



City of San Antonio

Legislation Details (With Text)

File #: 21-3619

Type: Staff Briefing - Without Ordinance

In control: Board of Adjustment

On agenda: 5/17/2021

Title: BOA-21-10300049: A request by Hilda DeHoyos for a request for a special exception to allow a registration of a one-operator beauty/barber shop within a single-family residence, located at 1910 W Gramercy Place. Staff recommends Approval. (Council District 7) (Mirko Maravi, Senior Planner, 210-207-0107, Mirko.Maravi@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-21-10300049
Applicant:	Hilda DeHoyos
Owner:	Hilda DeHoyos
Council District:	7
Location:	1910 W Gramercy Place
Legal Description:	Lot 25, Block 32, NCB 1934
Zoning:	"R-6 H AHOD" Residential Single-Family Historic Monticello Park Airport Hazard Overlay District
Case Manager:	Mirko Maravi, Senior Planner

Request

A request for a special exception, as described in Section 35-399.01, to renew a registration of a one-operator beauty/barber shop within a single-family residence for an additional four years.

Executive Summary

The subject property is located at 1910 W Gramercy Place and is located west of the intersection of North Zarzamora and Fredericksburg Road. The area is surrounded by single-family residential dwellings, most in the Monticello Park Historic District. The applicant is requesting the Board of Adjustment to grant approval for the renewal of the one-operator beauty shop within the residential building. The operating hours would be Tuesdays through Saturdays from 9:00 am to 5:00 pm making the hours of operation uniform on all days that the shop is open. The applicant is the only cosmetologist at the location and will serve customers by appointment only.

No violations of the requirements of the UDC were observed upon a staff visit to the site, and there have been no code violations reported.

Previously approved special exception variance to allow a registration of a one-operator beauty/barber shop was approved on February 6, 2017.

Code Enforcement History

There are no Code Enforcement violations on this property.

Permit History

There is no permit history on this property.

Zoning History

The subject property is part of the original 36 square miles of the City of San Antonio. The property was rezoned by Ordinance 64079, dated November 20, 1986 to the “R-1” Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “R-1” Single-Family Residence District converted to the current “R-6” Single-Family Residential District.

Subject Property Zoning/Land Use

Existing Zoning	Existing Use
“R-6 H AHOD” Residential Single-Family Historic Monticello Park Airport Hazard Overlay District	Residential

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	“R-6 H AHOD” Residential Single-Family Historic Monticello Park Airport Hazard Overlay District	Residential
South	“R-6 H AHOD” Residential Single-Family Historic Monticello Park Airport Hazard Overlay District	Residential
East	“R-6 H AHOD” Residential Single-Family Historic Monticello Park Airport Hazard Overlay District	Residential
West	“R-6 H AHOD” Residential Single- Family Historic Monticello Park Airport Hazard Overlay District	Residential

Comprehensive Plan Consistency/Neighborhood Association

The property is within the Near Northwest Community Plan and designated as “Medium Density Residential” in the future land use component of the plan. The subject property is located within the boundaries of Jefferson Neighborhood Association and Woodlawn Lake Neighborhood Association, and as such have received notification of this variance request.

Street Classification

W Gramercy Place 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 purpose of the review is to ensure that the operation of one-operator beauty/barber shop does not negatively impact the character of the community. 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 will be in harmony with the purpose of the chapter.

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

Public welfare and convenience will be served as it will provide a valuable service to the residents of the neighborhood.

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/barber shop will occupy only a small portion of the home, as required by the UDC. A neighboring property owner should not have any indication that a portion of the home is being used for this purpose.

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

E. The special exception will not weaken the general purpose of the district or the regulations herein established for the specific district.

The primary use of the dwelling remains a single-family home. The granting of this special exception will not weaken the purposes of the residential zoning district.

Alternative to Applicant's Request

The applicant would no longer be permitted to operate the beauty shop.

Staff Recommendation

Staff recommends **APPROVAL** of the requested renewal of **BOA-21-10300049** for a period of four years, 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 the specific requirements established in the Unified Development Code for the special exception.