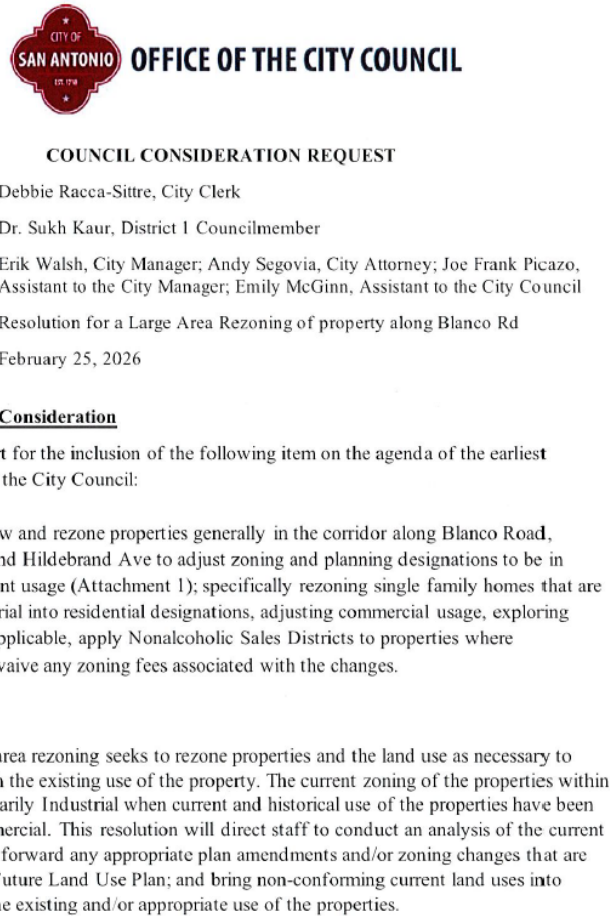
# Blanco Road
# Large Area Rezoning

CITY OF
SAN ANTONIO
TEXAS

# Background



OFFICE OF THE CITY COUNCIL

COSA - CITY CLERK
2026 FEB 25 PM12:41:18

**COUNCIL CONSIDERATION REQUEST**

| | |
|---|---|
| **TO:** | Debbie Racca-Sittre, City Clerk |
| **FROM:** | Dr. Sukh Kaur, District 1 Councilmember |
| **COPIES:** | Erik Walsh, City Manager; Andy Segovia, City Attorney; Joe Frank Picazo, Assistant to the City Manager; Emily McGinn, Assistant to the City Council |
| **SUBJECT:** | Resolution for a Large Area Rezoning of property along Blanco Rd |
| **DATE:** | February 25, 2026 |

**Issue for Proposed Consideration**

I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the City Council:

A resolution to review and rezone properties generally in the corridor along Blanco Road, between Fresno St and Hildebrand Ave to adjust zoning and planning designations to be in alignment with current usage (Attachment 1); specifically rezoning single family homes that are designated as industrial into residential designations, adjusting commercial usage, exploring multifamily where applicable, apply Nonalcoholic Sales Districts to properties where appropriate, and to waive any zoning fees associated with the changes.

**Brief Background**

The proposed large area rezoning seeks to rezone properties and the land use as necessary to align the zoning with the existing use of the property. The current zoning of the properties within the boundary is primarily Industrial when current and historical use of the properties have been Residential or Commercial. This resolution will direct staff to conduct an analysis of the current land uses; and bring forward any appropriate plan amendments and/or zoning changes that are consistent with the Future Land Use Plan; and bring non-conforming current land uses into conformance with the existing and/or appropriate use of the properties.

- City Council Consideration Request (CCR) issued on **February 25th, 2026,** by Council District 1 and resolution was approved by City Council on **April 30th, 2026**.
- Objective: Review & rezone properties generally located along a section of the Blanco Road Corridor.
- The area is within the North Central Neighborhood Association and is generally bounded by **Fresno Street** to the **North**, **W. Hildebrand Avenue** to the **South**, and approximately **300ft to the East and West of Blanco Road.**

# LAR Process Overview

- City Council resolution initiates process.
- LAR staff then gather data including:
  - Property list, current land uses, building permits, utilities, input from stakeholders, etc.
- Staff then produce new zoning proposals
- Community Meetings are hosted to educate, inform, discuss with affected citizens, and gather feedback
- Planning Commission Hearing is hosted
- Zoning Commission Hearing is hosted
- City Council Hearing is hosted for final consideration and approval

# Timeline




Gather feedback from Residents

# What is Zoning?

Zoning regulations sets the legal use of a property and separates incompatible uses to promote orderly development.

## History of Zoning

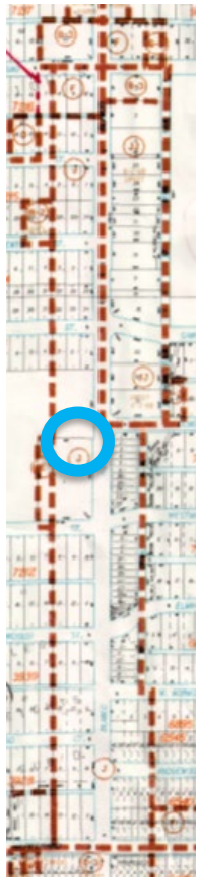
- **1938** – Original adoption of Zoning designations (A-L system)
- **1965** – Adoption of new categorical zoning districts ("R-3" previously meant Multi-Family)
- **2001** – Adopted UDC with new zoning districts (e.g. "R-6", "MF-33", "C-3", "I-1")

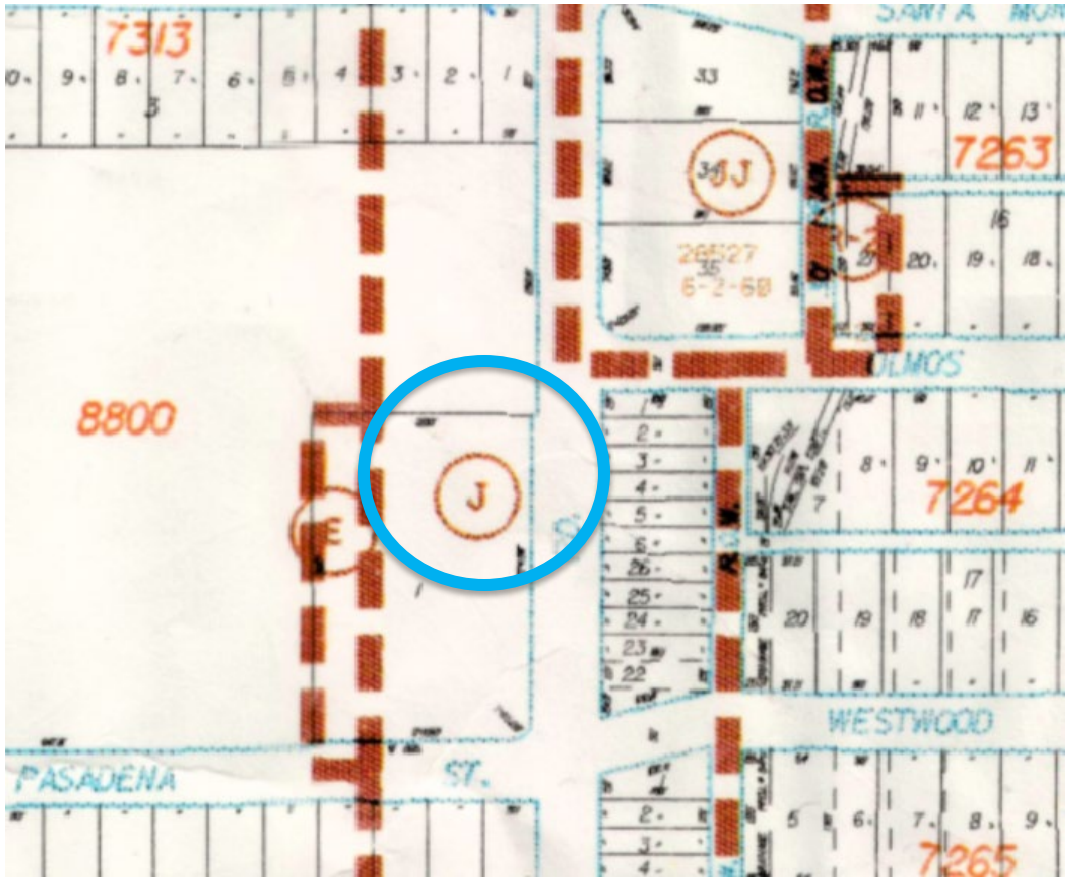
City of San Antonio One Stop Map

| | |
|---|---|
| **RESIDENTIAL** (single-family & mixed-use) | • R-1, R-2, R-3, R-4, R-5, R-6<br>• RM-4, RM-5, RM-6 |
| **MULTI-FAMILY** | • MF-18, MF-25, MF-33, MF-40, MF-65 |
| **OFFICE** | • O-1, O-1.5, O-2 |
| **COMMERCIAL** | • NC, C-1, C-2, C-3 |
| **INDUSTRIAL** | • L, I-1, I-2 |

Uses based on intensity and density

# Zoning History



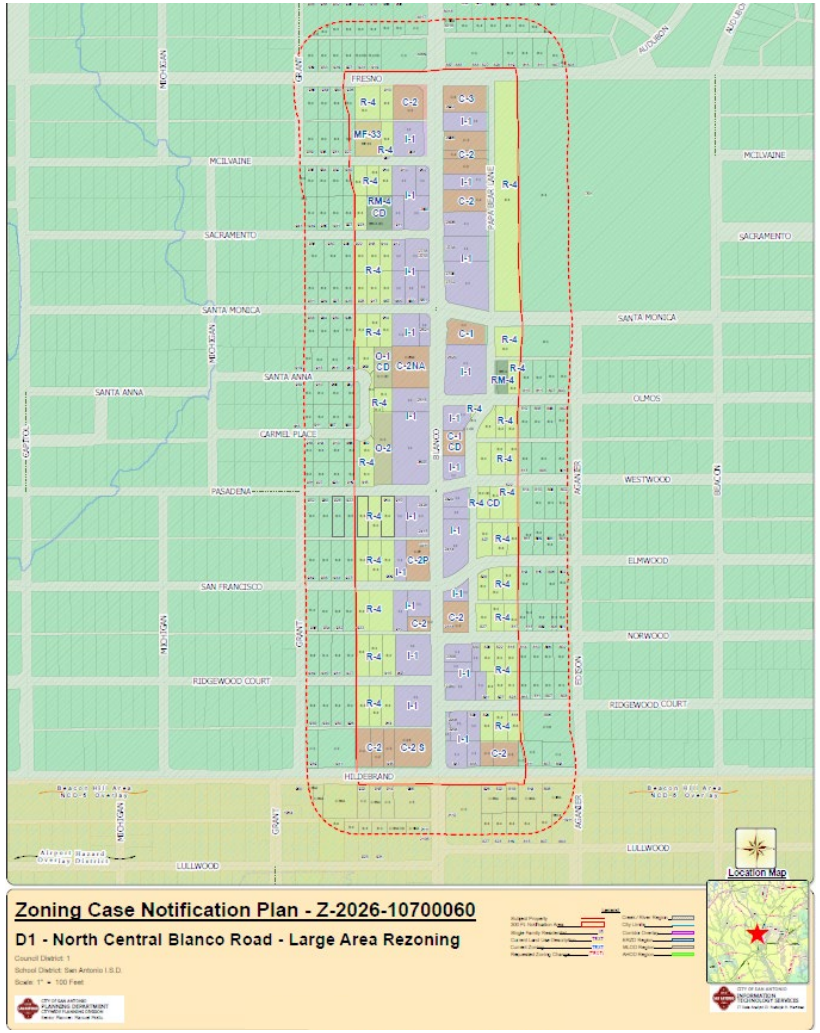



**“J” Commercial District (1938)**

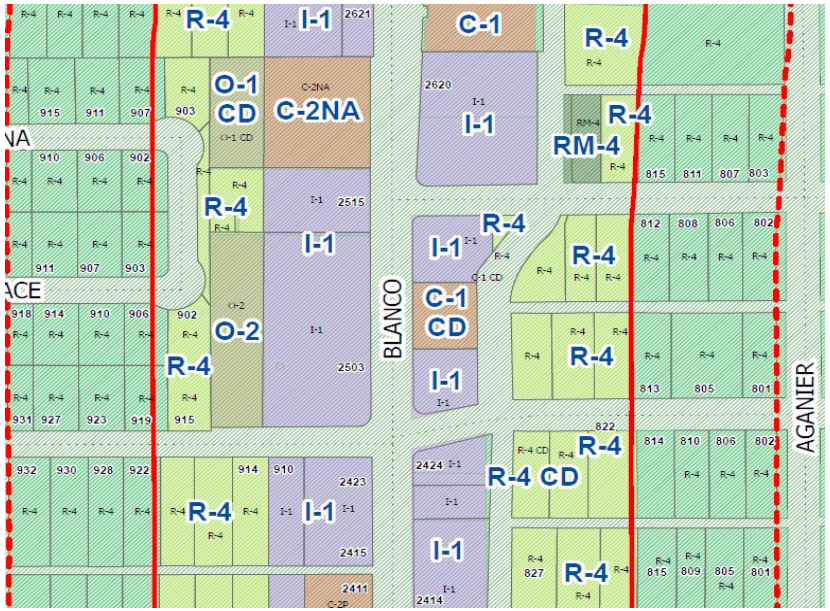
**converted to current**

**“I-1” General Industrial District (2001)**

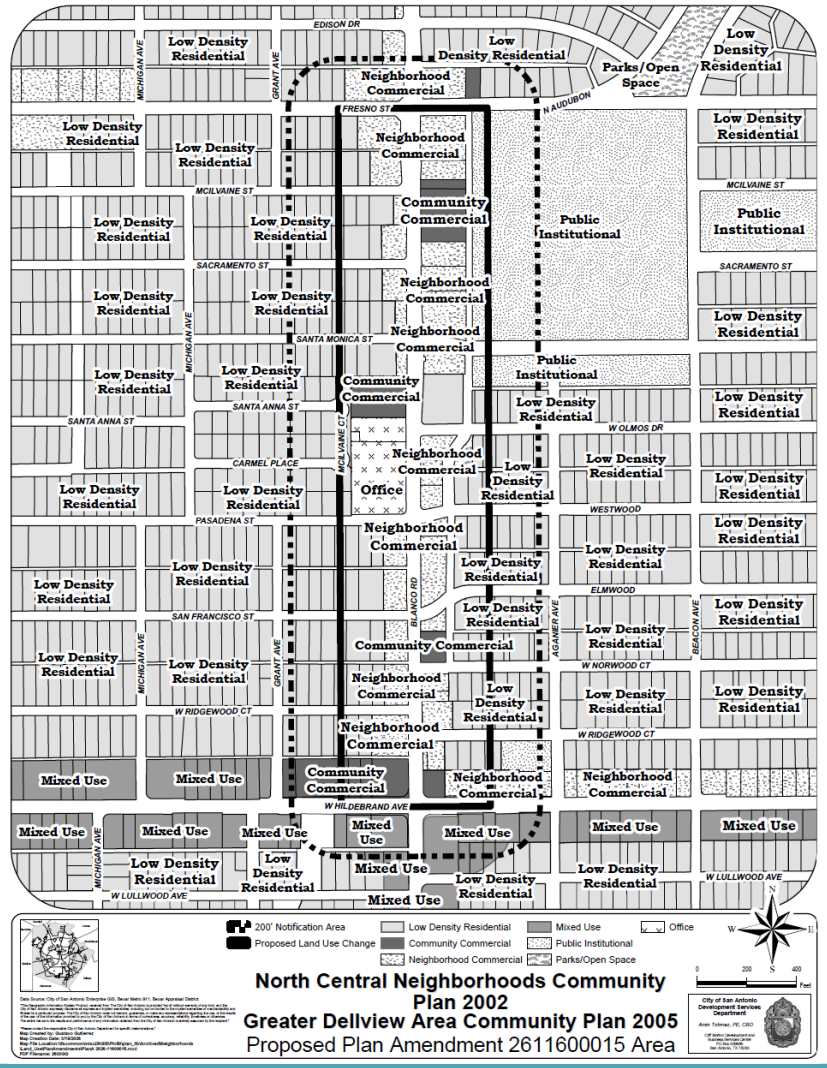
# Existing Zoning




- 126 properties
- Most are zoned **“I-1” and “R-4”**
- Land Use: Low Density Residential, Neighborhood Commercial, Community Commercial, Mixed use, Office, Public Institutional, Park/Open Space



# Existing Land Uses




- Low Density Residential, Neighborhood Commercial, Community Commercial, Mixed use, Office, Public Institutional, Park/Open Space
- Two existing land Use plans: **North Central Neighborhoods Community Plan 2002** and **Greater Dellview Area Community Plan 2005.**
- The proposed Plan Amendment of **Mixed Use** will allow for the recommended zoning changes.

# Streetview




North View

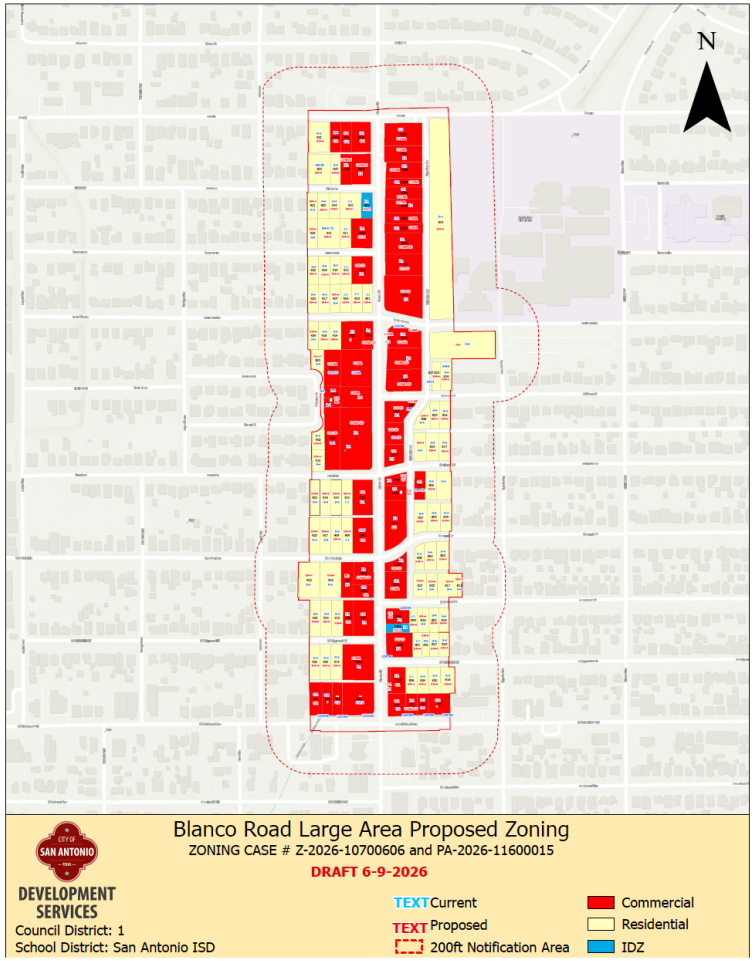



Blanco Rd.




South View

# Proposed Rezoning Area

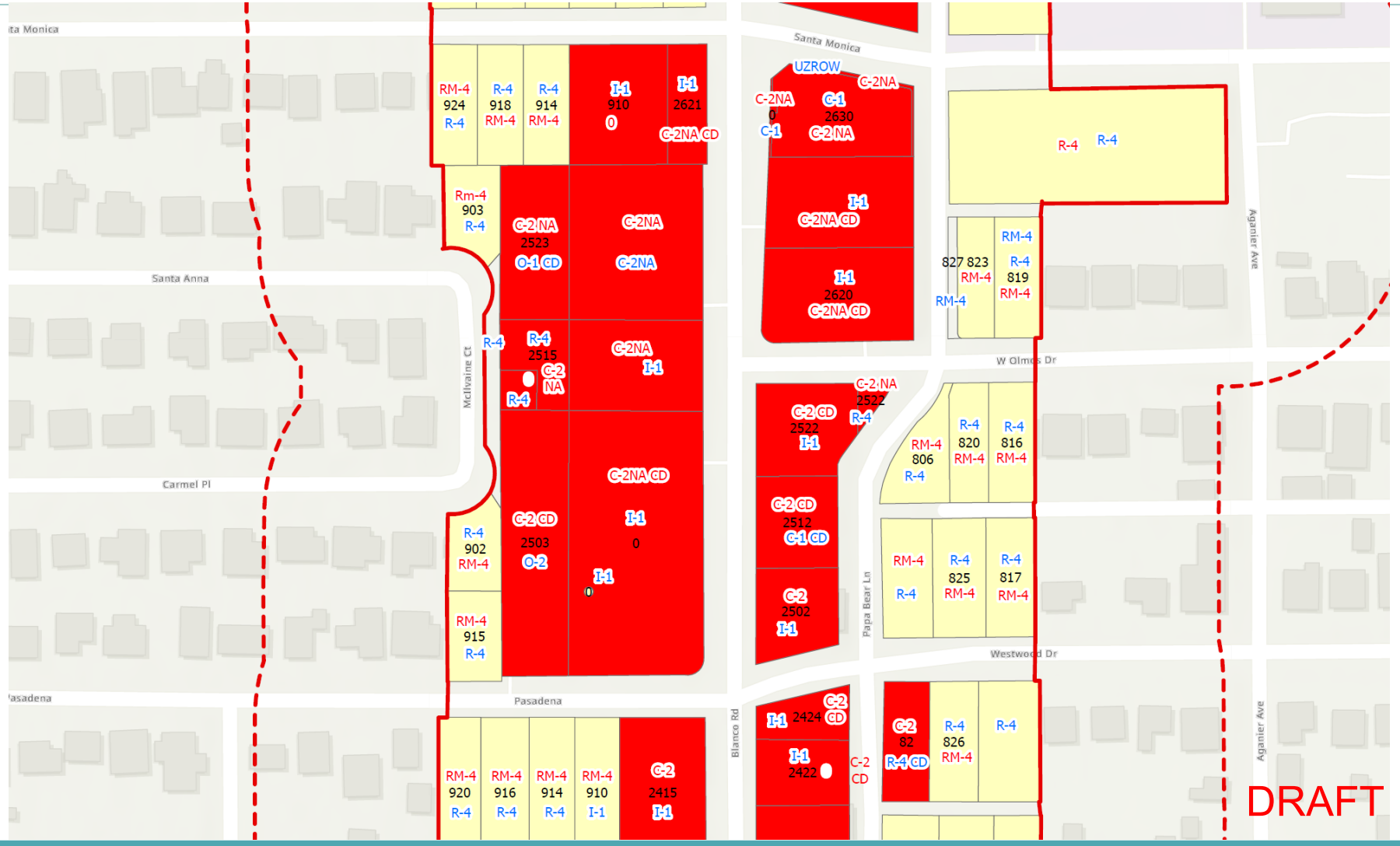



DRAFT 6-9-2026

- 126 total properties reviewed
- 116 properties proposed for rezoning (the final number of properties is subject to change)

| BLANCO ROAD LARGE AREA REZONING SUMMARY | TOTAL # OF PROPERTIES | % OF RECOMMENDED ZONING DISTRICTS |
|---|---|---|
| PROPERTIES ANALYZED | 126 | 100% (Total) |
| PROPERTIES WITH REZONING RECOMMENDATIONS | 116 | 92% (of Total) |
| INDUSTRIAL TO RESIDENTIAL MIXED | 12 | 10% |
| INDUSTRIAL AND COMMERCIAL TO COMMERCIAL NON-ALCOHOLIC SALES | 23 | 20% |
| COMMERCIAL TO COMMERCIAL | 15 | 13% |
| INDUSTRIAL TO IDZ | 4 | 3% |
| SINGLE-FAMILY TO RESIDENTIAL MIXED | 64 | 54% |

# Proposed Rezoning Area



# Contact Us




**Forrest Wilson, Principal Planner**

O: (210) 207-0157

E: **Forrest.Wilson@sanantonio.gov**

**Manuel Mottu, Senior Planner**

O: (210) 207-0198

E: **Manuel.Mottu@sanantonio.gov**