



City of San Antonio

Legislation Details (With Text)

File #: 21-5357

Type: Staff Briefing - Without Ordinance

In control: Board of Adjustment

On agenda: 9/13/2021

Title: BOA-21-10300098: A request by Francis Cisneros to renew a Special Exception to allow a Single-Operator Beauty Shop, located at 507 Creath Place. Staff recommends Approval. (Council District 3) (Roland Arsate, Planner (210) 207-3074, Roland.Arsate@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Attachments

Date	Ver.	Action By	Action	Result
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Case Number:	BOA-21-10300098
Applicant:	Frances Cisneros
Owner:	Frances Cisneros
Council District:	3
Location:	507 Creath Place
Legal Description:	Lot 14, Block 31, NCB 11757
Zoning:	"R-4 AHOD" Residential Single-Family Airport Hazard Overlay District.
Case Manager:	Roland Arsate, Planner

Request

A request to renew a Special Exception to allow a Single-Operator Beauty Shop, as described in Section 35-399.01.

Executive Summary

The subject property is located near Creath Place and Chaucer Avenue. There is a single-operator beauty/barber shop located at an existing residential location. Last renewal was completed and approved on August 11, 2017. The applicant is requesting to a renewal for their single-operator Beauty/ Barber Shop. The applicant is proposing the hours of operation to be Tuesday through Saturday between 9am and 4pm.

Code Enforcement History

There are no relevant Code Enforcement violations pending.

Permit History

No permits have recently been pulled for address.

Zoning History

The subject property was annexed into San Antonio city limits by Ordinance 5256, dated June 5, 1947, and was zoned “A” Temporary Residence District. The zoning changed from “A” to “B” Residence District, established by Ordinance 24277, dated January 24, 1957. The zoning converted from “B” to the current “R-4” Residential Single-Family District upon adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

Subject Property Zoning/Land Use

Existing Zoning	Existing Use
"R-4 AHOD" Residential Single-Family Airport Hazard Overlay District.	Single-Family Residence

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	"R-4 AHOD" Residential Single-Family Airport Hazard Overlay District.	Single-Family Residence
South	"R-4 AHOD" Residential Single-Family Airport Hazard Overlay District.	Single-Family Residence
East	"R-4 AHOD" Residential Single-Family Airport Hazard Overlay District.	Single-Family Residence
West	"R-4 AHOD" Residential Single-Family Airport Hazard Overlay District.	Single-Family Residence

Comprehensive Plan Consistency/Neighborhood Association

The subject property is in the Stinson Airport Vicinity Community Plan and is designated “Low Density Residential” in the future land use component of the plan. There are no associated Neighborhood Associations.

Street Classification

Creath 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 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 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.

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 dwelling. The requested special exception will not weaken the general purpose of the district.

Staff Recommendation - Single owner/operator for a Barber/Beauty Salon Renewal

Staff recommends **Approval** in **BOA-21-10300098** based on the following findings of fact:

1. The Barbershop/Beauty Salon will be operated by a single operator; and
2. The Hours of Operation will be Tuesday through Saturday between 9am and 4pm; and
3. This is a renewal for the same type of business from August 11, 2017; and
4. A renewal will not adversely affect neighboring properties.