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VERANO TND, SAN ANTONIO

Verano is a community for San Antonio that embodies the culture, diversity and beauty of this historic city and breaks new ground in urban living and environmental friendliness.

Verano is located in San Antonio's City South at the Southern terminating station on the Austin-San Antonio Inter-Municipal Rail Line. A vision of former Mayor Ed Garza and County Judge Nelson Wolfe, City South was crafted to preserve the heritage of ruralism and affordable living on the Southside of San Antonio. Adjacent to the Toyota Tundra Plant and the new Texas A&M San Antonio Campus, Verano is the urban heart of City South.

With the full support of Mayor Phil Hardberger and the San Antonio City Council, Verano was entitled December 6, 2007, under the newly adopted SmartCode, a version of a unified form-based code.

The Verano Project Team worked closely with the City of San Antonio and the City South Management Authority for almost a year to calibrate the SmartCode for City South. Planned under the SmartCode, Verano will be enlivened for generations as the Texas A&M Campus and the adjacent university neighborhoods of Verano grow and blossom together. The Verano team worked closely with VIA Metropolitan Transportation Authority and the Austin-San Antonio Commuter Rail District to plan for the complete integration of a Commuter rail station in the town center.



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Making the Master Plan a Reality - Texas A&M at San Antonio and TIRZ Financing

While planning the community, the Project Team competed for the opportunity to secure placement of the Texas A&M Campus within Verano. Selected by the Texas A&M System Board of Regents, almost 700 acres for the campus were donated from within Verano through the generosity of Triple L Management and its investors. At build-out, Verano and Texas A&M could be home to 30,000 residents, 30,000 students and 30,000 jobs, potentially generating a tax base of \$2 Billion. This development potential led to the City of San Antonio and Bexar County to create a 30-year \$235 Million Refunding Tax Increment Reinvestment Zone (TIRZ) for Verano.

Verano will include a town center across the street from the new Texas A&M Campus, anchored by the commuter rail station. Three villages will surround the town center to the north and east, each containing a wide variety of housing, greens, plazas, trails and neighborhood retail. Finally, a hamlet will grow around Canvas Back Lake to the East.

The Verano community will also work to create a sustainable balance of ecological responsibility, social well-being, and economic viability. This balance will build on the neighboring Toyota plant's sustainable legacy as the cleanest manufacturing facility in North America.