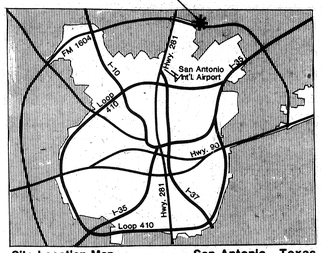
C O R P O R A T E W O O D S O F F I C E P A R K

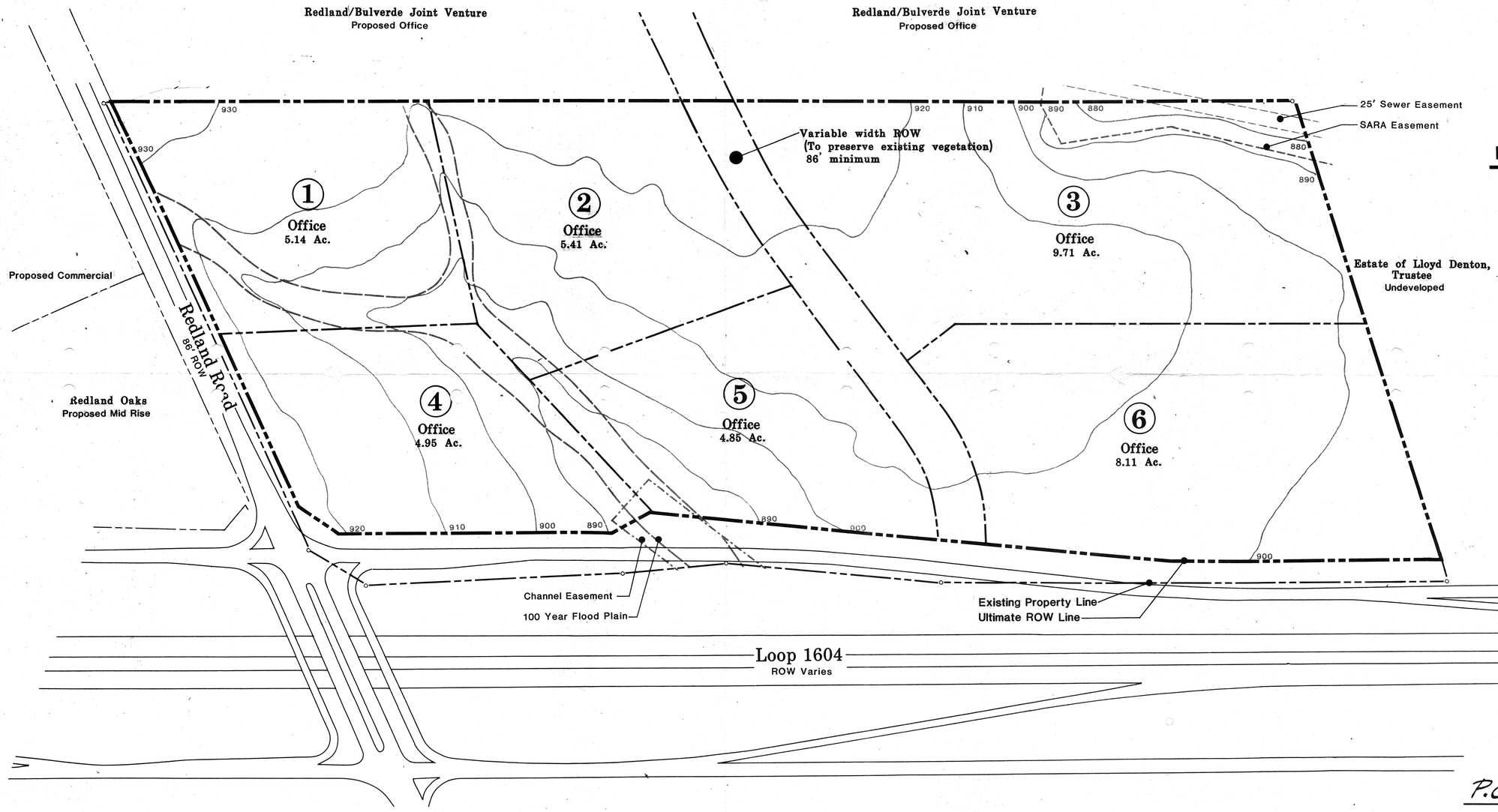
SAN ANTONIO, TEXAS

MYRICK • NEWMAN • DAHLBERG & PARTNERS, INC.
LANDSCAPE ARCHITECTURE • URBAN AND DEVELOPMENT PLANNING
Glen Lakes Tower • Suite 1600 • 9400 North Central Expressway • Dallas, Texas 75231 • 214/750-7900
MND

Corporate Woods Office Park



Site Location Map — San Antonio, Texas



Land Use Summary

Total Site Area		40.07 Acres
Land Use	**Acres**	**Percent %**
Office	38.17	95
ROW	1.9	5
Totals	40.07 Acres	100%

Construction Sequencing

Phase	Year	Parcel
I	19[illegible]	86' Variable wid ROW
II	1988	2, 3,
III	1990	1,6
IV	19[illegible]	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 acerage calculations

RECEIVED
FEB 11 1985
DEPARTMENT OF PLANNING
Subdivision Section

#151

1 Acre

.5 Acre

P.O.A.D.P

50' 100' 200' 300'

REVISIONS
2FEB85

JOB # 14401
DRAWN WZ
APPROVED
DATE: 22JAN85.

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

Espey-Huston & Assoc., Engineering

Corporate Woods Office Park

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

1000 Central Pkwy. North #200
San Antonio, Tx. 78232
ADDRESS

496-6600
PHONE NO.

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

9400 N. Central Expy. #1600
Dallas, Tx. 75231
ADDRESS

214-750-7900
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

(xx) City Water Board
( ) Other District _____ Name
( ) Water Wells

PROPOSED LAND USE

( ) Single Family
( ) Duplex
( ) Multi-Family
(xx) Business
( ) Industrial

PROPOSED SEWER SERVICE

(xx) City of San Antonio
( ) Other System _____ Name
( ) Septic Tank(s)

DATE FILED January 22, 1985

DUE DATE OF RESPONSE February ~~11~~ 19, 1985
(within 20 working days of receipt)

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

REVISIONS FILED _____
(if applicable)

DATE OF RESPONSE _____
(within 15 working days of receipt)

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: (sidewalks, 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. Data management 1-24-85

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

COMMENTS: _____

Eddie

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

February 19, 1985

Applicant: Myrick-Newman-Dahlberg & Partners, Inc.
Mr. Warren L. Whitaker
Address: 9400 N. Central Exp. #1600
Dallas, Texas 75231

Re: Corporate Woods Office Park
☑ Preliminary Plan
☒ 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:

(X) 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.

(X) 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.

MCOneal

Michael C. O'Neal
Chief, Current Planning

Eddie

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO TEXAS 78285

January 30, 1985

Applicant: Myrick-Newman-Dahberg & Partners, Inc.
Mr. Warren Whitaker

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

☐ Preliminary Plan

Re: Corporate Woods Office ☒ 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:

- ( ) 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.

(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.

MCONeal

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

☐ Preliminary Plan
Re: Corporate Woods Office ☒ 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:

- ( ) 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.

(X) Comments: It is noted that the P.O.A.D.P. under the property to the north does not reflect the proposed 60' R.D.W. as depicted on your scheme. With regard to this one 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 property 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 POADP and resubmit the plan for staff review.

Michael C. O'Neal
Chief, Current Planning

LETTER OF TRANSMITTAL

DATE: 8 Feb 85

RE: Corporate Woods

JOB NUMBER: 1441

ATTENTION: Ed Guzman

TO: Planning Department
City of San Antonio

DELIVERED BY:
- ☐ Mail
- ☒ Messenger
- ☐ Printer

GENTLEMEN:

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

☐ Tracing	☐ Specifications	☐ Information
☒ Prints	☐ Contract Documents	☐ Report
☐		

Description: Corporate Woods PCADP

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: Warren Whitaker

MND

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,

Warren L. Whitaker

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

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

DOCUMENT TRANSMITTAL

ESPEY, HUSTON & ASSOCIATES, INC.
1000 Central Parkway North, Suite 160
San Antonio, Texas 78232
(512) 491-9008

To: PLANNING DEPT
ATTN: WILLIE VAN
Date FEB. 14, 1986
EH&A Project No. 5345
Project Name CORPORATE WOODS OFFICE PARK

Gentlemen:

We are ☒ Forwarding ☐ Returning ☒ Herewith ☐ Under separate cover the following:

☒ Prints	☐ Samples	☐ Copies
☐ Estimates	☐ Specifications	☐
☐ Bulletin	☐ Tracings	☐
☐ Shop Drawings	☐ Sketches	☐

By _____ Mail By X Messenger

4 PRINTS OF P.O.A.D.P.

These are extra copies. No changes or modifications were made.

2/14/86

RECEIVED
1986 FEB 14 PM 3:31
DEPT. OF PLANNING
CURRENT PLANNING
SECTION

☐ For your information and comments
☒ As per your request
☐ For coordination purposes
☐ For your files
☐ For field use
☐ For your approval or correction
☐ Returned for correction

☐ Furnish with changes noted — Resubmission not required.
☐ Furnish with changes noted — Resubmission required
☐ Furnish as submitted
☐ Revise and submit
☐ Please give this matter your immediate attention

Remarks

If enclosures received are not as listed above, notify us at once.

ESPEY, HUSTON & ASSOCIATES, INC.
Telephone (512) 491-9008

Copies to:

By David B. Moore