



*Protecting, Defending and Promoting the Family,
the building block of society*

#SAFA Educational Video Series

Purpose of the City of San Antonio Unified Development Code

To Have Proper Protective Buffering for Residential Neighborhoods

Why it's inappropriate to have an Ambulatory Surgical Center adjacent to a Neighborhood

45 NE Loop 410, Ste. 100, San Antonio, TX 78216 | Tel: (210) 928-7232 | Fax: (210) 344-0560

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CITY OF SAN ANTONIO
EXAMPLES OF USES PERMITTED IN ZONING DISTRICTS

This document is provided as a courtesy and shall not constitute zoning regulations or establish permitted uses.
Permitted uses should be verified with the Unified Development Code by contacting the Zoning Section at 210-207-1111.

Answers to Commonly Asked Questions:

- 1) Churches are allowed in ALL zoning districts and are subject to each district's development standards; and
- 2) The sale of alcohol for on-premise consumption is allowed at restaurants in all permitted base zoning districts, except those including an "R" or "NA" designation.

BASE ZONING DISTRICTS

RP Resource Protection District (Sec. 35-310.02)

Protects and preserves valuable agricultural areas, implements agricultural and natural resource protection; requires a minimum of 10 acres. Agricultural operations and natural resource industries, single-family dwelling, farming and truck garden, public and private schools, transit transfer center and bus stops.

RE Residential Estate District (Sec. 35-310.03)

Single-family dwelling (detached) with a minimum lot size of one acre (43,560 square feet) and a minimum lot width of 120 feet, accessory dwelling, public and private schools.

R-20 Residential Single-Family District (Sec. 35-310.04)

Single-family dwelling (detached) with a minimum lot size of 20,000 square feet and a minimum lot width of 90 feet, accessory dwelling, foster family home, public and private schools.

R-6 Residential Single-Family District (Sec. 35-310.05)

Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

R-5 Residential Single-Family District (Sec. 35-310.05)

Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

R-4 Residential Single-Family District (Sec. 35-310.05)

Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

R-3 Single-Family Residential District (Sec. 35-310.05a)

Single-family dwelling with a minimum lot size of 3,000 square feet and a minimum lot width of 20 feet, designed to provide options for developing dwelling units for specialized housing markets such as affordable housing, starter homes, and empty nester homes.

RM-6 Residential Mixed District (Sec. 35-310.06)

Single-family dwelling (detached, attached or townhouse), two-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 6,000 square feet and a minimum lot width of 15 feet, foster family home, public and private schools.

RM-5 Residential Mixed District (Sec. 35-310.06)

Single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 5,000 square feet and a minimum lot width of 15 feet, public and private schools.

RM-4 Residential Mixed District (Sec. 35-310.06)

Single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

MF-18 Limited Density Multi-Family District (Sec. 35-310.07)

Multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, with a maximum density of 18 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools.

MF-25 Low Density Multi-Family District (Sec. 35-310.07)

Any uses permitted plus in MF-18 plus college fraternity dwelling, off-campus school dormitory/housing, but with a maximum density of 25 units per acre.

MF-33 Multi-Family District (Sec. 35-310.07)

Any uses permitted in MF-25 but with a maximum density of 33 units per acre.

MF-40 Multi-Family District (Sec. 35-310.07)

Any uses permitted in MF-25 but with a maximum density of 40 units per acre.

MF-50 Multi-Family District (Sec. 35-310.07)

Any uses permitted in MF-25 but with a maximum density of 50 units per acre.

MF-65 Multi-Family District (Sec. 35-310.07)

Any uses permitted in MF-25 but with a maximum density of 65 units per acre.

O-1 Office District (Sec. 35-310.09)

Small and medium office uses, banks, worship facilities, public and private school, employment agency, library, medical clinic, optician, interior decorator studio. Maximum building size is 10,000 square feet for individual buildings. Outdoor display or sale of merchandise is prohibited.

O-1.5 Mid-Rise Office District (Sec. 35-310.09)

Any uses permitted in O-1 but with an unlimited building size and a maximum height of 60 feet. Outdoor display or sale of merchandise is prohibited.

O-2 High-Rise Office District (Sec. 35-310.09)

O-2 districts provide for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as "permitted" in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use. A minimum 65 foot buffer zoned NC, C-1 or O-1 shall be provided when abutting residential uses or zoning. Outdoor display or sale of merchandise is prohibited.

NC Neighborhood Commercial District (Sec. 35-310.08)

Provides small areas for offices, professional services, service and storefront retail uses; all designed in scale with surrounding residential development. Building size is limited to 3,000 square feet. Examples of permitted uses: animal and pet services, fitness/health club, antique store, apparel and accessory store, bookstore, bakery, florist, gift shop, professional offices, music store, convenience store, and restaurant.

C-1 Light Commercial District (Sec. 35-310.10)

C-1 districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail – no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods shall be permitted except for outdoor dining.

C-2NA Commercial Nonalcoholic Sales District (Sec. 35-310.10(d))

C-2NA districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

C-2P Commercial Pedestrian District (Sec. 35-310.10(b)(2))

C-2P districts are identical to C-2 districts except that there is a 35 foot maximum front setback, rear parking requirements, and additional window requirements.

C-2 Commercial District (Sec. 35-310.10)

C-2 districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

C-3R General Commercial Restrictive Alcoholic Sales District (Sec. 35-310.10(d))

C-3R districts are identical to C-3 districts except that the sale of alcoholic beverages for on-premises consumption is prohibited.

C-3NA General Commercial Nonalcoholic Sales District (Sec. 35-310.10(d))

C-3NA districts are identical to C-3 districts except that the sale of alcoholic beverages is prohibited.

C-3 General Commercial District (Sec. 35-310.10)

C-3 districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

D Downtown District (Sec. 35-310.11)

This zone provides concentrated downtown retail, service, office and mixed uses in the existing central business district. There are no building size or height limitations, and parking requirements are waived. Examples of permitted uses: bar/tavern, indoor theater, taxi & limousine service, residential uses, hotel, art gallery and/or studio, offices (no restrictions on square footage unless otherwise prescribed), and telephone equipment infrastructure.

L Light Industrial District (Sec. 35-310.12)

The light industrial district provides for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the industrial development in the zone. Examples of permitted uses: auto sales & repair, wrecker services, cabinet/carpenter shop, can recycle collection station (no shredding), lumber yard and building materials, mobile vending base operations, machine shop, equipment & event rentals, tree service, moving company.

I-1 General Industrial District (Sec. 35-310.13)

The general industrial district accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

I-2 Heavy Industrial District (Sec. 35-310.14)

The heavy industrial district allows uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The district was established in order to provide sites for activities which involve major transportation terminals and manufacturing facilities that have a greater impact on the surrounding area than industries found in the L or I-1 districts. Examples of permitted uses: acetylene gas manufacturing & storage, asphalt products manufacturing, boiler & tank works, chemical process clothing manufacturing, and grain drying & milling.

OVERLAY DISTRICTS (Sec. 35-330)

AHOD Airport Hazard Overlay District (Sec. 35-331)

Overlay district that imposes height restriction near civilian and military airports.

ERZD Edwards Recharge Zone District (Sec. 35-332)

Overlay district that restricts certain uses located over the Edwards Aquifer Recharge Zone.

H Historic Districts (Sec. 35-333)

These are areas in which the cultural or archaeological identity, architectural features, or overall character are considered historically significant. Historic Districts often contain one or more buildings, objects, sites, or structures designated as significant or exceptional historic landmarks. Additional design standards, regulated by the Office of Historic Preservation (210-215-9274) apply in these districts.

HL Historic Landmark District (Sec. 35-333)

Historic Landmarks are those considered to be important or unique in terms of historic, cultural, archeological significance and their demolition would mean a serious or irreplaceable loss to the quality and character of the city. Previously "HS" Historic Significant and "HE" Historic Exceptional designations. Additional design standards, regulated by the Office of Historic Preservation (210-215-9274) apply in these districts.

MAOZ Military Airport Overlay Zones (Sec. 35-334)

Overlay district that imposes restrictions on uses surrounding the military airports in order to promote the public health, safety, and general welfare of the inhabitants of military airport environs and to prevent the impairment of military airfields and the public investment therein.

NCD Neighborhood Conservation Districts (Sec. 35-335)

Overlay district designed to protect residential neighborhoods or commercial districts that are worthy of preservation and protection, but which may lack sufficient historical, architectural or cultural significance to be designated as historic districts at the present time. Additional design standards apply in these districts.

UCD Utility Conversion District (Sec. 35-336)

Overlay district that modifies public utility corridors to allow customers to receive utility services from underground, relocated or redesigned distribution systems to provide a safer environment for the public.

VP Viewshed Protection Districts (Sec. 35-337)

Overlay district that imposes additional height and design regulations to protect, preserve and enhance the views and vistas of historic places, landmark buildings, and other sites of cultural importance.

MPOD Mission Protection Overlay Districts (Ordinance 2014-10-02-0742)

Overlay district that imposes additional height and design regulations in the vicinity of the historic San Antonio missions.

RIO 1-6 River Improvement Overlay Districts (Sec. 35-338)

Overlay districts that impose additional height, design and use regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines for properties located near the river.

GC, MC, PC Corridor Districts (Sec. 35-339.01)

Overlay districts that impose design regulations to preserve, enhance, and perpetuate the value of the roadway corridors. Includes Gateway Corridor, Metropolitan Corridor, and Preservation Corridor districts.

EP Facility Parking/Traffic Control Districts (Sec. 35-339.02)

Overlay district to regulate parking of vehicles in and around large facilities that attract large amounts of vehicular traffic.

IH (NHS) National Highway System High Priority Corridor Districts (Sec. 35-339.03)

Overlay district that imposes design regulations to preserve, enhance, and perpetuate the value of Interstate Highways.

MLOD Military Lighting Overlay District (Sec. 35-339.04)

Overlay district that establishes regulations for outdoor lighting impacting military operations within five (5) miles of the perimeter of Camp Bullis/Camp Stanley, Randolph Air Force Base, and Lackland Air Force Base.

MSAO Military Sound Attenuation Overlay District (Sec. 35-339.05)

Overlay district that establishes standards intended to lessen the external noise audible within the interior of noise sensitive structures to a level which greatly mitigates the impact on the general welfare of the public from military training exercises and aircraft operations.

SPECIAL DISTRICTS (Sec. 35-340)

MXD Mixed Use District (Sec. 35-341)

To provide a concentrated mix of residential, retail, service, and office uses.

TOD Transit Oriented Development District (Sec. 35-342)

Encourages a mix of residential and commercial uses and employment opportunities with identified light-rail stations or other high-capacity transit areas.

IDZ Infill Development Zone (Sec. 35-343)

Provide flexible standards for use, setbacks, and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

PUD Planned Unit Development District (Sec. 35-344)

To provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties.

MPCD Master Planned Community Districts (Sec. 35-345)

To encourage the development of areas of mixed uses that are internally compatible in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building and circulation systems.

G Golf Course District (Sec. 35-346)

Allows public and private golf courses with accessory uses, parks, and Conservation Subdivisions.

BP Business Park District (Sec. 35-347)

May be located adjacent to any Freeway, Arterial, Principal Arterial or non-residential Collector Street and allows office or institutional campus style development.

ED Entertainment District (Sec. 35-348)

Districts which include as a primary use a theme park or destination resort that is developed as a regional tourist entertainment facility.

SGD Sand and Gravel District (Sec. 35-349)

Permits the operation of a sand or gravel extraction operation where soil, sand, gravel, and clay may be removed for commercial use on or off the property, as well as those additional uses specifically noted in the UDC, such as concrete and asphalt production (with City Council approval required within the ERZD) and other uses.

QD Quarry District (Sec. 35-350)

Allows for a quarry and related uses for the extraction of limestone and other raw materials and the processing of those materials into finished projects.

MR Military Reservation District (Sec. 35-351)

These districts are used to designate federal and state military reservations within the city limits of San Antonio. In accordance with Vernon's Texas Codes Annotated, Local Government Code Section 211.013, the city's zoning regulations do not apply to buildings, other structures, or land under the control, administration, or jurisdiction of a state or federal agency and uses within these districts are regulated solely by the responsible federal or state agency.

DR Development Reserve (Sec. 35-352)

Temporary zoning classification for newly-annexed property.

NP-8 Neighborhood Preservation District (Sec. 35-353)

Uses are the same as within the "R-6" zoning district. Designed to protect existing platted subdivisions which are substantially developed with single-family detached dwelling units. (8,000 sq. ft. minimum lot size)

NP-10 Neighborhood Preservation District (Sec. 35-353)

Uses are the same as within the "R-6" zoning district. Designed to protect existing platted subdivisions which are substantially developed with single-family detached dwelling units. (10,000 sq. ft. minimum lot size)

NP-15 Neighborhood Preservation District (Sec. 35-353)

Uses are the same as within the "R-6" zoning district. Designed to protect existing platted subdivisions which are substantially developed with single-family detached dwelling units. (15,000 sq. ft. minimum lot size)

MH Manufactured Housing District (Sec. 35-354)

To provide suitable locations for individual HUD-code manufactured homes. Although this district still exists, it is no longer approved for new properties.

MHC Manufactured Housing Conventional District (Sec. 35-355)

To provide suitable locations for HUD-code manufactured homes in manufactured housing conventional subdivisions (individual homes on individual lots).

MHP Manufactured Housing Park District (Sec. 35-356)

To provide suitable locations for HUD-code manufactured homes in manufactured home parks.

FBZD Form Base Zoning District (Sec. 35-357)

District encourages a sustainable pattern of development by concentrating growth in hamlets, villages and regional centers while preserving and protecting prime agricultural land, environmentally sensitive areas, important natural features and open space.

AE 1-4 Arts and Entertainment Districts (Sec. 35-358)

To encourage development patterns that support existing arts and entertainment venues while promoting the creation of additional venues and supporting uses.

AD Airport District (Sec. 35-359)

To accommodate uses encompassed by a local or regional airport, as well as industries that contribute to the operation of an airport or which need to locate on airport property.

FLEX ZONING DISTRICTS

UD Urban Development District (35-310.15)

Encourages the development of a land use pattern that encourages compact neighborhoods and centralized commercial areas that promote a sense of community, and are pedestrian and transit friendly.

RD Rural Development District (35-310.16)

Encourages the development of a land use pattern that reflects rural living characteristics by encouraging low density, single family residential land use patterns with limited commercial uses placed in a manner that conserves open land.

FR Farm and Ranch District (35-310.17)

To preserve rural character and culture by implementing larger minimum lot sizes and by prohibiting incompatible land uses and providing areas for agricultural operations and natural resource industries.

MI-1 Mixed Light Industrial (35-310.18)

Encourages the development of mixed agricultural, commercial and light industrial uses that are internally compatible, in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building, and circulation systems.

MI-2 Mixed Heavy Industrial (35-310.19)

Encourages the development of commercial, light and heavy industrial uses that are internally compatible in an effort to achieve a well designed development and provide a more efficient arrangement of land uses, building, and circulation systems.

SUPPLEMENTAL USE REGULATIONS (35-370 – 35-399)

A number of uses carry additional development regulations or requirements. The UDC Supplemental Use Regulations begin at Section 35-370; however, some uses may also be subject to Rule Interpretation Decisions (RIDs), Information Bulletins (IBs), other chapters of the City Code, or state and federal regulations.

Source: Unified Development Code

Development Services Department – Zoning Section
1901 South Alamo Street, San Antonio, Texas
210-207-1111

Updated: November 12, 2014 tdf
K:\Zoning\Misc\Examples of uses permitted 11-07-2014

The UDC governs the City's
Zoning & Land-Use

2140 Babcock

**It's a Land-Use
Issue**

TABLE 311-2 NONRESIDENTIAL USE MATRIX													
	PERMITTED USE	O-1 & O-1.5	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
Service	Manufactured Home / Oversize Vehicle Sales, Service Or Storage								S	P		S	2100
Service	Massage - Parlor						P	P				P	6520
Service	Massage - Therapeutic	S	P	P	P	P	P	P	P			P	3400
Service	Medical - Chiropractor Office	P	P	P	P	P	P	P				P	6511
Service	Medical - Clinic (Physician And/Or Dentist)	P	P	P	P	P	P	P				P	6511
Service	Medical - Clinic Physical Therapist	S	P	P	P	P	P	P				P	6520
Service	Medical - Hospital Or Sanitarium					S	P	P	S			S	6530
Service	Medical - Hospital taller than 35 feet when unable to achieve additional height pursuant to § 35-517(d) Setbacks for Height Increases					S	S	P	S			S	6530
Service	Medical - Laboratory Dental Or Medical		S	P	P	P	P	P	P			S	6513
Service	Medical - Optical Goods Retail	S	P	P	P	P	P	P				P	2163
Service	Medical - Optical Goods Wholesale						P	P	P	P		P	3510
Service	Medical - Optometry Office	P	P	P	P	P	P	P				P	2410
Service	Mortuary - Preparation Only						S		P			S	6700
Service	Movie and/or Game Rentals			P	P	P	P	P				P	2336
Service	Nursing Facility				P	P	P					P	1250
Service	Office Call Center	P	P			P	P	P	P	P		P	
Service	Office Data Processing & Management	P	P			P	P	P	P	P		P	
Service	Office Professional	P	P	P	P	P	P	P	P	P		P	2400
Service	Palm Reading			P	P	P	P	P				P	2600
Service	Party House, Reception Hall, Meeting Facilities					S	P	P	P	S		P	
Service	Pawn Shop						P	P	P			P	2140
Service	Picture Framing			P	P	P	P	P				P	2140
Service	Post Office	P	P	P	P	P	P	P	P	P		P	6310
Service	Radio or Television Station Studio	P	P		P	P	P	P	P	P		P	
Service	Reading Room	P	P	P	P	P	P	P				P	5300

List of SA ASCs

Zoning	Name	Address
Facilities that Perform/Performed Abortions		
C-3	Whole Woman's Health	4025 E Southcross
C-2 NA	Planned Parenthood Clinic	104 Babcock
C-2	Alamo Reproductive Care	8600 Wurzbach

One Building-Two Zoning Designations

C-2 S	Victory Med Cntr Surgery	4243 E Southcross
C-1 S	Victory Med Cntr Clinic	4243 E Southcross (Closed)

Other Surgical Centers in San Antonio

C-2	Trinity Surgical	2116 Babcock
C-2	Babcock Surgical	2425 Babcock
C-3	Christus Weight Loss	11212 Texas 151
C-3	Christus Surgery Center	403 Treeline Park
C-3	Physicians ASC	423 Treeline Park
C-3R	Renova Hand Center	21 Spurs Lane
C-3R	TCA Special Surgery	21 Spurs Lane
C-3	UH Sky Tower	4502 Medical Drive
C-3NA	Surgery Cntr-Med Cntr	8300 Floyd Curl
C-3 S	Lawton Plastic Surgery	525 Oak Centre #260
C-3 S	SA Cosmetic Surgery	525 Oak Centre
C-3 NA	So TX Skin Cancer Cntr	9238 Floyd Curl
C-3 S	Physicians ASC Stone Oak	502 Madison Oak
C-3	Ambulatory Care Cntr	4603 Blanco Road
C-3 R	Foundation Surgical	9522 Huebner

C-3	Stone Oak Surgery	123 N Loop 1604
C-3	Pasteur Plaza Surgery	7909 Fredericksburg
C-3	Surgical Care Affiliates	8000 IH 10 West
C-3	Christus Emergency	11503 NW Military #122
C-3	Specialty Surgery Cntr	5255 Prue Rd
C-3	Surgery Cntr Westover Hills	1927 Rogers Rd
C-3	Aesthetic Facial Surgery	1314 E Sonterra #5104
C-3	Turning Pt Speciality SC	8122 Datapoint
C-3	Gamma Knife Cntr	7700 Floyd Curl (Neuro Radiosurgery)
C-3	Texan Urgent Care Cntr	13909 Nacodogches Rd
C-3	So TX Gynecology Oncology	540 Madison Oak
C-3	Mission Trail Urology Clinic	3327 Research Plaza
C-3R	ENT Clinic	4025 E. Southcross
C-2 S/C3RS	Methodist Ambulatory	9150 Heubner
C-2 S/C3RS	Surgical Consultants	9150 Heubner
C-2	Sonterra Procedure Cntr	225 E Sonterra
C-2	Bariatric Med Inst.	9910 Huebner
C-2	Colorectal Surgery	19288 Stone Oak
C-2	American Surgery	7810 Louis Pasteur
C-2	Methodist Ambulatory	4411 Medical Drive
C-2S	Physicians ASC	7902 Ewing Halsell
C-2S	Methodist ASC NC	19010 Stone Oak
C-2	Theda Oaks	19226 Stonehue
C-2	RR&F Eye Surgery	5430 Fredericksburg
C-2	Digestive Disease ASC	1804 NE Loop 410
C-2	Gastroenterology Consult	8214 Wurzbach Rd
C-2	SA Eye Surgery	2362 E Southcross

C-2	SA Eye Surgery	2119 Commercial
C-2	Cosmetic Surgery & Spa	109 Gallery Circle
C-2	Lipolaser of SA	4865 Fredericksburg Rd.
C-2	Central Womens Healthcare	1200 Brooklyn
C-2	Methodist Family Health	2338 E Southcross
C-2	Central Women's Care	1730 SW Military
C-2	ANI Spine Surgery	414 W Sunset
C-2	Orthopaedic Surgery	143 W Sunset
C-2S	ENT Clinic	4212 E Southcross
C-2S	TX Endosurgery	4242 E Southcross
C-2	Methodist Family Health	1533 Austin Hwy

Other Zoning Designations:

OCL	SA Eye Surgery	14807 San Pedro Ave
OCL	Alamo Heights Surgery	5307 Broadway
OCL	Digestive Disease ASC	12709 Toepperwein@
OCL	Castle Hills ASC	1646 Lockhill Selma
OCL	Surgical Arts Cntr	6501 Blanco
D	Robt Green Campus	903 W. Martin St
FBZ	SA Eye Surgery	800 McCullough
FBZ	GAB Endoscopy	621 Camden (Camden Med Cntr Subdivision)
I-1	Orthopaedic Institute	400 Concord Plaza #200
I-1	Healthy Woman OB-GYN	2632 Broadway
I-2	Permian Premier Health	7390 Barlite
02	Desire Laser Med Spa	12011 Huebner (hair removal)
02	Aesthetic Plastic Surgery	7744 Broadway
MPCD	Forest Park Surgery/Hosp	5510 Presidio Parkway

Anomalies from Years Past:

- C-1** Santa Rosa Medical Center 2827 Babcock (est. 1961 w/ donation of 200 acres—master planned under the 1938 zoning regulations)
- R4** TX Cntr Infectious Disease 2303 SE Military (Land Use Public Institutional)
part of Texas State Hospital which was established in 1892 on 640 acres

OCL Out of City Limits

FBZD Form Base Zoning District (Sec. 35-357)

District encourages a sustainable pattern of development by concentrating growth in hamlets, villages and regional centers while preserving and protecting prime agricultural land, environmentally sensitive areas, important natural features and open space.

MPCD Master Planned Community Districts (Sec. 35-345)

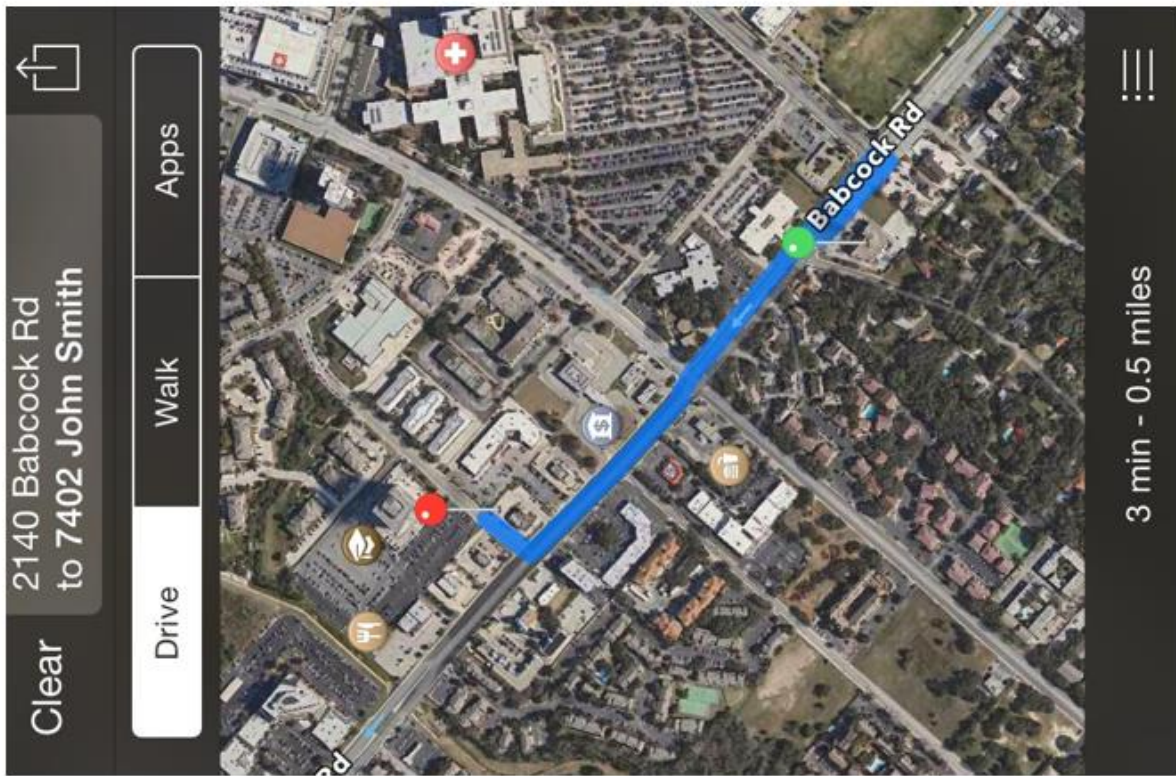
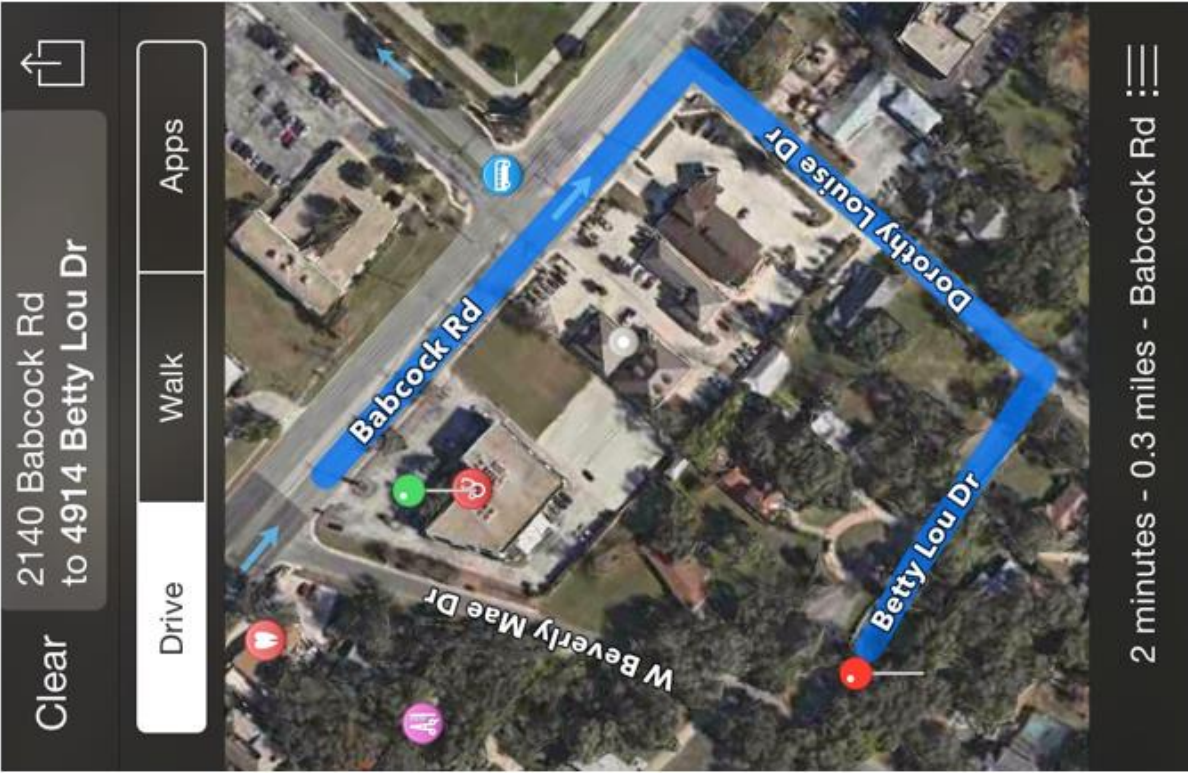
To encourage the development of areas of mixed uses that are internally compatible in an effort to achieve well designed development and provide a more efficient arrangement of land uses, building and circulation systems.



Comments: This is 2140 Babcock (“planned parenthood”) and as you can see, this represents major issues with the residence of Dreamhill Estates, immediately adjacent to this property (within 30 to 50 feet of the sanctity of a home). The residence received no notice whatsoever of this abortion facility being built until the 90 days after building permit had been granted. Even Judge Sol Casseb admitted and said in court, “I don’t blame the residence, no one wants a “planned parenthood” in their neighborhood.”



The Premier Eye Surgery Group, with Dr. Stuart A. Terry is at 1100 N. Main and is the single anomaly or exception out of 72 Ambulatory Surgery Centers in San Antonio, to be determined by DSD as materially similar usage to “planned parenthood’s” abortion facility at 2140 Babcock. It is extreme to think that that laser eye surgery is materially similar use as an abortion facility.





*Protecting, Defending and Promoting the Family,
the building block of society*

WHAT ARE WE ASKING YOU, MAYOR IVY TAYLOR AND CITY COUNCIL MEMBERS, TO DO?

1. Remove the Development Services' re-definition of an Ambulatory Surgical Center from the ASC Amendment to the Unified Development Code because the Re-Defined ASC Amendment will allow future ASC Abortion Facilities to be located next to residential neighborhoods. **OR YOU MUST,**
2. Vote "NO" on the Re-defined ASC Amendment to the UDC following the City's Zoning Commission's NON-Recommendation of it!
3. **It's vital that you understand the a vote for the RE-DEFINED ASC AMENDMENT is a vote for 'Planned Parenthood' and a vote to EXPAND SURGICAL ABORTIONS throughout San Antonio! Your vote will put you on record for voting on a change to the City's zoning that directly impacts surgical abortion. If you've ever said that you are pro-life then you need to vote "NO"!**

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