



City of San Antonio

Legislation Details (With Text)

File #: 15-2286
Type: Staff Briefing - Without Ordinance
In control: Board of Adjustment

On agenda: 4/6/2015

Title: A-15-058: A request by Maria Solis for a special exception to allow a one-operator beauty/barber shop in a home, located at 9207 Valley Dale. (Council District 6)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Attachments

Date	Ver.	Action By	Action	Result
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To: Board of Adjustment
Case Number: A-15-058
Date: April 06, 2015
Applicant: Maria Solis
Owner: Maria Solis
Council District: 6
Location: 9207 Valley Dale
Legal Description: Lot 18, Block 62, NCB 18762
Zoning: "R-6" Residential Single-Family District
Prepared By: Logan Sparrow, Planner

Request

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

Executive Summary

The subject property is located at 9207 Valley Dale approximately 368 feet east of Cliffbrier Drive. The applicant is seeking a special exception to allow for a one-operator beauty/barber shop to be located within her single-family home. This is the applicant's first request for a special exception. The applicant has proposed the hours of Monday through Friday from 11am to 7pm, and on Saturday from 10am to 7pm. The salon will be closed on Sunday's. The Board May approve a two or four year special exception which would result in the special exception expiring on April 6, 2017 or April 6, 2019.

Subject Property Zoning/Land Use

Existing Zoning	Existing Use
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“R-6” Residential Single-Family District	Single-Family Dwelling
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Surrounding Zoning/Land Use

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

Comprehensive Plan Consistency/Neighborhood Association

The property is within the boundaries of the Northwest Neighborhood Plan and designated as Low Density Residential future land use. The subject property is located within the boundaries of the Great Northwest registered neighborhood association. As such, the neighborhood association was notified and asked to comment.

Criteria for Review

According to Section 35-482(e) of the UDC, in order for a variance to be granted, the applicant must demonstrate all of the following:

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

The purpose of the chapter serves to ensure that the operation of one-operator beauty/barber shop does not negatively impact the character of the community. Staff noted that nothing about the home distinguishes it from others in the community. Also, the applicant has fulfilled all requirements for a one-operator shop as established in the Unified Development Code. As such, staff finds that the special exception is not contrary to the spirit and purpose of the chapter.

2. *The public welfare and convenience will be substantially served.*

The applicant has already constructed the beauty/barber shop within her home. As she has complied with all of the requirements established by the UDC staff finds that granting the special exception will serve the public welfare and convenience will be substantially served.

3. *The neighboring properties will not be substantially injured by such proposed use.*

The special exception request is unlikely to injure adjacent properties. From the street, there are no visible indicators that the home would also be operating as a beauty/barber shop. The applicant has complied with all of the UDC requirements, too.

4. *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 requested special exception is not likely to negatively impact adjacent property owners as the home is in character with those around it. During field visits staff noted nothing visible from the street that would indicate the presence of a beauty/barber shop. Also, during staff field visits staff noted a large driveway capable of providing any necessary parking for the proposed use.

5. *The special exception will not weaken the general purpose of the district or the regulations herein established for the specified district.*

The primary use of the district remains a residential community. The one-operator beauty/barber shop does not weaken the district, nor does it detract from the enjoyment of adjacent properties. All customers are by appointment and there will be no walk-in services permitted. Also, the applicant has limited the hours of operation. Staff finds that the requested special exception will not weaken the general purpose of the district.

Alternative to Applicant's Request

The applicant would not be permitted to operate the salon without the special exception from the Board of Adjustment.

Staff Recommendation

Staff recommends **APPROVAL of A-15-058** based on the following findings of fact:

1. The home retains its residential character and does not detract from the residential nature of the community;
2. The applicant has complied with all of the requirements established by the Unified Development Code.

Attachments

Attachment 1 - Notification Plan (Aerial Map)

Attachment 2 - Plot Plan (Aerial Map)

Attachment 3 - Elevation of Sign

Attachment 4 - Site Photos