



City of Helotes  
 Development Services  
 Department  
 P.O. Box 507  
 12951 Bandera Road  
 Helotes, TX 78023  
 Phone (210) 695.8877  
 Fax (210) 695.2123

**ZONING AMENDMENT APPLICATION**  
**CHAPTER 98,**  
*Amendments, Rezoning, and Variances*

RECEIVED

OCT 31 2022

NAME OF APPLICANT:

MICHAEL ARENA

CITY OF HELOTES

MAILING ADDRESS:

10685 Loop W. 1604 N. SAN ANTONIO, TX 78254

PHONE #:

409-718-2412

STATUS OF APPLICANT:

OWNER:

AGENT:

(IF AGENT, ATTACH LETTER OF AUTHORIZATION.)

**PROPERTY DESCRIPTION**

PHYSICAL ADDRESS:

10560 FM 1560 SAN ANTONIO, TX 78254

LEGAL DESCRIPTION:

CB 4470, P7A, ABS 861, AKA TR-9

CURRENT ZONING: \_\_\_\_\_

PROPOSED ZONING: B-1

DEED RESTRICTIONS PROHIBITING PROPOSED ZONING: \_\_\_\_\_

EXISTING USE: VACANT

PROPOSED USE: B-1

LAND AREA: 4.5 ACRES

DOES OWNER OWN ADJACENT PROPERTIES? YES \_\_\_\_\_ No

PURPOSE OF REQUEST:

I hereby certify that I have read and examined this application and know the information I have provided to be true and correct. All provision of laws and ordinances governing this application will be complied with, whether specified herein or not. The granting of this zoning amendment or change does not presume to give authority to violate or cancel the provisions of any other local law regulating the use of the property.

Michael Arena

Applicant's Signature

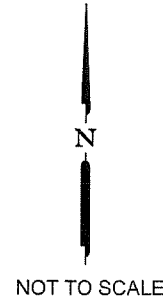
10/26/22

Date



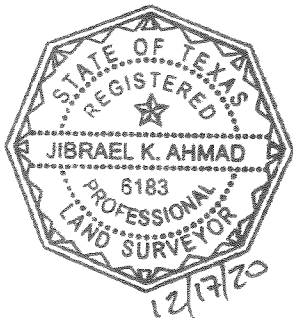
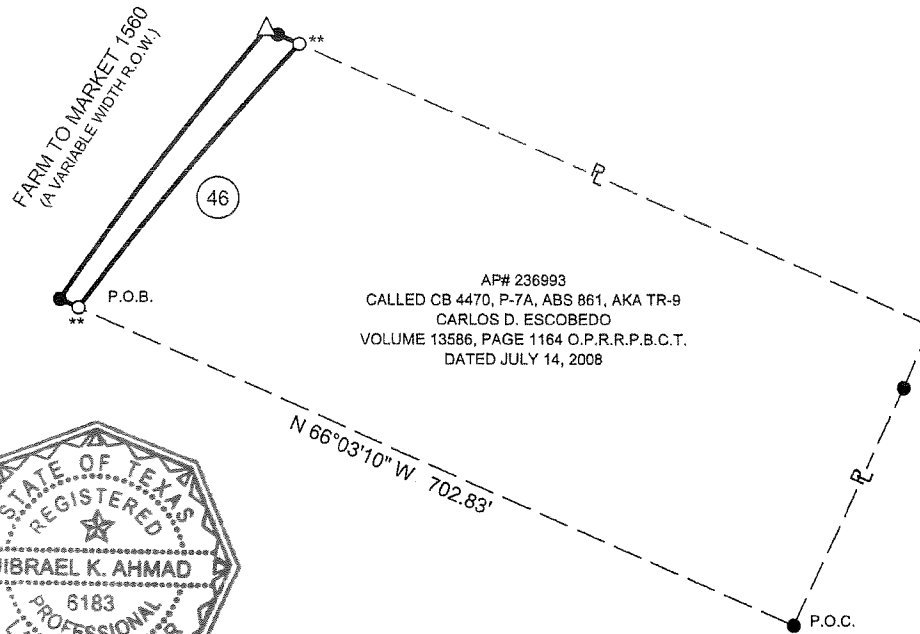
**LEGEND:**

- ① PARCEL NUMBER FOR R.O.W. ACQUISITION
- ℞ PROPERTY LINE
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- N.T.S. NOT TO SCALE
- D.R.B.C.T. DEED RECORDS BEXAR COUNTY, TEXAS
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
- D.P.R.B.C.T. DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS
- FOUND TxDOT TYPE I MONUMENT, CONCRETE POST
- FOUND TxDOT TYPE II MONUMENT, DISC IN CONCRETE
- FOUND IRON ROD WITH CAP (1/2" UNLESS NOTED)
- FOUND IRON ROD (1/2" UNLESS NOTED)
- FOUND IRON PIPE (1/2" UNLESS NOTED)
- △ CALCULATED POINT, NOT SET
- ⊗ MAGNAIL WITH SHINER
- 1/2" IRON ROD SET W/ TxDOT ALUMINUM CAP
- - - - - PROPOSED R.O.W.
- EXISTING R.O.W.



**NOTES:**

1. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83, 2011 ADJUSTMENT).
2. ALL COORDINATES AND DISTANCES ARE IN US SURVEY FEET DISPLAYED IN SURFACE VALUES WITH THE TxDOT SURFACE ADJUSTMENT FACTOR OF 1.00017.
3. BEARINGS ARE REFERENCED TO THE TxDOT VRS NETWORK.
4. \*\* THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TxDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.
5. FIELD SURVEYING WAS PERFORMED IN DECEMBER 2020.
6. PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.
7. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

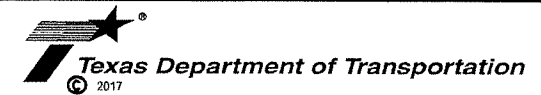


I HEREBY CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION.

*J. Ahmad*  
 JIBRAEL K. AHMAD, R.P.L.S. NO. 6183

DATE	BY	REVISIONS
EXISTING ACREAGE (CALCULATED)	TAKING AREA (ACRES / SQ. FT.)	REMAINING ACRES RT
4.7252	0.1724 / 7.510	4.5528

**J|C JONES | CARTER**  
 4350 Lockhill Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511  
 Texas Board of Professional Land Surveying Registration No. 10046105



PARCEL PLAT SHOWING  
 PARCEL 46  
 FARM TO MARKET 1560  
 BEXAR COUNTY, TEXAS  
 C.C.S.J. No.: 2230-01-021 / R.C.S.J. No.: 2230-01-024

DATE: DECEMBER 2020	PAGE 4 OF 5	NOT TO SCALE
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