



UDC Update Request Application

Part 1. Applicant Information

Name: Catherine Hernandez Organization (if applicable): Development Services
Address: 1901 South Alamo Street
Phone: (210) 2017-5085 Email: catherine.hernandez@sanantonio.gov
Signature: _____ Digitally signed by Michael Shannon Date: 10/20/2021
(Include title if representing a governmental agency or public/private organization)

Part 2. Basis for Update (check only one)

- Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC (Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
- Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
- Completed Rule Interpretation Determination (RID)
- Requested by the Zoning Commission, Planning Commission, Board of Adjustment, HDRC, City Council or other appropriate city board or council (CCR, resolution or signature of the chairperson is required)
- City of San Antonio Staff Amendment

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

Part 4. Summary of Proposed Update with Suggested Text (see application instructions)

Amend Section 35-399.01 to remove "One Operator Beauty Shops and Barber Shops" from Authorized Special Exceptions.
Update Section 35-378 to prohibit "barber and beauty shops with more than one salon station at any one time."
The Board of Adjustment has not denied any special exception requests for a one operator beauty of barbershop.

UDC 2021 Proposed Amendment

Amendment 5-23**Applicant:** Development Services**Amendment Title** – ‘Sec. 35-378. - Home Occupations.’**Amendment Language:**(b) **Prohibited Uses.** The following uses are prohibited as home occupations:

- (2) ~~Barber and beauty shops with more than one salon station at any one time. Barber and beauty shops; however, both beauty shops and barber shops are permitted as a specific use permit.~~

Amendment Title – ‘DIVISION 8. - AUTHORIZED SPECIAL EXCEPTIONS’**Amendment Language:**

A special exception may be granted for the following uses subject to the conditions specified. The granting of any special exception may be revoked if the conditions specified for each special exception are not maintained at all times.

Sec. 35-399.01. – ~~RESERVED One Operator Beauty Shops and Barber Shops.~~

~~Beauty shops and barber shops may be permitted in all residential zones established by this chapter subject to the following limitations, conditions and restrictions:~~

- ~~(a) A site plan shall be submitted indicating the size and location of all structures on the property. In addition, photographs of the structure in which the beauty shop or barber shop is to be located shall be submitted.~~
- ~~(b) The residential architectural appearance of the structure shall not be changed to that of commercial, although a separate entry for the beauty shop or barber shop shall be permitted.~~
- ~~(c) Signs advertising the beauty shop or barber shop are not permitted, but a name plate not exceeding one (1) square foot is permitted when attached flat to the main structure.~~
- ~~(d) The beauty shop or barber shop shall be located within the main structure on the lot and shall not utilize more than twenty five (25) percent of the gross floor area of the first floor. In the case of a beauty shop in a duplex, the twenty five (25) percent gross floor area shall be calculated on one (1) living unit of the duplex. In the case of a beauty shop in an apartment unit the board of adjustment shall determine the area to be used for said operation.~~
- ~~(e) The beauty shop or barber shop shall be limited to a one (1) operator shop.~~
- ~~(f) No person not residing on the premises may be employed in the operation of the beauty shop or barber shop.~~
- ~~(g) Hours of operation shall be regulated by the board of adjustment and shall be specified in the minutes of the case.~~
- ~~(h) That such use will not be contrary to the public interest.~~
- ~~(i) Granting of the permit for a beauty shop or barber shop in conjunction with a residential use is to be for a definite period of time not to exceed four (4) years and only after notice and hearings as provided in this chapter for appeals to the board of adjustment. Applications for subsequent permits must be submitted prior to the expiration of the previous permit.~~

~~(Ord. No. 101816, § 2, 12-15-05) (Ord. No. 2010-11-18-0985, § 2, 11-18-10)~~