

Case Number:	BOA-22-10300086
Applicant:	Jorge Ramos
Owner:	Jorge Ramos
Council District:	7
Location:	60 Vaughan Place
Legal Description:	Lot 3, Block 2, NCB 10447
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/barber shop.

Executive Summary

The subject property is located on Vaughan Place. The applicant is requesting a special exception to allow the operation of a one-operator beauty salon/barber shop on the property. This is the first request for the subject property, so the granting of the special exception shall not exceed two (2) years. The proposed hours of operation are Monday – Saturday 9:00am-6:00pm.

Code Enforcement History

There is no relevant code enforcement history for the subject property.

Permit History

There are currently no building permits issued or pending for the subject property.

Zoning History

The property was annexed into the City of San Antonio by Ordinance 1595, dated November 29, 1944, 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 Near Northwest Community Plan and is designated “Urban Low Density Residential” in the future land use component of the plan. The subject property is located within the Maverick Neighborhood Association and were notified of the case.

Street Classification

Vaughan Place 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 or beauty salon. The proposed Barber Shop 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. The beauty salon will be run by a single operator and it appears the public welfare and convenience will be served.

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

The Barber Shop/Beauty Salon will not disrupt the 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 special exception for a Barbershop / Beauty Salon will not alter the essential character of the district. There are no indications that the operation is at the subject property as it appears like a single-family dwelling from the street view.

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 owner 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 request a change in zoning to a commercial district or only use the property for a single-family dwelling.

Staff Recommendation – One-Operator Beauty Salon/Barber Shop

Staff recommends **Approval** in **BOA-22-10300086** based on the following findings of fact:

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