



LT1-77-20040264962-1



LT2-11085-1079-17

**DECLARATION OF PROTECTIVE COVENANTS
FOR O - 1 ZONING
(The Commons Tract)**

SCANNED

STATE OF TEXAS	§	
	§	KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF BEXAR	§	

This Declaration is made on this the 17th day of November, 2004, by Dominion Drive Drive Partners, Ltd., hereinafter referred to as "Declarant".

WHEREAS the development of certain property in Bexar County, Texas commonly known as The Dominion Planned Unit Development (hereinafter "The Dominion PUD") is governed by a document entitled *Declaration of Covenants, Conditions, Easements and Restrictions for The Dominion Planned Unit Development* (hereinafter "Umbrella Declaration") which was duly recorded on or about October 18, 1983, in Volume 2956, Pages 61, et seq., of the Official Public Records of Real Property, Bexar County, Texas; and

WHEREAS Declarant is the owner of real property located within The Dominion PUD; and

WHEREAS Declarant is the owner of the real property described in this Declaration and desires to create thereon certain land use restrictions for the benefit of the present and future owners of said property; and

WHEREAS The Dominion Homeowners Association, Inc. (hereinafter "Association") was organized for the purpose of promoting the health, safety, security, and welfare of the members of the Association, is the entity responsible for the maintenance, upkeep, and repair of common properties within The Dominion PUD, and is charged with enforcing the provisions of the Umbrella Declaration;

NOW, THEREFORE, the real property described in this Declaration is and shall be held, transferred, sold, conveyed, occupied, and enjoyed subject to the Umbrella Declaration and the land use restrictions hereinafter set forth.

**ARTICLE I
PROPERTY DESCRIPTION**


The property covered by this Declaration is The Commons Tract which is more particularly described by the metes and bounds description attached hereto as Exhibit "A" and which is incorporated herein by reference for all purposes.

ARTICLE II LAND USE RESTRICTIONS

Section 1. Umbrella Declaration. The property which is the subject of this Declaration is subject to the provisions of the Umbrella Declaration as referenced in the recitals herein and any amendments thereto.

Section 2. Permitted Land Use. Only those O – 1 uses expressly permitted under O – 1 zoning per Table 311-2 Non-Residential Use Matrix of the City of San Antonio, Texas, Unified Development Code dated May 3, 2001 are allowed subject to any land uses which are expressly prohibited by this Declaration. A copy of Table 311-2 Non-Residential Use Matrix of the City of San Antonio, Texas, Unified Development Code dated May 3, 2001 is attached hereto as Exhibit “B” and is incorporated herein by reference for all purposes.

Section 3. Prohibited Land Uses. The property that is the subject of this Declaration may not be used for the following purposes or activities:

- Housing - Group Day Care Limited to 12 individuals
 - Parking Lot of Garage – Commercial
 - Church
 - Athletic Fields – Non Commercial
 - Athletic Fields – Commercial
 - Golf Course – Publicly Owned
 - School – Public University or College
 - School – Private Pre-Kindergarten Through 12th Grade
 - School – Public Pre-Kindergarten Through 12th Grade
 - Laboratory – Testing
- just* 

Section 4. Amendments to the San Antonio, Texas Unified Development Code. Any amendments to the San Antonio, Texas Unified Development Code following May 3, 2001 that allow uses other than those listed on the table attached in Exhibit “B” shall require the written approval of, and an amendment hereto by the Board of Directors of The Dominion Homeowners Association prior to being approved as land uses within The Dominion PUD.

Section 5. Future Platting. Prior to any future platting of the property which is subject to this Declaration with the City of San Antonio or any other entity, these land use restrictions shall be amended as necessary to reflect the different nature and character of the property, and in order to further the goals and purposes of the Umbrella Declaration and the common scheme of development of The Dominion PUD.

EXECUTED on this the 17th day of November, 2004.

Declarant:

DOMINION DRIVE PARTNERS, LTD.,
Limited partnership

By: Dial Care, Inc., General Partner

By: _____

Gary Katleman

Declarant

STATE OF TEXAS

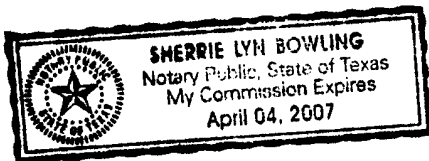
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§

COUNTY OF BEXAR

§

This instrument was acknowledged before me on the 17th day of November, 2004,
by Gary Katleman, of Dial Care, Inc., General Partner, of Dominion Drive Partners, Ltd.,
a limited partnership.



Notary Public
State of Texas

AGREED AND ACCEPTED:

THE DOMINION HOMEOWNERS ASSOCIATION, INC.

By: _____

Name: John Davidson

Title: Secretary

AFTER RECORDING RETURN TO:

The Dominion Homeowners Association, Inc.

Ten Dominion Drive


San Antonio, Texas 78257

STATE OF TEXAS

COUNTY OF BEXAR

Executed and acknowledged before me by John W. Davidson, Secretary of The
Dominion Homeowners Association, Inc., on this 17th day of November, 2004.




Notary Public
State of Texas

After Recording, Return To:

The Dominion Homeowners Association
10 Dominion Drive
San Antonio, TX 78257

Commer.

E

To: Pad 0-1

DATE: 10/1/01



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EXHIBIT "A" use cord bearings
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FIELD NOTES

FOR

A 4.379 acre, or 190,762 square foot more or less, tract of land being all of that 4.379 acre tract conveyed to Charles A. Kuper Jr. Inc., in Volume 8286, Pages 911-915 of the Official Public Records of Real Property of Bexar County, Texas, out of the Ludovic Colquhoun Survey No. 24, Abstract 133, County Block 4034 of Bexar County, Texas, all in New City Block (N.C.B.) 34034 of the City of San Antonio, Bexar County, Texas. Said 4.379 acre tract being more fully described as follows:

- BEGINNING** At a found $\frac{1}{2}$ " iron rod, said point being on the southeast right-of-way line of Dominion Drive a variable width private street, Safety Lane "X", Lot 1, Block 10, of the Dominion Phase I Subdivision (P.U.D.) recorded in Volume 9503, Pages 24-44, of the Deed and Plat Records of Bexar County, Texas, the west corner of Lot 1, Block 14 of the Dominion Phase I-B Subdivision recorded in Volume 9508, Page 21 of the Deed and Plat Records of Bexar County, Texas, the north corner of said 4.379 acre tract,
- THENCE:** Southwesterly, departing the southeast right-of-way of said Dominion Drive along the arc of a curve to the left, said curve having a radial bearing of S 28°27'14" E, a radius of 5.00 feet, a central angle of 91°06'59", a chord bearing and distance of S 15°59'16" W, 7.14 feet, for an arc length of 7.95 feet to a found $\frac{1}{2}$ " iron rod, a point of reverse curvature;
- THENCE:** Southeasterly, along the arc of a curve to the left, said curve having a radius of 1400.00 feet, a central angle of 20°07'55", a chord bearing and distance of S 39°38'11" E, 489.39 feet, at an arc length of 297.29 feet passing through a found $\frac{1}{2}$ " iron rod, the south corner of said Lot 1, a corner of the remaining portion of a 60.457 acre tract recorded in Volume 2806, Pages 623-627 of the Official Public Records of Real Property of Bexar County, Texas, continuing for a total arc length of 491.91 feet to found "+" in concrete, the east corner of said 4.379 acre tract;
- THENCE:** S 39°18'47"W, along and with the line of said 60.457 acre tract a distance of 156.84 feet to a found $\frac{1}{2}$ " iron rod;
- THENCE:** S 36°50'44"W, a distance of 290.36 feet to a found $\frac{1}{2}$ " iron rod with a cap marked "Overby", a common corner with that 113.56 acre tract recorded in Volume 5354, Pages 502-540 of the Official Public Records of Real Property of Bexar County, Texas, said 60.457 acre tract and said 4.379 acre tract;
- THENCE:** Along and with the east line of said 113.56 acre tract the following calls and distances;

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey

San Antonio, Texas 78216

Phone: 210.375.9000

Fax: 210.375.9010

info@pape-dawson.com

N 24°18'45"W, a distance of 305.39 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson";

N 07°18'05"W, a distance of 119.29 feet to a found ½" iron rod;

N 32°41'38"W, a distance of 149.66 feet to a found ½" iron rod, and;

N 47°43'46"W, a distance of 161.13 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", said point being on the southeast right-of-way line of the aforementioned Dominion Drive, a point of non-tangency;

THENCE: Along and with the southeast right-of-way line of said Dominion Drive the following calls and distances;

Northeasterly, along the arc of a curve to the right, said curve having a radial bearing of S 26°49'08" E, a radius of 517.17 feet, a central angle of 12°07'58", a chord bearing and distance of N 69°14'51" E, 109.31 feet, for an arc length of 109.51 feet to a found ½" iron rod, a point of tangency;

N 75°07'49"E, a distance of 98.00 feet to a found ½" iron rod, a point of curvature;

Northeasterly, along the arc of a curve to the left, said curve having a radius of 488.02 feet, a central angle of 13°35'10", a chord bearing and distance of N 68°20'14" E, 115.45 feet, for an arc length of 115.72 feet to the POINT OF BEGINNING and containing 4.379 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc..

PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: March 6, 2003

JOB No.: 9062-03

DOC.ID.: N:\SURVEY\03\3-9100\9062-03\9062-03fm.DOC

[Handwritten Signature]
3-7-2003

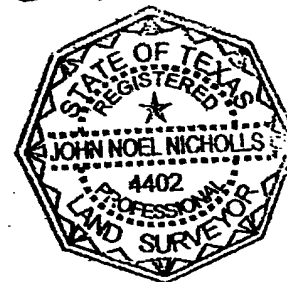


EXHIBIT "B"

City of San Antonio, Texas

Unified Development Code

TABLE 311-2 NON-RESIDENTIAL USE MATRIX													
	PERMITTED USE	O-1	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
Accessory	Accessory Uses - Secondary Or Incidental To Primary Use	P	P	P	P	P	P	P	P	P	P	P	9900
Alcohol	Alcohol - Bar And/Or Tavern			P	P	P	P	P	P			P	2540
Alcohol	Alcohol - Beverage Manufacture Or Brewery - Alcohol										P	NA	3110
Alcohol	Alcohol - Distillation, Storage									P	P	NA	3110
Alcohol	Alcohol - Microbrewery					P	P				P	S	
Alcohol	Alcohol - Beverage Retail Sales				P	P	P					P	2150
Alcohol	Alcohol - Winery With Bottling					P							
Amusement	Animal Racetrack And/Or Rodeo Arena							S	S			S	5130
Amusement	Carnival And/Or Circus							S	S	S		NA	5300
Amusement	Carnival And/Or Circus (Temporary For Not More Than 60 Days)							S	S	S	S	NA	5300
Amusement	Fairground And/Or Stadium							S	S	S		S	5300
Amusement	Miniature Golf				P	P	S					P	5340
Amusement	Amusement And/Or Theme Park - Outdoor Rides					P	S					P	5310
Amusement	Billiard Or Pool Hall - No Alcohol In "C-2"				P	P	P					P	5380
Amusement	Bingo Parlor				S	P						P	5300
Amusement	Carnival And/Or Circus - Temporary Use (Time Set By City Council On Individual Case Consideration)					S	S	S				S	5300
Amusement	Dance Hall					P	P					P	5110
Amusement	Go-Cart Track					S		P				S	5300
Amusement	Laser Hide & Seek Games - Indoors				P	P	P					P	5300
Amusement	Laser Hide & Seek Games - Outdoors Permitted					S		P				P	5300
Amusement	Racing - Auto Or Truck Track									S		S	
Amusement	Theater - Indoor Permitting Over 2 Screens And/Or Stages				P	P	P					P	5110
Amusement	Theater - Indoor With 2 Or Less Screens And/Or Stages			S	P	P	P					P	
Amusement	Theater - Outdoor Including Drive-In & Amphitheaters							P				P	5110
Amusement	Video Games - Coin Or Token Operated			S	P	P	P					P	5320
Animal	Animal - Equestrian Center And Riding Trails			S								S	
Animal	Animal - Pound Or Shelter							P	P			S	2418
Animal	Breeder - Small Animal Only							S	P			NA	2140
Animal	Cemetery - Pets (Limited To Small Animals)				P	P		P				S	6730
Animal	Dog Training - Indoor					P		P	P			P	2100
Animal	Dog Training - Outdoor Permitted					S		P	P			S	
Animal	Kennel - Boarding & Breeding (See Health & Environmental)							S	P			S	2418
Animal	Pet Grooming - Small Animals Only			P	P	P	P	P	P			P	2136
Animal	Small Animal Clinic - No Outside Runs			P	P	P	P	P	P			S	2418
Animal	Small Animal Hospital - Outside Runs Are Permitted				S	P		P	P			S	2418
Animal	Stockyard									S		NA	9200
Animal	Veterinary Hospital - Large & Small Animal (Outside Runs, Pens & Paddocks Permitted)									P		S	2418
Animal	Veterinary Hospital - Large & Small Animal (No Outside Runs, Pens & Paddocks Permitted)					S		P	P			S	
Animal	Veterinary Hospital - Small Animal (Outside Runs, Pens & Paddocks Permitted)							P	P			S	

TABLE 311-2 NON-RESIDENTIAL USE MATRIX												
	PERMITTED USE	O-1	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD (LBCS Function)
Animal	Veterinary Hospital - Small Animals (No Outside Runs, Pens & Paddocks Permitted)						S	S	P	P		S
Auto	Truck & Heavy Equipment - Auction									P		S
Auto	Ambulance Service						S	P	P			P 4150
Auto	Auto - Glass Tinting					P	P		P			P 2115
Auto	Auto - Manufacture										P	NA 3770
Auto	Auto & Light Truck - Oil, Lube & Tune Up					P	P		P			NA 2110
Auto	Auto & Light Truck Auction								S	P		P 2110
Auto	Auto & Light Truck Repair					P			P			NA
Auto	Auto & Vehicle Sales - New And Used-Small Scale (No More Than 15 Vehicles Currently Licensed And In Running Condition On Site At Any Given Time For Storage And/Or Sale)						P		P			S 2110
Auto	Auto & Vehicle Sales - New And Used-Large Scale						P		P			S 2110
Auto	Auto - Rental (Pickup & Drop Off Only In "C-2")					P	P	P	P	P		P
Auto	Auto Alarm & Radio - Retail (Install. Incidental To Sales In "C-2")					P	P					P 2115
Auto	Auto Glass Sales - Installation Permitted						P		P	P		P 2110
Auto	Auto Muffler - Installation And Sales Only						P		P	P		S 2115
Auto	Auto Paint & Body - Repair With Outside Storage Limited To 3 Vehicles (All Outside Storage Of Parts To Be Totally Screened)						S		P	P		NA 2100
Auto	Auto Paint & Body - Repair With Outside Storage Of Vehicles And Parts Permitted But Totally Screened From View Of Adjacent Property Owners And Public Roadways						S		P	P		NA
Auto	Auto Parts Retail - No Outside Storage In "C-2"					P	P		P			P 2115
Auto	Auto Parts Retail - W/Installation & No Outside Storage					S	P		P			S
Auto	Auto State Vehicle Inspection Station					P	P	P	P	P	P	P 2100
Auto	Auto Upholstery - Sales And Installation Completely Enclosed						P		P			P 2100
Auto	Carwash - Automatic And Attendant Operated					S	P		P			S 2110
Auto	Carwash - Automatic Self Service Drive-Thru					S	P		P			S 2110
Auto	Carwash - Self Service					S	P		P			S 2110
Auto	Limousine Service - Dispatch & Office Use Only No Servicing Of Vehicles Onsite					P	P	P	P	P		S 4155
Auto	Parking & Transient Vehicle Storage - Related To A Delivery (Auto, Truck, Trailer & Marine)(Each Vehicle Limited To 24 Hours Maximum Parking Time Within Any 48 Hour Period In "C3", "D" & "L")						S	S	P	P	P	S 9900
Auto	Parking And/Or Storage - Long Term								P	P	P	S
Auto	Parking Lot - Noncommercial	P	P		S	P	P	P	P	P	P	S 2100
Auto	Parking Lot Or Garage - Commercial	S	P			P	P	P	P	P	P	P 2110
Auto	Taxi Service - Parking & Dispatch (No Washing Or Mechanical Service Permitted)						P	P	P	P		S 4155
Auto	Taxi Service - Parking & Dispatch (Washing Or Mechanical Service Permitted)								P	P		S
Auto	Tire Repair - Auto & Small Truck (Sale And Installation Only, No Mechanical Service Permitted)					P	P	S	P			S 2100
Auto	Truck Repair & Maintenance						S		S	P	P	NA 2000
Auto	Truck Stop Or Laundry - Full Mechanical Service & Repair Permitted									P	P	NA

TABLE 311-2 NON-RESIDENTIAL USE MATRIX												
	PERMITTED USE	O-1	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD (LBCS Function)
Auto	Truck Stop Or Laundry - Tire Repair Permitted							S	P	P	S	2000
Auto	Vehicle Storage - See "Auto Parking And/Or Storage Long Term"	-	-	-	-	-	-	-	-	-	-	2110
Auto	Wrecker Service							P	P		NA	2100
Beverage	Beverage Manufacture - Non-Alcohol								P		S	
Church	Church	P	P	P	P	P	P	P			P	6600
Dry Goods - Wholesale	Dry Goods - Wholesale							S	P	P	P	3510
Dwelling	Apartment Or Extended Stay Housing - See (Housing - Apartment Or Extended Stay Hotel)	-	-	-	-	-	-	-	-	-	-	
Dwelling	Dwelling - Attached Apartments With Maximum Density Of 6 Dwellings Per Gross Acre (Allowed Ratio Of 1 Square foot Of Residential Floor Use To 1 Square foot Of Nonresidential Floor Use)				P	P	P	P			P	
Dwelling	Dwelling - Attached Apartments With Maximum Density Of 10 Dwellings Per Gross Acre (Allowed Ratio Of 1 Square foot Of Residential Floor Use To 1 Square foot Of Nonresidential Floor Use)					P	P	P			P	
Dwelling	Dwelling - Attachments Apartments With Maximum Density Of 20 Dwellings Per Gross Acre (Allowed Ratio Of 2 Square foot Of Residential Floor Use To 1 Square foot Of Nonresidential Floor Use)						P	P			P	
Dwelling	Dwelling - Attached Apartments With Maximum Density Of 50 Dwellings Per Gross Acre (Allowed Ratio Of 4 Square foot Of Residential Floor Use To 1 Square foot Of Nonresidential Floor Use)							P			P	
Dwelling	Dwelling Other - See (Housing)											
Dwelling	Group Day Care - See (Housing - Group Day Care Limited To 12 Individuals)											
Dwelling	Hotel - See (Housing - Hotel)											
Dwelling	Motel - See (Housing - Motel)											
Fabric	Electronic Component - Fabrication								P	P	S	3360
Government	Armory							S	S	S	S	6300
Government	Correction Institution						S	S	S	S	P	6222
Housing	Housing - Boarding House				P	P	P	P			P	
Housing	Housing - Multifamily Dwellings, Extended Stay Hotel Or Timeshares					S	P	P			P	
Housing	Housing - Group Day Care Limited To 12 Individuals	P	P	P	P	P	P	P	P		P	6562
Housing	Housing - Hotel					S	P	P	P		P	
Housing	Housing - Motel					S	P	P	S		P	
Industrial	Batching Plant								P	P	S	
Industrial	Batching Plant - Temporary In "C-3" And "L" (6 Months Maximum)						S	S	S	P	P	3330
Industrial	Bookbinder						P		S	P	P	2135
Industrial	Cabinet Or Carpenter Shop						S		P	P	S	3210
Industrial	Can Recycle Collection Station - No Shredding						S		P	P	P	3600
Industrial	Coffee Roasting								P	P	P	3110
Industrial	Contractor Facility						S		S	P	S	7100
Industrial	Creamery								S	P	S	3110
Industrial	Dry Cleaning - Plant						P			P	NA	2600
Industrial	Laundry - Plant						P			P	S	2600

TABLE 311-2 NON-RESIDENTIAL USE MATRIX

	PERMITTED USE	O-1	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
Industrial	Lumber Yard And Building Materials						S		P	P	P	S	2126
Industrial	Machine Shop						S		P	P	P	S	7200
Industrial	Pecan Shelling								S	P	P	P	3110
Industrial	Rug Cleaning								P	P	P	S	2120
Industrial	Welding Shop - Limited To Three Employees & Screening Of Outside Storage In "C-3"						S		S	P	P	P	2100
Manufacturing	Abrasive - Manufacturing									P	P	NA	2610
Manufacturing	Acetylene Gas - Manufacturing & Storage										P	S	2613
Manufacturing	Air Products - Manufacturing									S	P	S	3400
Manufacturing	Artificial Limb Assembly				P	P	S		P	P	P	P	3400
Manufacturing	Asbestos Products - Manufacturing										P	NA	3330
Manufacturing	Asphalt Products - Manufacturing										P	NA	3330
Manufacturing	Bag Cleaning									P	P	S	2100
Manufacturing	Battery - Manufacturing										P	NA	3360
Manufacturing	Beverage - Manufacturing Or Processing									S	P	S	3110
Manufacturing	Biomedical Products - Manufacturing										S	NA	3000
Manufacturing	Boat & Marine - Manufacturing										P	S	2600
Manufacturing	Boiler And Tank Works										P	S	3350
Manufacturing	Broom, Brush - Manufacturing								P	P		S	3400
Manufacturing	Building Specialties - Wholesale Outside Storage Permitted								S	P		S	3510
Manufacturing	Bulk Plant Or Terminal										S	NA	3110
Manufacturing	Can Manufacture										P	NA	
Manufacturing	Candle - Manufacturing									S	P	S	3400
Manufacturing	Candy - Manufacturing								S	P		S	3110
Manufacturing	Canvas Products - Manufacturing								S	P	P	S	3400
Manufacturing	Chemical - Manufacturing Or Processing									S	S	NA	3320
Manufacturing	Chemical/Drug - Wholesale & Storage								P	P		NA	3600
Manufacturing	Clothing Manufacture - Chemical Process										P	NA	3130
Manufacturing	Clothing Manufacture - Non-Chemical Process								P	P	P	S	3130
Manufacturing	Concrete Products - Manufacturing									S	P	S	3330
Manufacturing	Cotton Compress, Ginning And Baling										P	NA	9510
Manufacturing	Drug - Manufacturing									P	P	S	3000
Manufacturing	Electronic Component - Manufacturing									S	P	NA	3360
Manufacturing	Electroplating										P	S	3400
Manufacturing	Felt Products - Manufacturing										P	S	3400
Manufacturing	Glass Manufacture										P	S	3330
Manufacturing	Grain - Drying										P	S	3600
Manufacturing	Grain - Milling										P	S	3100
Manufacturing	Hatchery										P	S	9240
Manufacturing	Hazardous Materials Hauling Or Storage										S	NA	4000
Manufacturing	Hosiery - Manufacturing									P	P	S	3320
Manufacturing	Ice Cream - Manufacturing								P	P	P	P	3110
Manufacturing	Ice Plant - Manufacturing & Processing									P	P	P	3100
Manufacturing	Insulation Products - Manufacturing & Processing										P	NA	3330
Manufacturing	Junkyard Or Salvage Yard										S	NA	2120

TABLE 311-2 NON-RESIDENTIAL USE MATRIX

	PERMITTED USE	O-1	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
Manufacturing	Petro Chemicals Bulk Storage										P	NA	3600
Manufacturing	Mattress - Manufacturing & Rebuilding								P	P	P	S	3340
Manufacturing	Metal Forging Or Rolling Mill										S	NA	3340
Manufacturing	Metal Products - Fabrication									S	P	S	2140
Manufacturing	Millinery - Manufacturing								P	P	P	P	3400
Manufacturing	Millwork & Wood Products - Manufacturing									S	P	S	3210
Manufacturing	Moving And Transfer Company - With Trucks Attached To Trailers For A Total Exceeding 24 Feet In Length								P	P	P	S	4141
Manufacturing	Novelty And Souvenir - Manufacture								S	P	P	S	3400
Manufacturing	Nuclear Or Radioactive Instrumentation - Manufacturing									S	S	NA	3360
Manufacturing	Office Equipment, Furniture - Manufacture								P	P	P	S	2120
Manufacturing	Oil Well Supplies And Machinery - Manufacturing										P	NA	3350
Manufacturing	Packing And Gasket - Manufacturing										P	NA	3000
Manufacturing	Packing Plant - No Rendering										P	NA	9200
Manufacturing	Paints, Etc. - Manufacturing & Processing										P	NA	3320
Manufacturing	Paper Products - Manufacturing										P	NA	3200
Manufacturing	Petroleum - Manufacturing Or Processing										S	NA	3310
Manufacturing	Pipe Storage									P	P	P	7000
Manufacturing	Planing Mill										S	S	2120
Manufacturing	Plastic / Vinyl - Manufacturing Or Processing									S	P	NA	3220
Manufacturing	Playground Equipment - Manufacturing								P	P	P	S	3400
Manufacturing	Poultry Processing - Caged Hen Operation										P	NA	9240
Manufacturing	Poultry Processing & Live Poultry Storage - Completely Enclosed										P	NA	9240
Manufacturing	Processing - Other Than Food									S	P	S	3000
Manufacturing	Refrigeration Equipment - Manufacturing									S	P	NA	3360
Manufacturing	Rendering Plant										S	NA	9200
Manufacturing	Sand Or Gravel - Storage & Sales									P	P	P	8000
Manufacturing	Shoe - Manufacturing								S	P	P	S	3140
Manufacturing	Shoe - Wholesale (Manufacturing Permitted)								S	P		S	
Manufacturing	Shoe Polish - Manufacturing										P	NA	3320
Manufacturing	Sign Manufacture								S	P	P	S	3440
Manufacturing	Stone Curing, Monument - Manufacturing									P	P	P	3330
Manufacturing	Storage - Outside (Open With No Screening Required)								S	S	P	S	
Manufacturing	Storage - Outside (Screening From Public Rows And Adjacent Property Required)						S		S	P	P	S	
Manufacturing	Textile - Manufacturing										P	S	3130
Manufacturing	Tile - Manufacturing										P	NA	3330
Manufacturing	Tile, Roofing & Waterproofing Products - Manufacturing										P	NA	3330
Manufacturing	Tobacco - Processing										P	S	3120
Manufacturing	Tool - Manufacturing									S	P	S	3400
Manufacturing	Toy - Manufacturing									P	P	S	3420
Manufacturing	Trailer - Manufacturing									P	P	S	3400
Manufacturing	Venetian Blind - Cleaning & Fabrication								S	P	P	S	2100
Manufacturing	Vulcanizing, Recapping									S	P	NA	3320
Manufacturing	Water Distillation									S	P	S	3110
Manufacturing	Well Drilling Contractor									S	P	S	7230

TABLE 311-2 NON-RESIDENTIAL USE MATRIX													
	PERMITTED USE	O-1	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
Manufacturing	Wire Products - Manufacturing									P	P	S	3400
Manufacturing	Wood Processing By Creosoting Or Other Preserving Treatment										P	NA	3210
Manufacturing	Wool Pulling And Scouring										P	NA	3000
Medical	Medical - Surgical Supplies Wholesale						P	S	P	P		P	3510
Office	Aerial Survey - Administrative Offices No On-Site Flight Services	P	P		P	P	P	P	P			P	2400
Office	Office - no restrictions on square footage unless otherwise prescribed in zoning district regulations, §§ 35-310.01 to 35-310.14, above	P	P		P	P	P	P	P	P		P	2400
Office	Office - Less Than 3,000 square feet and less than 35 feet in height	P	P	P	P	P	P	P	P	P		P	
Plants	Florist - Wholesale						P	P	P	P		P	3520
Plants	Landscaping Materials - Sales & Storage								P	P		S	2123
Plants	Nursery - Plant Wholesale Onsite Growing Permitted						P		P			S	9140
Print	Printer - Large Scale Other Than Quick Print						S		P	P		S	2400
Processing	Cosmetics - Manufacturing Or Processing									P		S	2600
Processing	Food & Food Products - Processing								S	P	P	S	3110
Processing	Punch Concentrate - Processing & Mixing								S	P	P	P	3110
Processing	Punch Concentrate Products - Mixing Only					S	P		P	P	P	P	3110
Recreation	Archery Range - Outdoor								S	P		P	5300
Recreation	Archery Range - Indoor					P	P	P	P			P	5300
Recreation	Athletic Fields - Noncommercial	S	S	S	P	P	P	S	P			P	5370
Recreation	Athletic Fields - Commercial	S	S			S	P	S	P				
Recreation	Bowling Alley						P	P	P			P	5380
Recreation	Golf Course - Private (See Residential Use Table)					S	S					S	
Recreation	Golf Course - Publicly Owned	S	S	S	S	S	S	S	S			S	
Recreation	Golf Driving Range					S	P		P	S		S	5370
Recreation	Recreational Facility - Private Community Wide					P	P	P				P	
Recreation	Recreational Facility - Private Neighborhood			P	P	P	P					P	
Recreation	Recreational Facility - Public Community Wide					P	P	P				P	6340
Recreation	Recreational Facility - Public Neighborhood			P	P	P	P					P	6340
Recreation	Rifle & Pistol Range - Indoor						S	S		S	P	S	5300
Recreation	Rifle & Pistol Range - Outdoor Permitted										S	S	5300
Recreation	Skateboard Track						S	S	P			P	5390
Recreation	Skating Rink - Ice Or Roller Skating						P	P	P			P	5390
Recreation	Stable & Equestrian Center								P			S	5300
Recreation	Tennis, Racquetball Or Handball - Noncommercial (Outside Courts Permitted)		P		S	S	P	P	P			P	
Recreation	Tennis, Racquetball Or Handball - Commercial (Outside Courts Not Permitted)		P			S	P	P	P			P	
Recreation	Tennis, Racquetball Or Handball - Commercial (Outside Courts Permitted)		P		P	S	P	P	P			P	5370
Recreation	Tennis, Racquetball Or Handball - Noncommercial (Outside Courts Not Permitted)		P			S	P	P	P			P	
Recreation	Recreational Vehicle Park						S		P			P	
Retail	Air Conditioners - Retail (Incidental To Other Onsite Retail Items In "D")						P	P	P			P	2120
Retail	Antique Store - Retail			P	P	P	P	P	P			P	2145

TABLE 311-2 NON-RESIDENTIAL USE MATRIX												
	PERMITTED USE	O-1	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD (LBCS Function)
Retail	Apothecary - See (Drugstore - Apothecary)											
Retail	Apparel & Accessory Store - Retail			P	P	P	P	P				P 2133
Retail	Appliance - Retail (Incidental To Other Onsite Retail Items In "D")					P	P	P				P 2125
Retail	Art Gallery		P	P	P	P	P	P				P 2142
Retail	Bakery - Retail			P	P	P	P	P				P 2151
Retail	Bookstore		P	P	P	P	P	P				P 2135
Retail	Business Machines - Retail		P		S	P	P	P				P 2130
Retail	Camera, Photographic Equipment & Supplies - Retail			P	P	P	P	P				P 2132
Retail	Candy, Nut And Confectionery - Retail			P	P	P	P	P				P 2153
Retail	Catering Shop			P	P	P	P	P	P			P 2560
Retail	Convenience Ice House - Retail Convenience Store			P	P	P	P	P	P			P 2152
Retail	Convenience Store - W/ Gas Sales					P	P	S	P			NA
Retail	Dairy Products - Retail			P	P	P	P	P				P 2150
Retail	Drugstore - Apothecary		P	P	P	P	P	P				P 2161
Retail	Dry Goods - Retail			P	P	P	P	P				P 2130
Retail	Farm Supplies						S		P	P		P 2140
Retail	Feed, Seed, Fertilizer Sales - No Outside Storage In "C-3"						P		P	P		P 2140
Retail	Fish Market - Retail			P	P	P	P	P				P 2153
Retail	Flea Market - Indoor						P		P			P 2100
Retail	Flea Market - Outdoor							S	P			P 2100
Retail	Floor Covering - Retail (Incidental To Other Onsite Retail Items In "D")					P	P	P	P			P 2120
Retail	Florist - Retail		S	P	P	P	P	P	P			P 2141
Retail	Food Locker Plant - Retail							S	P			S 2120
Retail	Food Store - Limited In "C-1" To Maximum 3000 Square foot Total Floor Area			P	P	P	P	P				P 2151
Retail	Fruit And Produce - Retail			P	P	P	P	P				P 2154
Retail	Furniture Sales - Retail			S	P	P	P	P				P 2121
Retail	Gift Shop - Retail		S	P	P	P	P	P				P 2140
Retail	Glass - Retail					P	P	P	P			P 2120
Retail	Grocery Store - Retail (Limited To Maximum 3000 Square foot Total In "C-1")			P	P	P	P	P				P 2151
Retail	Hardware Sales - Retail (Limited To Maximum 3000 Square foot Total In "C-1")			P	P	P	P	P				P 2122
Retail	Head Shop						S					P 2000
Retail	Hobby Store - Retail (Limited To Maximum 3000 Square foot Total In "C-1")			P	P	P	P	P				P 2140
Retail	Home Improvement Center						P	S	P			P
Retail	Jewelry Store - Retail		S	P	P	P	P	P				P 2140
Retail	Leather Goods Or Luggage Store - Retail			P	P	P	P	P				P 2130
Retail	Medical - Surgical Supplies Retail					P	P	P	P			P 2130
Retail	Milliner - Custom			P	P	P	P	P	P	P		P 3400
Retail	Music Store			P	P	P	P	P				P 2135
Retail	Newsstand		P	P	P	P	P	P				P 2140
Retail	Nursery - Retail (Growing Plants On Site Permitted)					P	P		P			S
Retail	Nursery - Retail (No Growing Plants On Site Permitted)				P	P	P	P				S 2100

TABLE 311-2 NON-RESIDENTIAL USE MATRIX												
	PERMITTED USE	O-1	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD (LBCS Function)
Retail	Office Equipment And Supply - Retail		S		P	P	P	P	P			P 2120
Retail	Paint And Wallpaper Store - Retail & Wholesale					P	P	P	P	S		P 2120
Retail	Pet Shop - Retail			P	P	P	P	P	P			P 2136
Retail	Plumbing Fixtures - Retail (Incidental To Other Onsite Retail Items In "D")					P	P	P	P			P 2120
Retail	Rug Or Carpet - Retail				P	P	P	P	P			P 2120
Retail	Secondhand Merchandise - Retail No Outside Storage Or Display Of Inventory Permitted)					P	P	P	P			P 2145
Retail	Shoe - Retail			P	P	P	P	P				P 2140
Retail	Silk Screening - Retail					P	P	P				P 2140
Retail	Sporting Goods - Retail			P	P	P	P	P				P 2134
Retail	Stamps And Coin Sales - Retail			P	P	P	P	P				P 2140
Retail	Stationary Products - Retail	S	P		P	P	P	P				P 2140
Retail	Tamale - Preparation Retail (Less Than 2,000 Square foot In "C-1" & "C-2")			S	S	P	P	P	P			P 2153
Retail	Thrift Store - Retail See (Secondhand Merchandise)											2145
Retail	Tobacco Store - Retail		P	P	P	P	P	P				P 2143
Retail	Toy Store - Retail			P	P	P	P	P				P 2130
Retail	Trophy Sales, Engraving & Assembly			P	P	P	P	P	P			P 2140
Retail	Variety Store - Retail					P	P	P				P 2145
Sales	Boat - Sales & Service						P		P			S
Sales	Machinery, Tools & Construction Equipment Sales & Service						S		P	P	P	S 2120
Sales	Farm Equipment Sales, Service Or Storage								P	P	P	S 2120
Sales	Oil Well Supplies And Machinery Sales - Used										P	NA 2120
Sales	Portable Building Sales					S	S		P	P	P	P 2120
School	School - Private University Or College		S			S	P	P	P			P 6130
School	School - Public University Or College	P	P	P	P	P	P	P	P			P 6130
School	School - Montessori				S	P	P	P				P 6100
School	School - Nursery (Public & Private)		P	P	P	P	P	P				P 6110
School	School - Private Pre-Kindergarten Through 12th Grade	P	P	P	P	P	P	P				P 9900
School	School - Public Pre-Kindergarten Through 12th Grade	P	P	P	P	P	P	P				P 9900
Service	Air Conditioning / Refrigeration - Service & Repair						S		P	P		P 2120
Service	Altering/Repairing Of Apparel			P	P	P	P	P				P 2600
Service	Ammunition - Manufacturing, Loading & Storage										S	S 2100
Service	Appliance - Repair Major					P	P		P			P
Service	Appliance - Repair Small			P	P	P	P					P 2125
Service	Auditorium		P			P	P	P				P 5110
Service	Bank, Savings And Loan	P	P	S	S	P	P	P				P 2210
Service	Barber Or Beauty Shop		P	P	P	P	P	P				P 2600
Service	Bicycle - Repair			P	P	P	P	P				P 2113
Service	Boat & Marine - Storage (Outside Permitted)						S		P			S
Service	Body Piercing						P					P 2600
Service	Cemetery Or Mausoleum				S	S	S	S				NA 6700
Service	Copy Or Blueprinting - Example "Quick Print"		P		S	P	P	P				P 2414
Service	Copy Service - Blueprinting And Photocopying	P	P	P	P	P	P	P	P	P		S 2414
Service	Cosmetics - Permanent			P	P	P	P	P				P 2600

TABLE 311-2 NON-RESIDENTIAL USE MATRIX

PERMITTED USE		O-1	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
Service	Day-Care Center - Child And/Or Adult Care		S	P	P	P	P	P	S			P	6562
Service	Delicatessen		P	P	P	P	P	P				P	2520
Service	Dry Cleaning - Limited To Five Employees					P	P	P	P	P		S	2600
Service	Dry Cleaning - Pickup Station Only		P	P	P	P	P	P	P			P	2600
Service	Electric Repair - Heavy Equipment								P	P		P	7330
Service	Electric Repair - Light Equipment						S		P	P		P	7330
Service	Electronic Equipment - Repair			P	P	P	P	P	P			S	2125
Service	Elevator Maintenance - Service							P	P	P		S	2450
Service	Employment Agency	P	P		S	P	P	P				P	2423
Service	Exterminators								S	P		S	2451
Service	Food - Restaurant Or Cafeteria		P	P	P	P	P	P	P	P		P	2150
Service	Funeral Home Or Undertaking Parlor						P	P	P			S	6710
Service	Furniture Repair / Upholstering			P	P	P	P	P	P			S	2121
Service	Gasoline Filling Station - W/O Repair Service (Car Wash Allowed)					S	P	S	P	P		NA	2116
Service	Gasoline Filling Station - With Repair Service And/Or Car Wash					S	P	S	P	P		NA	2116
Service	Gunsmith					P	P	P	P			S	2134
Service	Gymnasium - Commercial					S	P	P	P			P	5370
Service	Janitorial / Cleaning Service					P	P	P	P	P		S	2452
Service	Laboratory - Research						P	P	P	P		S	2416
Service	Laboratory - Testing	P	P				P	P	P	P		S	2416
Service	Laundry And Dry Cleaning - Self Service			P	P	P	P	P				S	2600
Service	Laundry - Limited To Max Of Five Employees					P	P	P	P	P		S	2600
Service	Laundry Or Dry Cleaning - Pickup Station Only		P	P	P	P	P	P	P			P	2600
Service	Lawnmower Repair And Service - No Outside Storage In "C-2"					P	P		P			S	2100
Service	Library	P	P	P	P	P	P	P				P	4242
Service	Linen Or Uniform Supply, Diaper Service (Pickup & Supply Only)						P		P	P		S	2100
Service	Loan Office	P	P	P	P	P	P	P				P	2200
Service	Locksmith		P	P	P	P	P	P				P	2100
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 - 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 - Optician	P	P	P	P	P	P	P				P	2410
Service	Medical - Optometry Office	P	P	P	P	P	P	P				P	2410
Service	Mini Warehouse - Over 2.5 Ac. Requires Specific Use Permit In "C3" & "D"						P	P	P	P	P	P	3600

TABLE 311-2 NON-RESIDENTIAL USE MATRIX

PERMITTED USE		O-1	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
Service	Mortuary - Embalming And Preparation Only						S		P			S	6700
Service	Movie Rentals			P	P	P	P	P				P	2336
Service	Palm Reading			P	P	P	P	P				P	2600
Service	Pawn Shop					P	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	Reading Room	P	P	P	P	P	P	P				P	5300
Service	Reducing Salon				P	P	P	P				P	6511
Service	School - Business College		P			P	P	P				P	6142
Service	School - Trade (No Outside Storage & Training Area Permitted)						P	P				S	6140
Service	School - Trade (Outside Storage & Training Area Permitted)								P	P	P	S	6140
Service	Self-Defense Instruction			P	P	P	P	P	P			P	6140
Service	Shoe - Repair			P	P	P	P	P				P	2600
Service	Sign Shop - No Outside Storage					P	P	P	P			P	3440
Service	Studio - Fine Or Performing Arts	S	P	P	P	P	P	P				P	6145
Service	Studio - Interior Decorating	P	P	P	P	P	P	P				P	2413
Service	Studio - Photographic			P	P	P	P	P				P	
Service	Studio - Sound & Recording						P	P	P			P	
Service	Tailor Shop			P	P	P	P	P				P	2600
Service	Tattoo Parlor/Studio						P					P	2600
Service	Taxidermist								P	P		S	2140
Service	Tool Rental - Fenced & Screened Outside Storage Permitted						P	S				S	2140
Service	Tool Rental - Outside Storage Permitted								P	P		S	2140
Service	Tree Cut & Trim Service						S		P	P		S	2000
Service	Watch Repair		P	P	P	P	P	P				P	2140
Social	Club - Private					S	P	P				P	9900
Social	Clubhouse - Private Including Lodges & Meeting Halls				P	P	P	P				P	9900
Storage	Carting, Crating, Hauling, Storage									P	P	S	3600
Storage	Cold Storage Plant										P	S	3600
Storage	Fur Dyeing, Finishing And Storing						S	P	P			S	3600
Storage	Ice Cream Truck Storage									P	P	S	4000
Storage	Moving Company								P	P	P	S	4140
Storage	Storage - Outside (Under Roof And Screened)								P	P	S	S	9900
Transportation	Airport - Non-Governmental									S	S	S	4113
Transportation	Freight Depot								S	P	P	S	4140
Transportation	Heliport		S				S			S	S	S	4110
Transportation	Helistop		S			S	S	S		S	S	P	4110
Transportation	Passenger Depot						S	S	P	P	P	P	4120
Utilities	Radio Or Television Station Without Transmission Tower					S	S	S	S	S		P	4231
Utilities	Telephone Equipment Infrastructure	S	S	S	S	S	S	P	P	P	P	P	4234
Utilities	Wireless Communication Systems		S			S	S	S	S	P	P	S	4233
Utility	Sanitary Landfill, Solid Waste Facility										S	NA	4345
Warehouse	Office Warehouse (Flex Space) - Outside Storage Not Permitted						P		P	P	P	S	3600

TABLE 311-2 NON-RESIDENTIAL USE MATRIX

PERMITTED USE		O-1	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
Warehousing	Warehousing							S	P	P	P	P	3600
Wholesale	Bakery - Wholesale								S	P		P	3520
Wholesale	Barber And Beauty Equipment - Wholesale						P	P	P			P	3510
Wholesale	Camera, Photographic Equipment & Supplies - Wholesale						S	P	P	P		S	3510
Wholesale	Dairy Equipment Sales - Wholesale									P	P	P	3510
Wholesale	Dairy Products - Wholesale									P		P	3520
Wholesale	Drug Sales - Wholesale								P	P		P	3520
Wholesale	Fish Market - Wholesale								P	P		P	3520
Wholesale	Food Products - Wholesale & Storage								P	P		P	3520
Wholesale	Fruit And Produce - Wholesale								S	P		P	3520
Wholesale	Furniture Sales - Wholesale						P		P	P		P	3510
Wholesale	Glass - Wholesale						P		P	P		P	2120
Wholesale	Grocery - Wholesale									P	P	P	3520
Wholesale	Hardware Sales - Wholesale								P	P		P	3510
Wholesale	Office Equipment And Supply - Wholesale (Incidental To Other Onsite Retail Items In "D")						P	P	P	P		P	3520
Wholesale	Paper Supplies - Wholesale (Incidental To Onsite Retail Items In "C-3" And "D")						P	P	P	P	P	P	3520
Wholesale	Plumbing Fixtures - Wholesale						S	S	P	P		P	3510
Wholesale	Shoe - Wholesale No Manufacturing						P	P	P			P	3520
Wholesale	Sporting Goods - Wholesale (Incidental To Onsite Retail Items In "D")							P	P	P		P	3510
Wholesale	Stone Monument - Retail & Wholesale								P	P		P	2130
Wholesale	Tamale - Preparation Wholesale (Less Than 2,000 Square foot In C-1 & C-2)			S	S	P	P	P	P			P	3520

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
 STATE OF TEXAS, COUNTY OF BEXAR
 I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas etc.

NOV 18 2004



Gerry Rickhoff
 COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20040264962 Fees: \$46.00
 11/18/2004 8:50AM # Pages 17
 Filed & Recorded in the Official Public
 Records of BEXAR COUNTY
 GERRY RICKHOFF COUNTY CLERK

RECORDER'S MEMORANDUM
 AT THE TIME OF RECORDATION, THIS
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