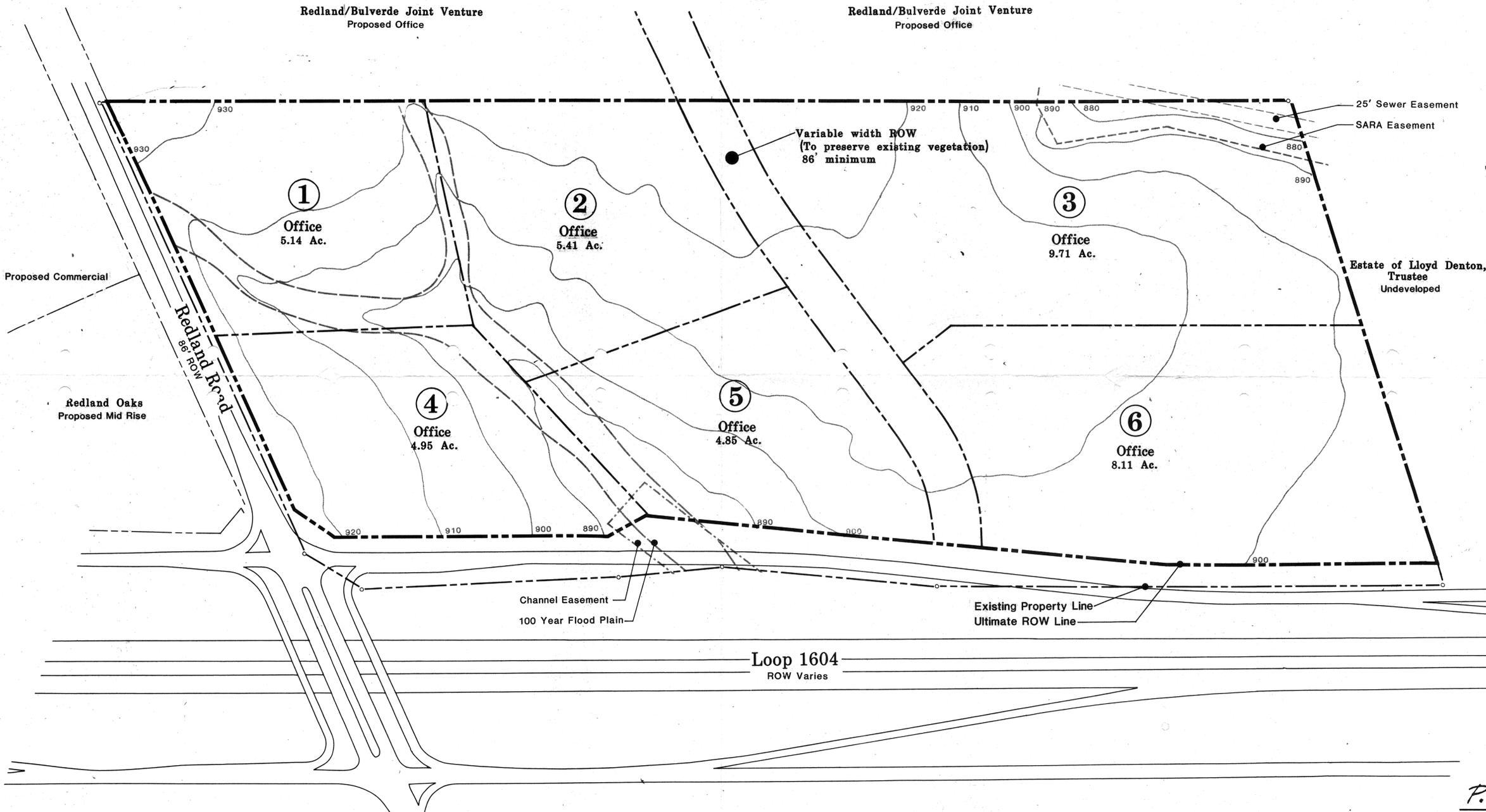
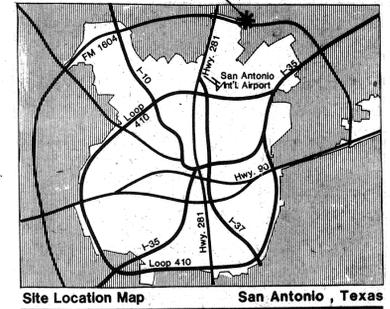




*Corporate Woods Office Park*



**Land Use Summary**

Total Site Area		40.07 Acres
Land Use	Acres	Percent %
Office	38.17	95
ROW	1.9	5
<b>Totals</b>	<b>40.07 Acres</b>	<b>100%</b>

**Construction Sequencing**

Phase	Year	Parcel
I	1987	86' Variable wid ROW
II	1988	2, 3,
III	1990	1, 6
IV	1991	4, 5

**Notes**

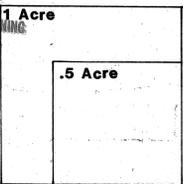
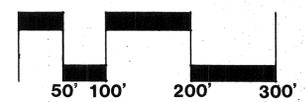
- Proposed B-3 Zoning for entire site
- Water Source: City of San Antonio Water Board
- Sanitary Sewer: City of San Antonio
- Provision for ROW will be provided in conformance with the City of San Antonio Major Thoroughfare Plan
- Redland Rd. and FM 1604 ROWs are not included in acreage calculations

RECEIVED

FEB 11 1985

#151

P.O.A.D.P



*Corporate Woods Office Park*

Philip Barshop Company  
 1000 Central Parkway North #200  
 San Antonio, Tx. 78232

Espey-Huston & Assoc., Engineering

REVISIONS

NO.	DATE	DESCRIPTION
1	2/11/85	2/11/85

JOB # 14401  
 DRAWN: WS  
 APPROVED:  
 DATE: 2/21/85

INFORMATION SHEET FOR  
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
(P.O.A.D.P.)

FILE NO. 85-17-64-84  
(To be assigned by the Planning Dept.)

CORPORATE WOODS OFFICE PARK

P.O.A.D.P. NAME

PHILIP BARSHOP & COMPANY  
NAME OF DEVELOPER/SUBDIVIDER

MYRICK-NEWMAN-DAHLBERG & PARTNERS, INC.  
NAME OF CONSULTANT

1000 Central Pkwy. North #200 San Antonio, Tx. 78232	496-6600
ADDRESS	PHONE NO.
9400 N. Central Expy. #1600 Dallas, Tx. 75231	214-750-7900
ADDRESS	PHONE NO.

GENERAL LOCATION OF SITE Northeast corner of FM 1604 and Redland Rd.

EXISTING ZONING (If Applicable) Currently unzoned and not within the City Limits of San Antonio

PROPOSED WATER SERVICE	PROPOSED LAND USE	PROPOSED SEWER SERVICE
<input checked="" type="checkbox"/> City Water Board <input type="checkbox"/> Other District _____ Name	<input type="checkbox"/> Single Family <input type="checkbox"/> Duplex <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Business <input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> City of San Antonio <input type="checkbox"/> Other System _____ Name
<input type="checkbox"/> Water Wells		<input type="checkbox"/> Septic Tank(s)

DATE FILED <u>January 22, 1985</u>	REVISIONS FILED _____ (if applicable)
DUE DATE OF RESPONSE <u>February 19, 1985</u> (within 20 working days of receipt)	DATE OF RESPONSE _____ (within 15 working days of receipt)

July 22, 1986  
(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

REVIEWED BY STAFF ON \_\_\_\_\_

COMMENTS: \_\_\_\_\_

NEEDED INFORMATION: \_\_\_\_\_

INFORMATION REQUESTED. The POADP as an overview of the developer's projected land use, shall include, at least the following information:

- (a) perimeter property lines;
- (b) name of the plan and the subdivisions;
- (c) scale;
- (d) proposed land use(s) by location and type;
- (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems: (side-walks, lanes, paths, etc.)
- (f) the proposed source and type of sewage disposal and water supply;
- (g) contour lines at no greater than ten (10) foot intervals;
- (h) projected sequence of phasing;
- (i) existing and/or proposed zoning classification(s);
- (j) known ownership and proposed development of adjacent undeveloped land; and
- (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.

DISTRIBUTION: TRAFFIC 1-24-85 TRANSPORTATION STUDY OFFICE 1-24-85

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Eddies



# CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

February 19, 1985

Myrick-Newman-Dahlberg & Partners, Inc.

Applicant: Mr. Warren L. Whitaker  
Address: 9400 N. Central Exp. #1600  
Dallas, Texas 75231

Corporate Woods Office  Preliminary Plan  
Re: Park  P.O.A.D.P. (Revision  
dated Feb. 11, 1985)  
File #: 85-17-64-84

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- is in general compliance with the Subdivision Regulations
- lacks compliance with the Subdivision Regulations regarding:
  - Street layout
  - Relation to adjoining street system
  - Stub streets
  - Street jogs or intersections
  - Dead-end streets
  - Cul-de-sac streets in excess of 500'
  - Low density lots fronting onto major thoroughfares
  - 24' alley(s)
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_

- See annotations/comments on attached copy of your plan.
- Comments: This acknowledges receipt of the amended plan deleting the 60' R.O.W. referenced in our comments dated January 30, 1985. With regard to this, staff offers no objections to the amendment as submitted.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

Michael C. O'Neal  
Chief, Current Planning

Eddie



# CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO, TEXAS 78285

✓ January 30, 1985

Myrick-Newman-Dahberg & Partners, Inc.

Applicant: Mr. Warren Whitaker

Address: 9400 N. Central Expwy #1600  
Dallas, Texas 75231

Preliminary Plan

Re: Corporate Woods Office ~~X~~ P.O.A.D.P.

File #: 85-17-64-84

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

(x) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

- |   |  |
|---|--|
| <input type="checkbox"/> ( ) Street layout                        | <input type="checkbox"/> ( ) Low density lots                  |
| <input type="checkbox"/> ( ) Relation to adjoining street system  | <input type="checkbox"/> ( ) fronting onto major thoroughfares |
| <input type="checkbox"/> ( ) Stub streets                         | <input type="checkbox"/> ( ) 24' alley(s)                      |
| <input type="checkbox"/> ( ) Street jogs or intersections         | <input type="checkbox"/> ( ) _____                             |
| <input type="checkbox"/> ( ) Dead-end streets                     | _____  |
| <input type="checkbox"/> ( ) Cul-de-sac streets in excess of 500' | _____  |

( ) See annotations/comments on attached copy of your plan.

(x) Comments: See attachment.  
\_\_\_\_\_  
\_\_\_\_\_

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

*Michael C. O'Neal*  
Michael C. O'Neal  
Chief, Current Planning

**See Revised plan dated 2-11-85**

Attachment  
Corporate Woods Office

It is noted that the POADP involving the property to the north does not reflect the proposed 60' R.O.W. as depicted on your scheme. With regard to this, since your street design calls for an encroachment onto the adjacent tract, it will be necessary for you to coordinate planning efforts with the abutting property owner (Redland/Bulverde Joint Venture). Once this matter is resolved, please make the necessary changes to the POADP and resubmit the plan for staff review.



# CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO TEXAS 78285

*Myrick-Newman-Dahlberg & Partners, Inc.*

Applicant: Mr. Warren Whitaker  
Address: 9400 N. Central Expy #1600  
Dallas Texas  
75231

Re: Corporate Woods Office  Preliminary Plan  
 P.O.A.D.P.  
File #: 85-17-64-34

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- is in general compliance with the Subdivision Regulations
- lacks compliance with the Subdivision Regulations regarding:
  - Street layout
  - Relation to adjoining street system
  - Stub streets
  - Street jogs or intersections
  - Dead-end streets
  - Cul-de-sac streets in excess of 500'
  - Low density lots fronting onto major thoroughfares
  - 24' alley(s)
  - \_\_\_\_\_
  - \_\_\_\_\_

See annotations/comments on attached copy of your plan.

Comments: It is noted that the P.O.A.D.P. <sup>minutes?</sup> the property to the north does not reflect the proposed 60' R.O.W. as depicted on your scheme. With regard to this and your street design calls for an encroachment onto the adjacent tract (Redland/Bulverde joint venture), it will be necessary for you to coordinate planning efforts with the abutting project owner (Redland/Bulverde joint venture), once this matter is resolved.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

*please make the necessary changes to the P.O.A.D.P. and resubmit the plan for staff review.*

Michael C. O'Neal  
Chief, Current Planning

# LETTER OF TRANSMITTAL

DATE: 8 Feb 85

RE: Corporate Woods

ATTENTION: Ed Guzman

JOB NUMBER: 1441

TO: Planning Department

DELIVERED BY:  Mail

City of San Antonio

Messenger

Printer

GENTLEMEN:

We are sending you  attached  under separate cover, the following:

Tracing  Specifications  Information

Prints  Contract Documents  Report

\_\_\_\_\_

Description: Corporate Woods POADP

These are transmitted as checked below:

Approved as noted  For your files

Not approved, re-submit  For your use

For your approval  As requested

For review and comment  Prints returned after loan to us

\_\_\_\_\_

REMARKS: Revision and Submission

Please call if I can help - Thanks Ed.

By: Wamen Whitaker



**MYRICK • NEWMAN • DAHLBERG & PARTNERS, INC.**

LANDSCAPE ARCHITURE ASLA • URBAN AND DEVELOPMENT PLANNING

9400 NORTH CENTRAL EXPRESSWAY, SUITE 1600 • DALLAS, TEXAS • 75231 • 214/750-7900

February 4, 1985

Mr. Michael O'Neal  
Planning Department  
P.O. Box 9066  
City of San Antonio 78285

Mr. O'Neal:

Regarding your comments concerning the Corporate Woods Office Park POADP, Please note the deletion of the 60' ROW along the northern property line.

By way of this letter, I am resubmitting the Corporate Woods POADP to Mr. Ed Guzman for staff review and approval.

Please contact me at your convenience if there is anything I can do for you.

Sincerely,

A handwritten signature in black ink that reads "Warren L. Whitaker". The signature is written in a cursive style with a long horizontal line extending to the right.

Warren L. Whitaker  
Project Planner

/jk  
enclosure

cc: Mr. Ed Guzman (City of San Antonio)  
Mr. Shep Long (Espey-Huston and Associates)

February 4, 1985

Mr. Michael O'Neal  
Planning Department  
P.O. Box 9066  
City of San Antonio 78285

**RECEIVED**

FEB 11 1985

DEPARTMENT OF PLANNING  
Subdivision Section

Mr. O'Neal:

Regarding your comments concerning the Corporate Woods Office Park POADP, Please note the deletion of the 60' ROW along the northern property line.

By way of this letter, I am resubmitting the Corporate Woods POADP to Mr. Ed Guzman for staff review and approval.

Please contact me at your convenience if there is anything I can do for you.

Sincerely,



Warren L. Whitaker  
Project Planner

/jk  
enclosure

cc: Mr. Ed Guzman (City of San Antonio)  
Mr. Shep Long (Espey-Huston and Associates)

**MYRICK • NEWMAN • DAHLBERG & PARTNERS, INC.**

LANDSCAPE ARCHITECTURE • URBAN AND DEVELOPMENT PLANNING □ DALLAS • AUSTIN • HOUSTON • SAN ANTONIO • TUCSON  
Glen Lakes Tower • Suite 1600 • 9400 North Central Expressway • Dallas, Texas 75231 • 214/750-7900