

Case Number:	BOA-22-10300084
Applicant:	Cynthia Neal
Owner:	Larry W & Cynthia R Neal
Council District:	1
Location:	103 Gazel Drive
Legal Description:	Lot 15, Block 5, NCB 10186
Zoning:	“R-4 AHOD” Residential Single-Family Airport Hazard Overlay District
Case Manager:	Vincent Trevino, Senior Planner

Request

A request for a special exception, as described in Section 35-399.01, to allow a one-operator beauty salon.

Executive Summary

The subject property is located on the corner of Gazel Drive and Ratel Drive, and currently has a single-family residence. The applicant is requesting a special exception to allow the operation of a one-operator beauty salon/barber shop on the property. The property was first granted approval for the one-operator beauty salon in 1998 and was given approval again in 2014. The proposed hours of operation are Monday 9:00am-3:00pm, Wednesday 9:00am-6:00pm, Thursday 9:00am-11:00am, Friday 8:00am-3:00pm, Saturday 9:00am-2:00pm, and closed Tuesday and Sunday.

Code Enforcement History

There was no code violation history found for the property.

Permit History

A Certificate of Occupancy was issued in 1998 for the one-operator beauty salon.

Zoning History

The property was annexed into the City of San Antonio by Ordinance 14493, dated May 2, 1951, and zoned “B” Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “B” Single-Family Residence District converted to the current “R-4” Residential Single-Family District.

Subject Property Zoning/Land Use

Existing Zoning	Existing Use
“R-4 AHOD” Residential Single-Family Airport Hazard Overlay District	Single-Family Dwelling

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	“R-4 AHOD” Residential Single-Family Airport Hazard Overlay District	Single-Family Dwelling
South	“R-4 AHOD” Residential Single-Family Airport Hazard Overlay District	Single-Family Dwelling

East	“R-4 AHOD” Residential Single-Family Airport Hazard Overlay District	Single-Family Dwelling
West	“R-4 AHOD” Residential Single-Family Airport Hazard Overlay District	Single-Family Dwelling

Comprehensive Plan Consistency/Neighborhood Association

The subject property is in the Greater Dellview Area and is designated “Low Density Residential” in the future land use component of the plan. The subject property is located within the Dellview Neighborhood Association and were notified of the case.

Street Classification

Gazel is classified as a local road.

Criteria for Review – One Operator 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 beauty salon is intended to be operated by a single owner and follow specified criteria as stated in Section 35-399.01. 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. It will be operated by a single individual 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 disrupt privacy for the subject property and surrounding properties. The request 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.

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 residence and a single owner Barber/Beauty Salon if approved with a special exception. 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 or discontinue operations.

Staff Recommendation – One-Operator Beauty Salon

Staff recommends **Approval** in **BOA-22-10300084** based on the following findings of fact:

1. The Barber Shop/Beauty Salon will be operated by a single operator; and
2. The proposed operation does not appear to adversely affect neighboring properties.