

Case Number:	BOA-22-10300012
Applicant:	Elva Laureano
Owner:	Elva Laureano
Council District:	3
Location:	245 Isabel Street
Legal Description:	Lot 29, Block 4, NCB 3978
Zoning:	“R-6 AHOD” Residential Single Family Airport Hazard Overlay District
Case Manager:	Richard Bautista-Vazquez, Planner

Request

A request for a renewal of a special exception, as described in Section 35-399.01, to allow a one-operator beauty/barber shop in a single-family home.

Executive Summary

The subject property is located on Isabela Street. The applicant received a special exception to allow a one-operator beauty/barber shop in a single-family home on February 3, 2019. The initial special exception was granted for two years, and if the renewal is granted it would expire in four years on March 7, 2026. The applicant is requesting to continue the business of a one-operator beauty salon on the property with the hours of operation being 8:00AM to 2:00 PM, Monday through Friday.

Code Enforcement History

There is no relevant code enforcement history on file.

Permit History

There are no relevant permits on file.

Zoning History

The subject property was located within the Original City Limits of San Antonio and was zoned “B” Residence District. Ordinance 61454 dated September 19, 1985 rezoned the property to “R-1” Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the zoning converted from “R-1” Single Family Residence District to the current “R-6” Residential Single-Family District, established by Ordinance 93881, dated May 3, 2001.

Subject Property Zoning/Land Use

Existing Zoning	Existing Use
“R-6 AHOD” Residential Single Family Airport Hazard Overlay District	Single-Family Dwelling

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
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North	“R-6 AHOD” Residential Single Family Airport Hazard Overlay District	Single-Family Dwelling
South	“R-6 AHOD” Residential Single Family Airport Hazard Overlay District	Single-Family Dwelling
East	“R-6 AHOD” Residential Single Family Airport Hazard Overlay District	Single-Family Dwelling
West	“R-6 AHOD” Residential Single Family Airport Hazard Overlay District	Single-Family Dwelling

Comprehensive Plan Consistency/Neighborhood Association

The subject property is in the South Central San Antonio Community Plan and is designated “Low Density Residential” in the future land use component of the plan. The subject property is located within the Roosevelt Park Neighborhood Association and were notified of the case.

Street Classification

Isabel is classified as a local road.

Criteria for Review – Barber Shop / Beauty Salon

According to Section 35-482(h) of the UDC, in order for a special exception to be granted, the Board of Adjustment must find that the request meets each of the five following conditions:

A. The special exception will be in harmony with the spirit and purpose of the chapter.

The UDC states the Board of Adjustment can grant a special exception for a single operator barber shop beauty salon. The Barber shop/beauty salon is intended to be operated by a single owner. If granted, this request would be in harmony with the spirit and purpose of the ordinance.

B. The public welfare and convenience will be substantially served.

In this case, these criteria are represented by the owner to operate a Barber shop/Beauty Salon located at the residential property by a single owner while still promoting a sense of community.

C. The neighboring property will not be substantially injured by such proposed use.

The Barber Shop / Beauty Salon will not create disrupt privacy for the subject property and is highly unlikely to injure adjacent properties.

D. The special exception will not alter the essential character of the district and location in which the property for which the special exception is sought.

The Barbershop / Beauty Salon will not alter the essential character of the district as the single-family dwelling will remain to appear as such.

E. The special exception will not weaken the general purpose of the district or the regulations herein established for the specific district.

The current zoning permits the current use of a single-family home and the option to operate a single-operator Barber/Beauty Salon. The requested special exception will not weaken the general purpose of the district.

Alternative to Applicant's Request

The alternative to the applicant's request is to conform to a commercial zoning.

Staff Recommendation – One-Operator Beauty Salon

Staff recommends **Approval** in **BOA-22-10300012** based on the following findings of fact:

1. The Barbershop/Beauty Salon will be operated by a single owner; and
2. This is a renewal for the same type of business from February 3, 2019 and
3. A renewal will not adversely affect neighboring properties.