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DATE: NOVEMBER 22, 2019

PROJECT:

**SANDOVAL BALLROOM**

9931 ROOSEVELT ROAD  
SAN ANTONIO, TEXAS

REVISIONS:

DESCRIPTION	DATE

SHEET TITLE

ZONE CHANGE REQUEST  
SITE PLAN

DATE: NOVEMBER 22, 2019

PROJECT NUMBER: 2017073

DRAWN BY: JGR

CHECKED BY: JGR

SHEET NO:

**C3**

**ALAMEDA HOMESITES**

N.C.B. 16156  
VOLUME 3025, PAGE 109  
D.P.R.B.C.T.

**BLOCK 5**

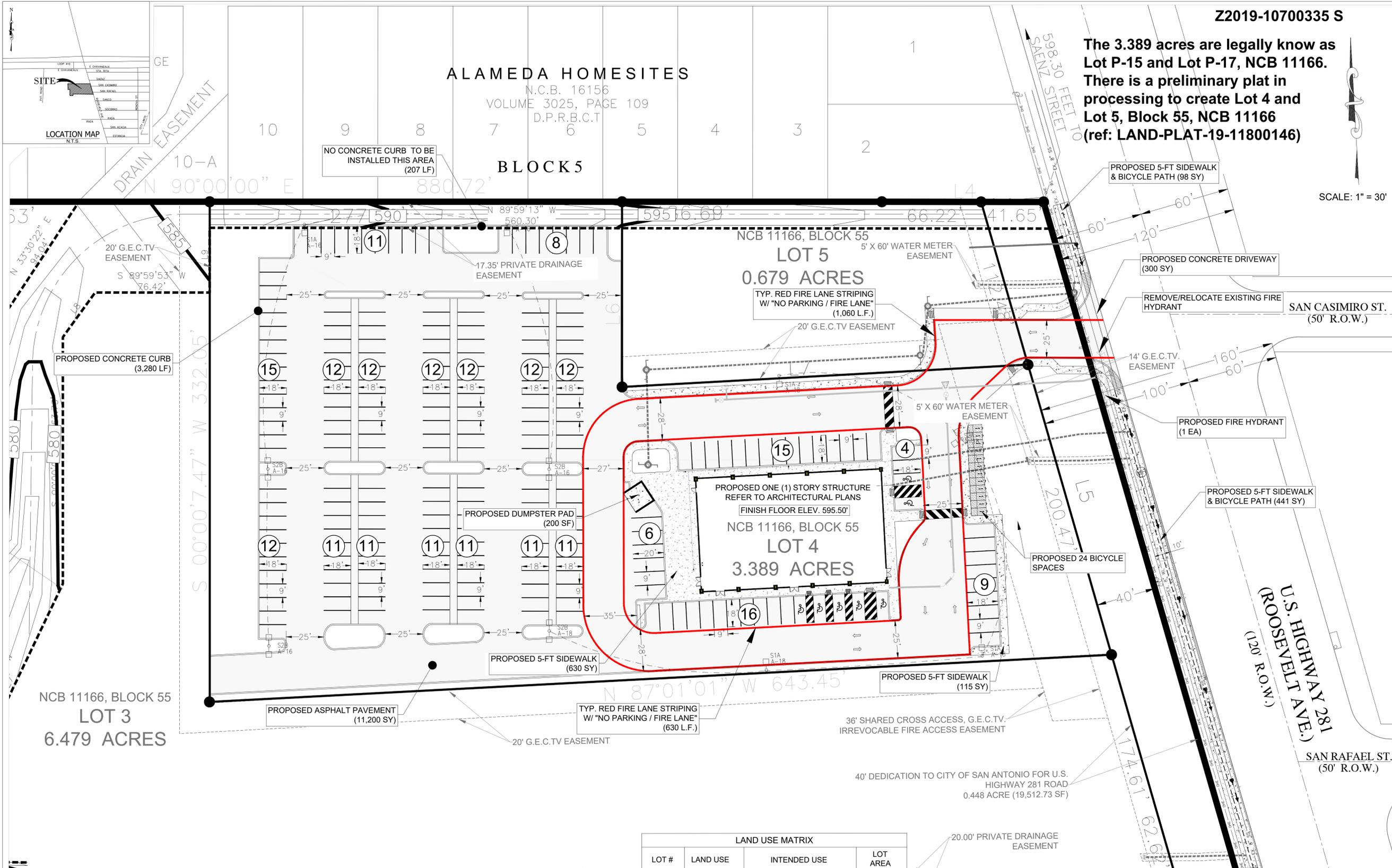
NCB 11166, BLOCK 55  
**LOT 5**  
0.679 ACRES

PROPOSED ONE (1) STORY STRUCTURE  
REFER TO ARCHITECTURAL PLANS  
FINISH FLOOR ELEV. 595.50'  
NCB 11166, BLOCK 55  
**LOT 4**  
3.389 ACRES

NCB 11166, BLOCK 55  
**LOT 3**  
6.479 ACRES

The 3.389 acres are legally know as  
Lot P-15 and Lot P-17, NCB 11166.  
There is a preliminary plat in  
processing to create Lot 4 and  
Lot 5, Block 55, NCB 11166  
(ref: LAND-PLAT-19-11800146)

SCALE: 1" = 30'



LAND USE MATRIX			
LOT #	LAND USE	INTENDED USE	LOT AREA
4	COMMERCIAL	RECEPTION HALL	147,625 SF

PARKING SPACES CALCULATIONS	
PER UDC DIVISION 6 - 35-526 PARKING & LOADING STANDARDS AMUSEMENT - DANCEHALL - 1 PARKING SPACE PER 2 SEATS - SEAT=OCCUPANT	
TOTAL OCCUPANT LOAD	468
TOTAL # OF PARKING SPACES REQUIRED	468/2 = 234 PARKING SPACES
TOTAL # OF PARKING SPACES PROVIDED	234
PER UDC DIVISION 6 - 35-526 PARKING & LOADING STANDARDS BICYCLE SPACES SHALL, AT A MINIMUM, EQUAL TEN (10) PERCENT OF THE NUMBER OF THE MINIMUM REQUIRED VEHICLE SPACES REQUIRED FOR A GIVEN USE, BUT NO MORE THAN TWENTY FOUR (24) SHALL BE REQUIRED.	
TOTAL # OF VEHICLE PARKING SPACES REQUIRED	234 PARKING SPACES
TEN (10) PERCENT OF THE NUMBER OF THE MINIMUM REQUIRED VEHICLE SPACES.	10% OF 234 = 24 BICYCLE SPACES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°05'02"E	66.36'
L2	N89°20'34"W	138.62'
L3	S89°59'53"W	86.56'
L4	S89°56'00"E	107.88'
L5	S16°08'08"E	487.57'
L6	S00°00'50"E	122.95'
L7	N86°52'06"E	271.17'
L8	S35°59'08"W	36.66'
L9	S00°00'13"E	42.94'

LEGEND	
	PROPERTY BOUNDARY LIMITS
	FOUND IRON ROD
	SET IRON ROD
	NUMBER OF PARKING SPACES

I, SANTIAGO SANDOVAL, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.