

**ZONING CASE Z-2024-10700247 CD (Council District 2):** November 5, 2024

A request for a change in zoning from "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for fifty (50) dwelling units to "MF-33 CD AHOD" Multi-Family Airport Hazard Overlay District with a Conditional Use for Nursing Facility on Lot 14, NCB 46, located at 815 East Grayson Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210- 207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Staff mailed 53 notices to property owners within 200', 3 in favor, 6 in opposition, Government Hill Alliance Neighborhood Association is in favor; outside 200': 3 in favor.

Patrick Christensen, applicant's respective, requested a change in zoning from "IDZ-3 AHOD" to "MF-33 CD AHOD". The applicant is down zoning in hopes to open a rehabilitation center.

**Public Comment**

Cherise Rohr Allegrini, spoke in support.

**Voicemails**

Alejandro Lara, spoke in support.

Alessandra Newton, spoke in opposition.

Collin Newton, spoke in opposition.

D'ette Cole, spoke in support.

Jordan Frank, spoke in opposition.

Sandi Wolff, spoke in support.

Steeve Versteeg, spoke in support.

**Motion**

Commissioner Watson motioned for approval as presented. Commissioner Barros seconded the motion. The motion carried by the following vote:

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

**Nay:** None.