

Case Number:	BOA-22-10300098
Applicant:	Alejandra Maldonado
Owner:	Alejandra Maldonado
Council District:	2
Location:	1130 Lamar St.
Legal Description:	Lot 10, Block V, NCB 1316
Zoning:	“R-4 MLOD-3 MLR-2 AHOD” Residential Single-Family Martindale Army Airfield Military Lighting Region 2 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 Lamar Street and St. James Street, 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 proposed hours of operation are Monday – Saturday 11:00am-6:00pm. This is the first time the beauty salon/barber shop is applying for a special exception, so it is not to exceed two (2) years.

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 subject property was located within the original 36 square miles of the City of San Antonio and zoned “C” Apartment District. The property was rezoned by Ordinance 70785, dated December 14, 1989, to “R-7” Small Lot Home District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “R-7” Small Lot Home District converted to the current “R-4” Residential Single-Family District.

Subject Property Zoning/Land Use

Existing Zoning	Existing Use
“R-4 MLOD-3 MLR-2 AHOD” Residential Single-Family Martindale Army Airfield Military Lighting Region 2 Airport Hazard Overlay District	Single-Family Dwelling

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	“R-4 MLOD-3 MLR-2 AHOD” Residential Single-Family Martindale Army Airfield Military Lighting Region 2 Airport Hazard Overlay District	Single-Family Dwelling
South	“R-4 MLOD-3 MLR-2 AHOD” Residential Single-Family Martindale Army Airfield Military Lighting Region 2 Airport Hazard Overlay District	Single-Family Dwelling
East	“R-4 MLOD-3 MLR-2 AHOD” Residential Single-Family Martindale Army Airfield Military Lighting Region 2 Airport Hazard Overlay District	Single-Family Dwelling
West	“R-4 MLOD-3 MLR-2 AHOD” Residential Single-Family Martindale Army Airfield Military Lighting Region 2 Airport Hazard Overlay District	Single-Family Dwelling

Comprehensive Plan Consistency/Neighborhood Association

The subject property is in the Dignowity Hill Community Plan and is designated “Low Density Residential” in the future land use component of the plan. The subject property is located within the Dignowity Hill Neighborhood Association and were notified of the case.

Street Classification

Lamar Street 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-22-10300098** 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.