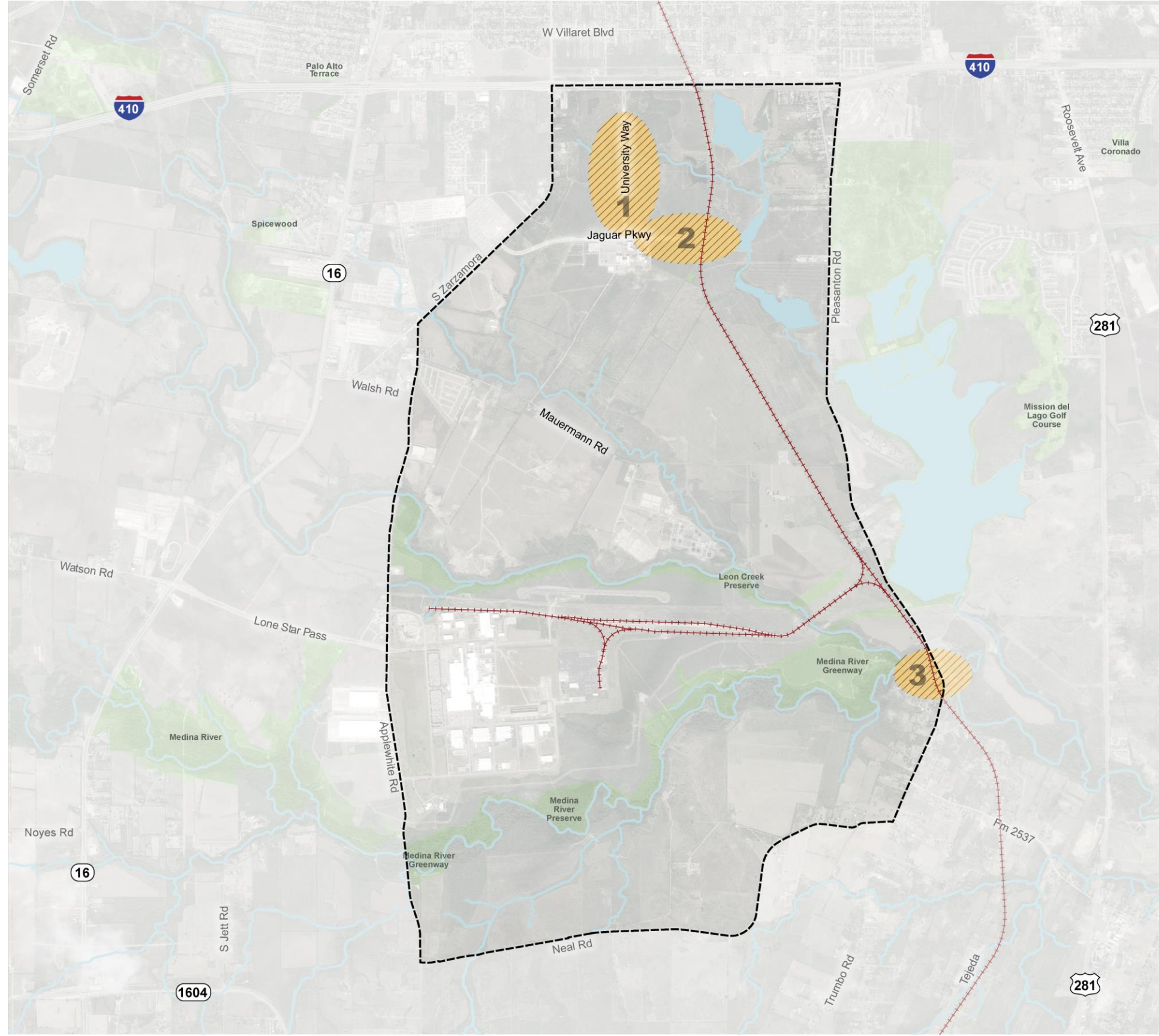
Strategy – ED 3.2

Encourage and support University research and development activities as a way to attract businesses that can benefit in conjunction with the University's future research specialties. Work with the University to develop a strategy and timeline for potential research and development efforts.

Strategy – ED 3.3

Create opportunities for workforce education and training in conjunction with existing and future educational institutions and schools in and around the Regional Center.

Draft Focus Areas Overview Map

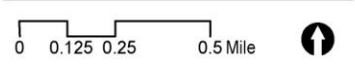


Texas A&M - San Antonio Area
REGIONAL CENTER

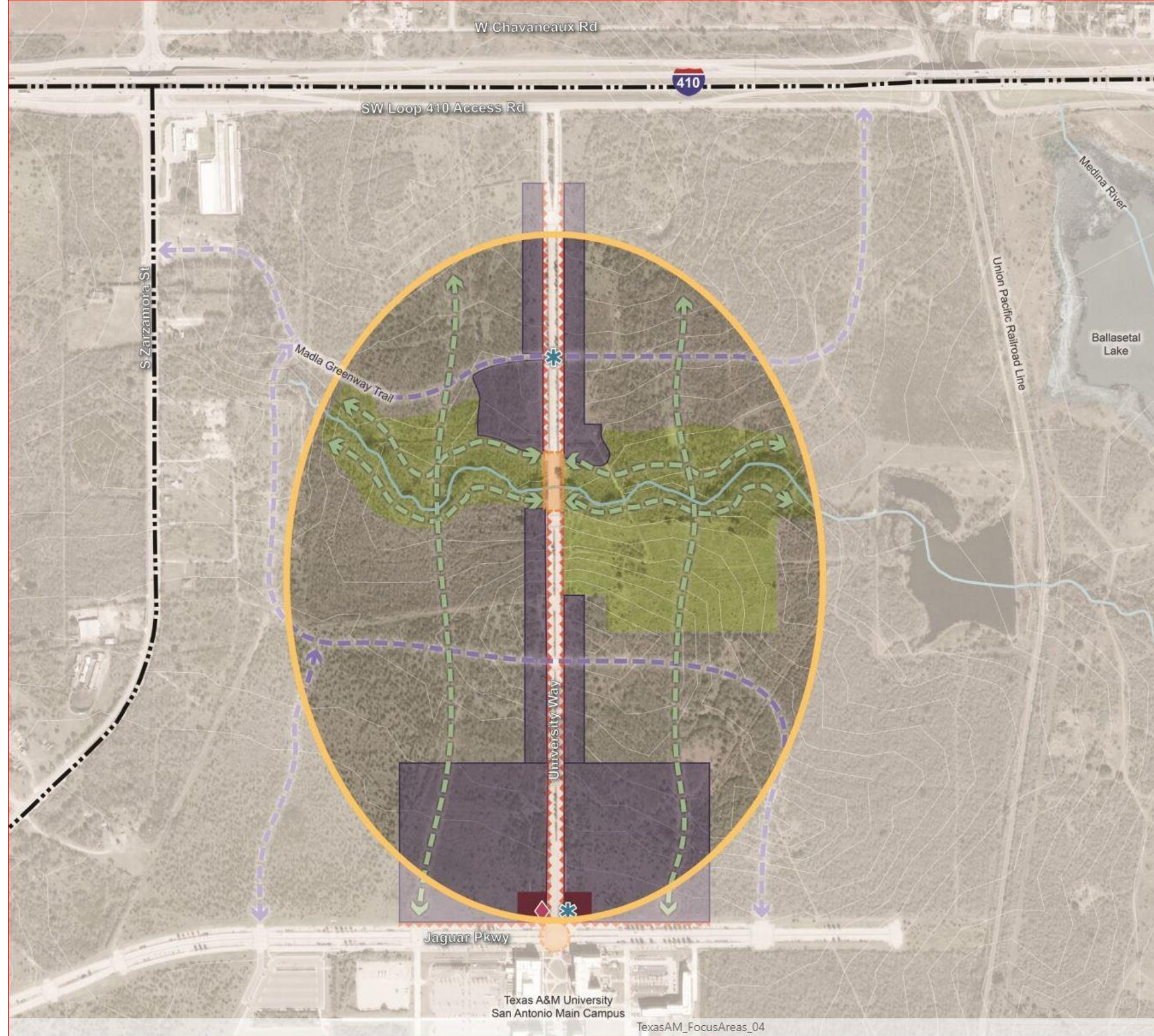
FOCUS AREAS

- 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 Area 1:
Jaguar Parkway &
University Way**



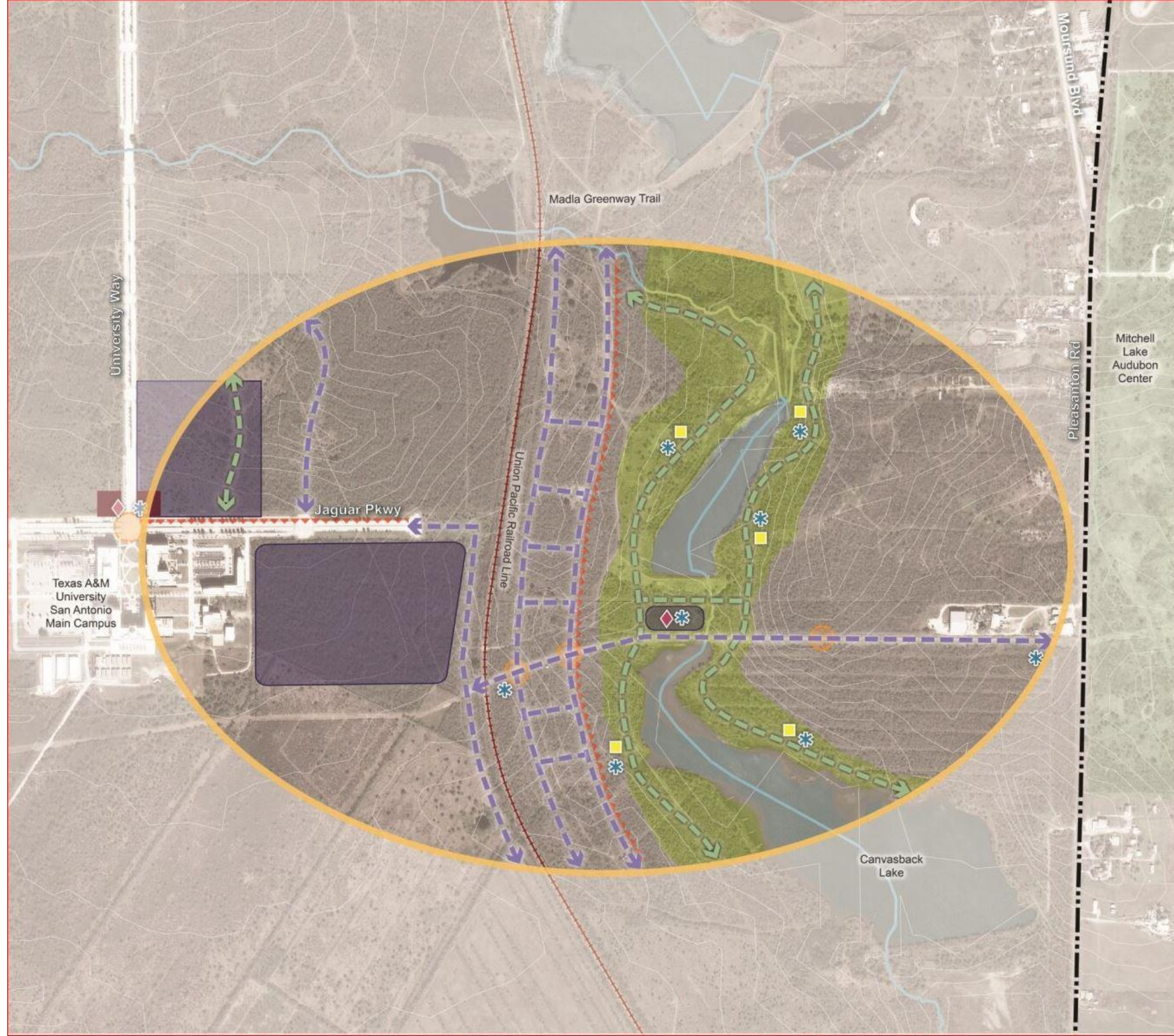
Texas A&M-San Antonio Area
REGIONAL CENTER

**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
 - 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**



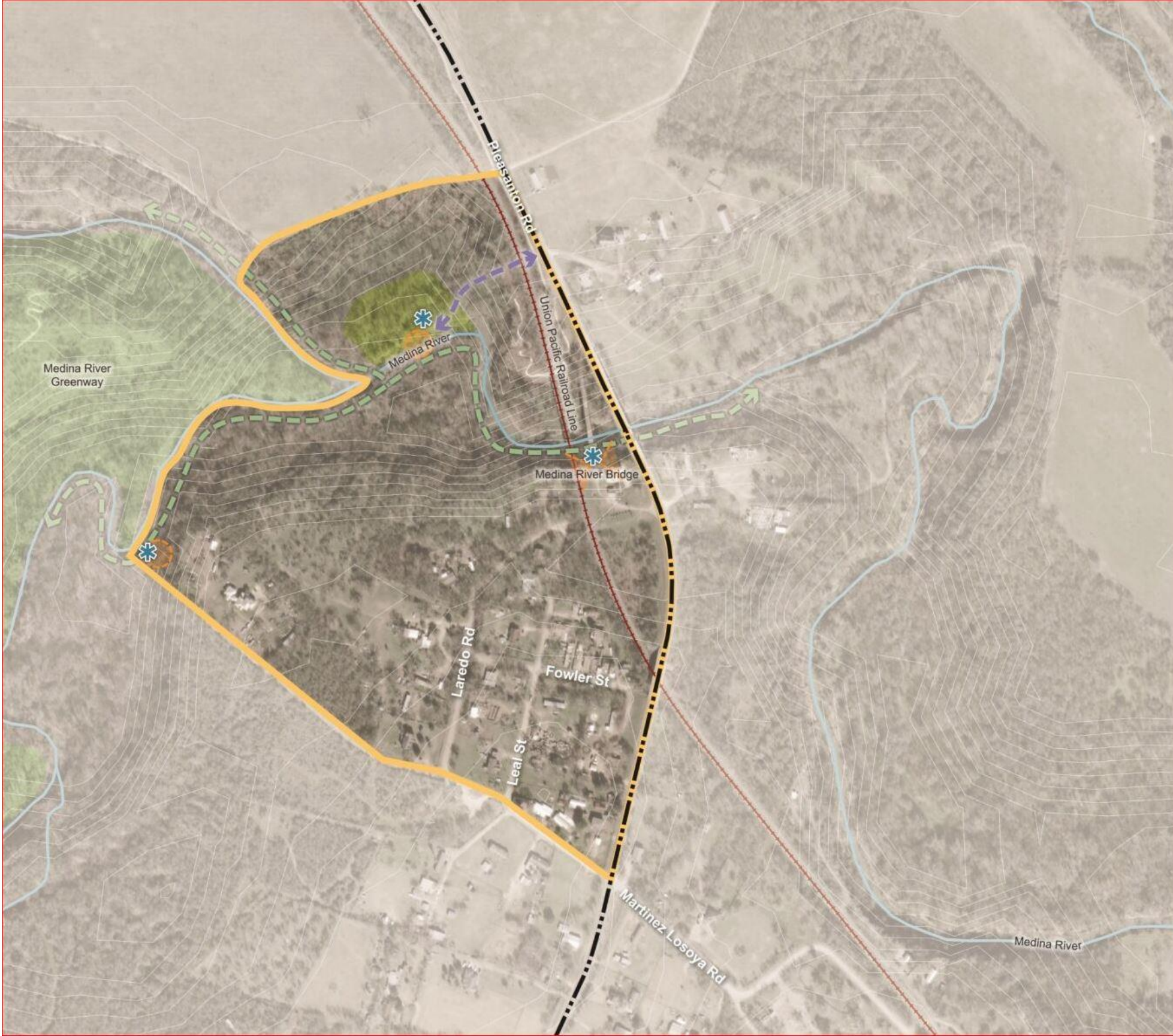
Texas A&M-San Antonio Area
REGIONAL CENTER

**FOCUS AREA 2:
Jaguar Parkway East**

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



**Focus Area 3:
Pleasanton Road &
Medina River Greenway**



Texas A&M-San Antonio 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
 - Priority Connections
 - Proposed Trail
 - Improved Streetscape
 - Proposed Park/Open Space
 - Character-Defining Features
 - Proposed Signage and Wayfinding



Draft Focus Areas Recommendations & Strategies Boards (1 of 2)

FOCUS AREA

Focus Areas

Recommendation 1 – FA 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 – FA 1.1

Prioritize the design of and investment in vibrant public spaces in the Focus Areas that will attract and serve residents of the surrounding Vida San Antonio community, students, faculty, and staff of the university, and area employees.

Strategy – FA 1.2

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 – FA 1.3

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 – FA 1.4

Coordinate with utility providers to identify and address infrastructure challenges in the area, specifically the lack of sewer connection at SW Loop 410 and University Way.

Focus Areas

Recommendation 2 – FA 2

Ensure Focus Areas and other area amenities can be easily and safely accessed by pedestrians and all modes of travel.

Strategy – FA 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 Green Neighborhood, Transit- and Trail-Oriented development place types, to encourage new amenity-rich neighborhood designs and approaches.

Strategy – FA 2.2

Support the VIA Metropolitan Transit Vision 2040 Long Range Plan with transit-supportive densities near Focus Areas to increase potential ridership.

Strategy – FA 2.3

Encourage signage and wayfinding when considering additional improvements for the Medina River Greenway.

Strategy – FA 2.4

Identify possible future trail connections that could link the Medina River Greenway with the University's campus north of Mauermann Road.

Strategy – FA 2.5

Coordinate with applicable transportation partners to identify funding opportunities for sidewalk, cycling lane, and lighting improvements at the S Zarzamora Street and Loop 410 underpass.

**Draft Focus
Areas Recommendations
& Strategies Boards
(2 of 2)**

FOCUS AREA

Focus Areas

Recommendation 3 – FA 3

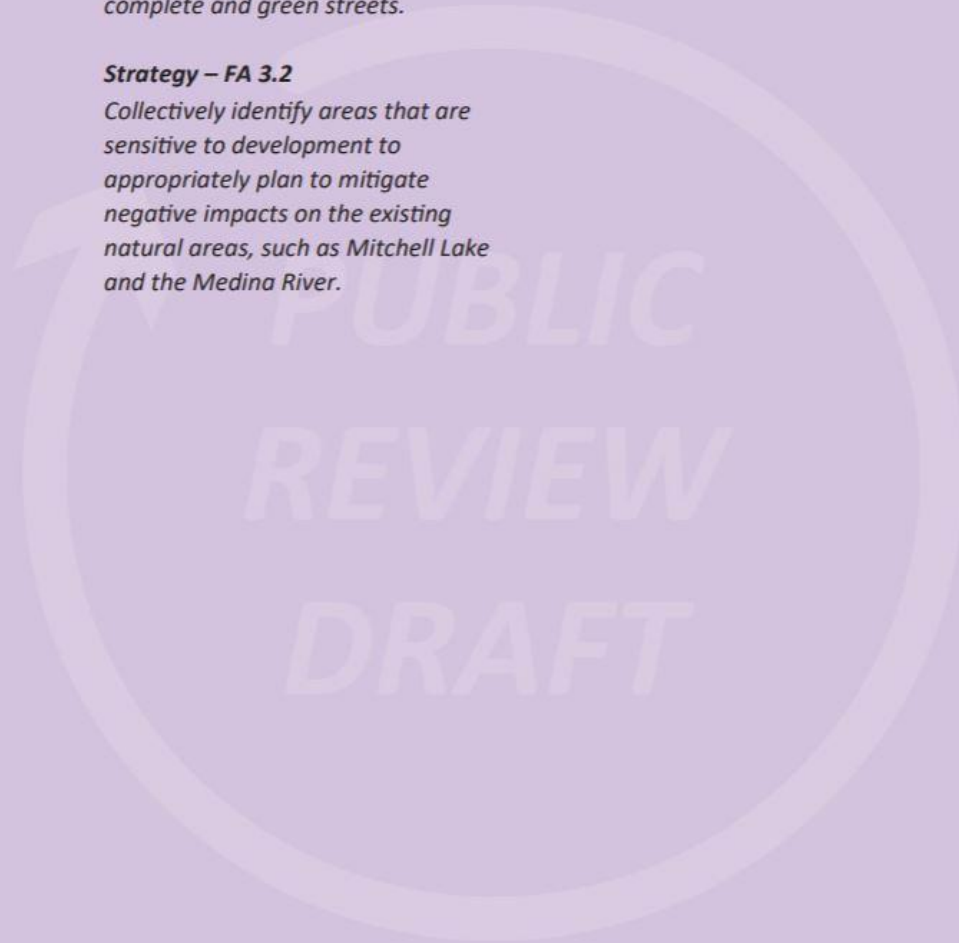
Balance future development in the Focus Areas with natural features to enhance the area while protecting sensitive natural resources and ecological functions.

Strategy – FA 3.1

Emphasize the long-term financial benefit of quality investments in green stormwater infrastructure and complete and green streets.

Strategy – FA 3.2

Collectively identify areas that are sensitive to development to appropriately plan to mitigate negative impacts on the existing natural areas, such as Mitchell Lake and the Medina River.



A complete draft of the Texas A&M-San Antonio Area Regional Center Plan can be found on the plan website: <http://texasam.sacompplan.com>

Comments or feedback on the draft Texas A&M-San Antonio Regional Center Plan may be submitted via the plan website or by emailing the Project Manager at heather.yost@sanantonio.gov

COMMENT PERIOD CLOSSES AT MIDNIGHT ON MARCH 3, 2024