

**ZONING CASE Z-2024-10700007 CD (Council District 7):** February 4, 2025

A request for a change of zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 17, Block 7, NCB 8099, located at 327 Bexar Drive. Staff recommends Denial, with an Alternate Recommendation. (Alexa Retana, Zoning Planner, 210-207-8062, [Alexa.Retana@sanantonio.gov](mailto:Alexa.Retana@sanantonio.gov), Development Services Department)

Staff mailed 29 notices to property owners within 200', 0 in favor, 1 in opposed. No registered Neighborhood Association within 200'.

Sergio Nunez, applicant, requested a change of zoning to provide the community with affordable housing. Mr. Nunez reached out to the neighboring residents through block walking, and used social media platforms to educate citizens on his proposal.

DSD Traffic Engineers have no issues with parking on the subject property.

**No Public Comment**

**Motion**

Chair Sipes motioned for approval as presented. Commissioner Bustamante seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.

**Nay:** None

**ZONING CASE Z-2024-10700007 CD (Council District 7):** January 7, 2025

A request for a change of zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on Lot 17, Block 7, NCB 8099, located at 327 Bexar Drive. Staff recommends Denial, with an Alternate Recommendation. (Alexa Retana, Zoning Planner, 210-207-8062, [Alexa.Retana@sanantonio.gov](mailto:Alexa.Retana@sanantonio.gov), Development Services Department)

Staff mailed 29 notices to property owners within 200', 0 in favor, 1 in opposed. No registered Neighborhood Association within 200'.

Sergio Nunez, applicant, requested a change of zoning to provide the community with affordable housing. 4 units are being proposed. The rezoning of the property will alleviate street parking.

**No Public Comment**

**Motion**

Commissioner Watson motioned for a continuance until February 4, 2025. Commissioner Barros seconded the motion. The motion carried by the following vote:

**Aye:** Watson, Barros, Bustamante, Ortiz, Hinojosa, Reyes, Hui, Sipes, Kellum, Whitsett, Chase.

**Nay:** None