



City of San Antonio

Legislation Details (With Text)

File #: 20-6593

Type: Staff Briefing - Without Ordinance

In control: Board of Adjustment

On agenda: 11/16/2020

Title: BOA-20-10300103: A request by Presidio Roofing LLC for a special exception to allow a one-operator beauty/barber shop, located at 13759 Cedar Canyon. Staff recommends Approval. (Council District 8) (Kayla Leal, Senior Planner (210) 207-0197, kayla.leal@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-20-10300103
Applicant:	Presidio Roofing LLC
Owner:	Linda Marlar
Council District:	8
Location:	13759 Cedar Canyon
Legal Description:	Lot 115, Block 15, NCB 18125
Zoning:	"R-5 PUD MLOD-1 MLR-2 AHOD" Residential Single-Family Planned Unit Development Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District
Case Manager:	Kayla Leal, Senior Planner

Request

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

Executive Summary

The subject property is located near the intersection of Cedar Canyon and Mushroom Trail. The applicant is proposing to open a one-operator beauty/barber shop in order to provide a single-operator shop. The entrance to the shop will be located on the side front yard fence and will be located in the rear of the primary structure. This will be the first time the applicant applies for a one-operator beauty shop.

Code Enforcement History

There are no relevant code enforcement violations on file for the property.

Permit History

There are no relevant permits pulled for the property.

Zoning History

The subject property was annexed into San Antonio City Limits on December 30, 1985, established by Ordinance 61615, and was zoned Temporary "R-1" Temporary Single-Family Residence District. Based on available records the zoning changed from "R-3" Residential District to "P-1 (R-5)" Planned Unit Development Single Family Residence District on February 11, 1993, established by Ordinance 77366, which then converted to the current "R-5 PUD" Residential Single-Family Planned Unit Development 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-5 PUD MLOD-1 MLR-2 AHOD" Residential Single-Family Planned Unit Development Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District	Single family residential

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	"R-5 PUD MLOD-1 MLR-2 AHOD" Residential Single-Family Planned Unit Development Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District	Single family residential
South	"R-4 MLOD-1 MLR-2 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District	Single family residential

East	“R-5 PUD MLOD-1 MLR-2 AHOD” Residential Single-Family Planned Unit Development Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District	Single family residential
West	“R-5 PUD MLOD-1 MLR-2 AHOD” Residential Single-Family Planned Unit Development Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District	Single family residential

Comprehensive Plan Consistency/Neighborhood Association

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

Street Classification

Cedar Canyon is classified as a local street.

Criteria for Review

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 requested special exception will be in harmony with the spirit and purpose of the chapter in that the proposed one-operator beauty salon will follow the specified criteria established in Section 35-399.01 in the Unified Development Code.

B. The public welfare and convenience will be substantially served.

The public welfare and convenience will be served with the granting of this request as it will provide a valuable and needed public service to the residents of the neighborhood and it will not negatively impact surrounding properties.

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

The subject property will be primarily used as a single-family residence. The beauty shop will operate within the primary structure, and the fact that a beauty shop is being operated from the home will likely be indiscernible to passersby. As such, neighboring properties will not be substantially injured.

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 will not alter the essential character of the district as the primary use will be maintained as a single-family residence. Adequate parking is provided for singular clients so adverse impacts are not likely for the location in which the property is located.

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 home. 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 UDC Section 35-399.01 guidelines.

Staff Recommendation

Staff recommends **APPROVAL of the special exception in BOA-10300105 for a period of twenty-four months (two years)** based on the following findings of fact:

1. The beauty/barber shop will be operated by one person; and
2. The request meets all criteria for granting the special exception.