

Zoning Request ZC-25-10

112 Smith Lane
SF-6 to ND-3



Summary

Request:	Zoning change from SF-6 to ND-3		
Applicant:	Andres Siller 4242 Eisenhower Rd San Antonio, TX 78218	Property Owner:	Gonzalo Duarte 8151 Broadway San Antonio, TX 78209

Notification

Application:	September 26, 2025	Neighborhood Meeting:	October 2, 2025
Published:	October 12, 2025	# of Participants	2
Posted:	October 10, 2025	Personal:	October 10, 2025
Response:	2 calls received - general inquiry 1 email received - general inquiry		

Property Description

Legal Description:	Juan M Veramendi Survey #2		
Location:	Along Smith Lane, approximately 185 feet North of River Road		
Acreage:	2 acres	PDD/DA/Other:	N/A
Existing Zoning:	Single Family-6 (SF-6)	Proposed Zoning:	Neighborhood Density-3 (ND-3)
Existing Use:	Single-Family	Proposed Use:	Same
Existing Occupancy:	Restrictions Do Not Apply	Occupancy:	Same
Preferred Scenario:	Neighborhood Low	Proposed Designation:	Same
CONA Neighborhood:	Blanco Gardens	Sector:	6
Utility Capacity:	Available	Floodplain:	Yes
Historic Designation:	N/A	My Historic SMTX Resources Survey	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	Single Family-6 (SF-6)	Single-Family	Neighborhood Low
South of Property:	Multi-Family Residential-24 (MF-24)	Multi-Family (Riverview Apartments)	Neighborhood Medium
East of Property:	Single Family-6 (SF-6)	Single-Family	Neighborhood Low
West of Property:	Mixed Use (MU)	Multi-Family	Neighborhood Medium

Staff Recommendation

☒ Approval as Submitted	☐ Alternate Approval	☐ Denial
Staff: Kaitlyn Buck		
Title: Planner		Date: October 22, 2025

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Commission Recommendation

X	Approval as Submitted		Approval with Conditions / Alternate		Denial
Speakers in favor or opposed Andres Siller (applicant - in favor) Recommendation from the Planning and Zoning Commission Meeting held October 28, 2025 A motion was made by Commissioner Case, second by Commissioner Spell to recommend approval of the request. The vote passed with a 8-0 vote For: 8 (Agnew, Burleson, Case, Dunn, Meeks, Paselk, Spell, Van Oudekerke) Against: 0 Absent: 1 (Costilla) Discussion Topics: Neighborhood Low New/Existing - Commissioner Agnew asked for clarification on the difference between Neighborhood Low New and Neighborhood Low-Existing. Staff explained that Neighborhood Low-New is when a property is unplatted. Single Family Preservation Buffer – Staff explained that the Single Family Buffer Analysis (often referred to as the Pac Man map) is created for any zoning change to a Neighborhood Density District. Table 4.4 Neighborhood Density District/Existing Zoning Translation Table provides further direction on how Single Family Preservation Buffer map is used in the analysis of the zoning. Per Table 4.4, this request is “Considered” and the single family preservation buffer map is not applicable in the analysis. Existing Neighborhood Regulating Plan – Commissioner Spell asked for clarification as to if it would be possible to move the proposed road closer to the North property line. Staff explained that block perimeter requirement would not be met if the road were to be moved.					

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History

The subject property is approximately 2 acres and includes one existing single family house. The property owner is proposing to rezone the property from Single Family-6 (SF-6) to Neighborhood Density-3 (ND-3) in order to subdivide the property into a maximum of thirteen (13) lots and construct single family homes which will be a "Zero Lot Line" building type. The Zero Lot Line building type will allow one house per lot and the house may be detached or may be attached to another home on one side.

As this is a request for a Neighborhood Density District, an Existing Neighborhood Regulating Plan detailing the specifics of the development proposed on the site is required and will be appended to the Zoning Ordinance. Amendments to the Existing Neighborhood Regulating Plan require Planning and Zoning Commission and City Council approval in accordance with Section 2.5.3.1.

Additional Analysis

The proposed Existing Neighborhood Regulating Plan requires parking for the new lots to be provided as open-air surface parking. This standard was included to help preserve the established character of the surrounding neighborhood. Additionally, the plan requires that any lot adjacent to Smith Lane be oriented toward Smith Lane to ensure consistency with the infill development recommendations outlined in the Blanco Gardens Area Plan.

See additional analysis below.

Comments from Other Departments

Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	No Comment

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map. <i>Goal HN-2 of the adopted Comprehensive Plan states, "Promote diverse housing choices and attainability at all affordability levels to accommodate household size, preference, and characteristics over residents' life span". In accordance with the Existing Neighborhood Regulating Plan, the applicant is proposing thirteen (13) "Zero Lot Line" homes to be constructed on the property, which is consistent with Action Item HN-2.2 of the Comprehensive Plan, "encourage and consider incentivizing diverse housing types".</i>
<u>X</u>			Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area. <i>The Blanco Gardens Neighborhood Area Plan was adopted in 2024. The proposed zone change meets recommendations within the plan, such as "remove barriers to building smaller home units (HSG 1.3)" and "consider and support gentle density for new housing on small existing lots with diverse housing types such as attached homes, duplexes, and accessory dwelling units (BFD 2.1)".</i>

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			Whether the proposed zoning map amendment implements the policies of any applicable plan adopted by City Council. <i>The proposed zoning map amendment implements policies listed in both the adopted Comprehensive Plan as well as the Blanco Gardens Neighborhood Area Plan.</i>
		<u>N/A</u>	Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect. <i>There is no development agreement affecting the subject property.</i>
<u>X</u>			Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses shall be appropriate in the immediate area of the land to be reclassified. <i>The Land Development Code describes Neighborhood Density-3 (ND-3) as "intended to accommodate single-family detached houses and encourage opportunities for home ownership. Additional building types are allowed that accommodate affordable alternatives for home ownership." Neighborhood Density-3 (ND-3) zoning district allows for residential and civic uses which are consistent with the surrounding residential character of the neighborhood. Surrounding uses include multifamily and single-family.</i>
<u>X</u>			Whether the proposed zoning will reinforce the existing or planned character of the area. <i>The proposed zoning change is consistent with the existing neighborhood density and development pattern. The applicant is proposing smaller lots, as outlined in the Neighborhood Regulating Plan, which are smaller than the minimum lot size required by the current SF-6 zoning district. This approach supports the Blanco Gardens Area Plan's infill development recommendation, which states: "It is recommended that this small lot size be preserved to maintain existing character, and any subdivision of larger lots into smaller lots should aim to match this smaller lot size." Within the Recommendations for Infill and Development section of the Area Plan, the plan outlines guidelines for ensuring that any new development on vacant lots complements and reflects the existing character of the surrounding neighborhood.</i>
<u>X</u>			Whether the site is appropriate for the development allowed in the proposed district. <i>The current zoning on the property is Single Family-6 (SF-6) which is limited to residential uses. As reflected in the Existing Neighborhood Regulating Plan, the applicant is proposing residential building types be constructed on the property which is appropriate based on the residential nature of the surrounding lots and neighborhood.</i>
	<u>X</u>		Whether there are substantial reasons why the property cannot be used according to the existing zoning. <i>Currently a single home resides on the two (2) acre property, and the property can be subdivided into and developed with additional single-family homes in accordance with the existing zoning.</i>

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			Whether there is a need for the proposed use at the proposed location. <i>The Blanco Gardens Area Plan identifies a need for “market-based homes” within the neighborhood. The plan lists small housing types such as “townhomes, condominiums, and other attached housing types” as a way to “greatly reduce construction costs” which can “help new buyers find homes within their budgets in Blanco Gardens”.</i>
<u>X</u>			Whether the City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, public safety, and emergency services, while maintaining sufficient levels of service to existing development. <i>The property currently has access to water, wastewater, electric, and other City services applicable to properties within City Limits.</i>
<u>X</u>			Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property. <i>Existing residential uses surround the subject property; therefore, the proposed zone change would be consistent with the surrounding residential uses.</i>
<u>X</u>			For requests to a Neighborhood Density District, whether the proposed amendment complies with the compatibility of uses and density in Section 4.1.2.5. <i>Per Table 4.4, Neighborhood Density District/Existing Zoning Translation Table, a proposed zone change to ND-3 from SF-6 is designated as “Consider”. “Consider” requires the request to be considered based on the zoning criteria in Section 2.5.1.4 and compatibility of uses and density in Section 4.1.2.5 as outlined in this staff report.</i>
<u>X</u>			The impact the proposed amendment has with regard to the natural environment, including the quality and quantity of water and other natural resources, flooding, and wildlife management. <i>The entire property is located within the 100-year floodplain. “Greenspace” on the attached Existing Regulating Plan is intended to accommodate both drainage and parkland requirements, subject to permit review and compliance with the Development Code. Additionally, construction on the property must meet floodplain elevation requirements.</i>
		<u>X</u>	Any other factors which shall substantially affect the public health, safety, morals, or general welfare. <i>None noted.</i>

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Evaluation			Compatibility of Uses & Density Criteria (Sec.4.1.2.5)
Consistent	Inconsistent	Neutral	
<u>X</u>			Helps prevent the impacts of high density uses on low density areas <i>The property is located within a Neighborhood Low-New Place Type and is surrounded by residential uses. The applicant is proposing “Zero Lot Line” homes which are single-family homes each on one lot, however, they provide flexibility to be detached or attached to one other unit. The homes are proposed in accordance with the layout in the Existing Neighborhood Regulating Plan. While some homes may be “attached” they will remain single-family and are consistent with surrounding single-family residential uses. Furthermore, the density proposed on the 2 acres is consistent with the density that would be permitted if the property were to remain zoned Single Family-6 (SF-6). SF-6 allows 6 units per acre (2 acres x 6 units = 12 units). The applicant is proposing 13 units as shown on the Existing Neighborhood Regulating Plan.</i>
<u>X</u>			Limits changes in neighborhood density categories unless directed by a small area plan or neighborhood character study <i>The Blanco Gardens Area Plan describes the existing density of the neighborhood to be 12 to 24 units per gross acre. The proposed Existing Neighborhood Regulating Plan restricts the number of units to thirteen (13), which meets the existing density in the neighborhood as discussed above.</i>
<u>X</u>			Encourages more opportunities for home ownership <i>An objective listed in the Comprehensive Plan is to “increase the number of new residential units created through infill development”. The proposed zone change would allow additional units as new opportunities for home ownership.</i>
<u>X</u>			Ensures a diversity of housing to serve citizens with varying needs and interests <i>Neighborhood Density-3 (ND-3) is intended to provide a variety of small-scale residential building types, including house, zero lot line house, and accessory dwellings.</i>