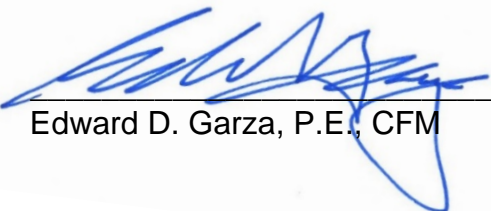


**Winfield Subdivision Unit 9
Reply to Ron Rodriguez Issue List**

Issue	Page	Comments
1	CL	Peua provided reply 08/29/22; Crane provided review and recommendation to accept to Winfield HOA on 09/03/22; HOA acknowledged receipt on 09/06/22;
2	1	Recommend to request Peua to perform an as-built survey to confirm that project was constructed according to plans;
	1, 2	Harry Jewett masterplan does not include Phase 9 area behind Winfield Estates; Comments do not apply;
3, 4	3	Howland Engineering Masterplan revised by Hugo Seca Masterplan. Hugo Seca Masterplan approved by City Planning & Zoning on 09/03/20; COL P&Z also recognized that all parkland requirements have been satisfied. See agenda, staff comments, and minutes (Exhibit 1, 9 sheets);
5, 6		Coordination with Howland not relevant due to City approving Hugo Seca Masterplan on 09/03/20; This approval replaces Howland's plan.
7	4	See response to Issue 3&4 above on approval by Planning & Zoning Commission;
8	4	See response to Issue #7;
9	5	See page 7 of report; Peua addressed this issue with updated drainage report submittal;
10-14	5	See response to Issue #9
15	6	Ask Peua for status on M&M Agreement;
16	6	Winfield HOA needs to address this item and coordinate with Phase 9 developer;
17	6	Peua provided retaining wall calculations, but did not provide City approval. Recommend to request Peua to provide letter of approval from City;
18	6	See response to Issue #9;
19	7	See response to Issue #1;
20	7	See response to Issue #1;
21	7	See response to Issue #17;
22	7	Study outside scope of work for this report. Authorization from HOA required to perform this work;
23	7	See response to Issue #3 & 4
24	8	See response to Issue #9 & 1
25	8	See response to Issue #20
26, 27	8	See response to Issue #3 & 4

- Issues 2, 15 and 17 require action by Peua;
- Issues 16 and 22 require action by Winfield HOA;



Edward D. Garza, P.E., CFM

Date: 11/21/22

EXHIBIT #1
9 pages

RE: Winfield Development Masterplan

1 message

Rafael Vidaurri <rvidaurri@ci.laredo.tx.us>

Wed, Nov 16, 2022 at 4:41 PM

To: Miriam Garcia <miriamg@craneeng96.com>, Amanda Pruneda <apruneda1@ci.laredo.tx.us>

Cc: "Edward D. Garza" <eddie-crane@sbcglobal.net>, "Edward D. Garza" <eddiegarza@craneeng96.com>

Good Afternoon:

The Master Plan was approved at the September 3, 2020 meeting.

Approved

Best,

Rafael

Rafael Vidaurri – Current Planning Manager(956) 794-1620 - rvidaurri@ci.laredo.tx.us*City of Laredo Planning Department**1413 Houston Street**Laredo, Texas 78040***From:** Miriam Garcia <miriamg@craneeng96.com>**Sent:** Wednesday, November 16, 2022 4:34 PM**To:** Rafael Vidaurri <rvidaurri@ci.laredo.tx.us>; Amanda Pruneda <apruneda1@ci.laredo.tx.us>**Cc:** Edward D. Garza <eddie-crane@sbcglobal.net>; Edward D. Garza <eddiegarza@craneeng96.com>**Subject:** Winfield Development Masterplan

PLANNING AND ZONING COMMISSION
NOTICE OF VIRTUAL MEETING

LIVE WEB LINK: <http://laredotx.swagit.com/live>

PUBLIC ACCESS CHANNEL: Spectrum TV Channel 1300

September 3, 2020

6:00 p.m.

MEETING AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. CONSIDER APPROVAL OF MINUTES OF :

Regular Meeting of August 20, 2020.

4. CITIZEN COMMENTS

Citizens interested in providing comments on a particular issue are to submit their comments in writing via the "Online Response Form" available in the "Current Notices Section" of the City of Laredo Planning Department website located at <https://www.cityoflaredo.com/Planning>. Comments are to be submitted no later than 5:45 p.m. the day of the meeting. During the meeting, a telephone number shall be provided to allow citizens the opportunity to call in to speak on a particular issue. Comments are limited to three (3) minutes per speaker. No more than three (3) persons will be allowed to speak on any side of an issue. Should there be more than three (3) people who wish to speak on a particular issue, they need to select not more than three (3) representatives to speak for them and the presiding officer may limit the public comments further in the interest of an orderly meeting. Speakers may not pass their minutes to any other speaker. Comments should be relevant to City business and delivered in a professional manner. No derogatory remarks will be permitted.

5. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

- A. Review and reconsideration of the Winfield Subdivision Master Plan. The intent is residential and commercial. The purpose of this revision is to remove a phase.

District VI - Cm. Dr. Marte A. Martinez

- B. Review and reconsideration of the D&J Subdivision Master Plan. The intent is residential and commercial. The purpose of this revision is to reduce the area of Unit XIII.

District V - Cm. Norma "Nelly" Vielma

6. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND PRELIMINARY REPLATS:

- A. Preliminary consideration of the plat of D & J Alexander Subdivision Unit XIII. The intent is residential.

District V - Cm. Norma "Nelly" Vielma

- B. Preliminary consideration of the plat of RR Company of America. The intent is commercial.

District VIII - Cm. Roberto Balli

- C. Preliminary consideration of the plat of Lomas Del Sur Subdivision, Unit XXI. The intent is residential.

District I - Cm. Rudy Gonzalez, Jr.

- D. Preliminary consideration of the replat of Lots 3, 4, 5, 6, 7, 8, Block 1679 Eastern Division into Lot 8A, Block 1679 Eastern Division. The intent is Commercial.

District IV - Cm. Alberto Torres, Jr.

7. RECONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND PRELIMINARY REPLATS:

Planning and Zoning Commission- Regular

Meeting Date: 09/03/2020

Staff Source: Rafael Vidaurri, Planner IV

APPLICANT: John Garcia ENGINEER: Juan Ludwig, P.E.

REQUEST:

Review and reconsideration of the Winfield Subdivision Master Plan. The intent is residential and commercial. The purpose of this revision is to remove a phase.

District VI - Cm. Dr. Marte A. Martinez

SITE:

This 308.66 acre tract is located north of Del Mar Blvd and west of Bob Bullock Loop. The zoning for this 633 lot development is R-1 and B-3. This tract is located in District VI - Cm. Dr. Marte A. Martinez.

PROPOSED ACTION:

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide a plat note with X, Y coordinates for point of beginning and point of commencement.
2. Submit master plan revision to the City of Laredo Building Department GIS Division within 10 days of commission approval in a geo-referenced CAD file in accordance with Section 2-3.2(a) 4 of the Subdivision Ordinance.
3. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities:

1. Water and Sanitary Sewer lines with proposed sizes and alignments needed on the master plan.
2. Indicate projected Water and Sanitary Sewer flows.
3. Plan with engineer's seal and signature.
4. Water lines to be looped, need to show points of connection to existing distribution.

Traffic Safety:

1. Align Sun Valley to De Novo and close Vail. Subdivision ordinance states that "street jogs with centerline effects of less than 300 feet shall be avoided." Subdivision ordinance states that "Block length shall not be less than 300 feet." Vail is too Short.
2. Check sight distance at Vail and Kirby.
3. Check sight distance at Sun Valley and Winburn.

Parks & Leisure:

1. The Winfield Subdivision has complied with the parkland requirements.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

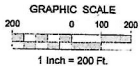
NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Attachments

Winfield Subdivision Master Plan



SHILOH CROSSING SUBDIVISION
PHASE 3
Vol. 29, Pgs. 9-9
P.F.W.C.T.

KILLAM DEVELOPMENT, LTD.
as recorded in Volume 1266, Pages 345-346,
O.P.F.W.C.T.
(Unplatted)

SANTA FE WEBB, L.L.C.
Vol. 4652, Pg. 778
O.P.F.W.C.T.

PORTION 23
LEONARDO SANCHES
(ORIGINAL GRANTEE)
ABSTRACT-283

PORTION 24
PORTION 24

DEER RIDGE SUBDIVISION
PHASE I
Vol. 21, Pgs. 106-106
P.F.W.C.T.

PORTION 24
TORIBIO RODRIGUES
(ORIGINAL GRANTEE)
ABSTRACT-285

BENT TREE SUBDIVISION
PHASE II
Vol. 20, Pgs. 20-21
P.F.W.C.T.

BENT TREE SUBDIVISION
PHASE II
Vol. 20, Pgs. 20-21
P.F.W.C.T.

PORTION 24
PORTION 24

WIND PROPERTIES, INC.
PHASE 14
(ORIGINAL GRANTEE)

WIND PROPERTIES, INC.
PHASE 13
(ORIGINAL GRANTEE)

EXISTING FULLY DEVELOPED
BOUNDARY OF 100-YEAR
FLOOD HAZARD ZONE

KHALEDI GARDEN
HOMES

KHALEDI HEIGHTS
SUBDIVISION - UNIT 2
Vol. 27, Pgs. 77, 78A
P.F.W.C.T.

EAST COUNTY
PHASE I

PORTION 25
JUAN F. GARCIA
(ORIGINAL GRANTEE)
ABSTRACT-50

GARZA / CANTU SUBDIVISION
UNIT
Vol. 24, Pgs. 68
P.F.W.C.T.

DEL MAR BOULEVARD
100' R.O.W.

BOB BULLOCK LOOP (LOOP 20)
150' R.O.W.

PHASE DEVELOPED (RESIDENTIAL)				
PHASE	USE	ACRES	LOTS	DENSITY
1-4	RESIDENTIAL_PAR, DRAIN, CHANNEL	150.0	273	
5	RESIDENTIAL	31.5	101	3.21
6	RESIDENTIAL	23.0	70	3.04
7	DETENTION POND / SCHOOL SITE	15.0	1	
8	RESIDENTIAL	29.6	75	2.53
9	RESIDENTIAL	30.33	106	3.56
TOTAL	ALL USES	279.43	628	

TOTAL DEVELOPMENT = 279.43 ACRES

PHASE UNDEVELOPED (COMMERCIAL)				
PHASE	USE	LOTS	ACRES	DENSITY
10	COMMERCIAL	1	1.51	
11	COMMERCIAL	1	16.93	
12	COMMERCIAL, OFFICE, MULTIFAMILY	1	3.58	
13	COMMERCIAL	1	4.85	
14	COMMERCIAL	1	2.26	
TOTAL	ALL USES	5	29.23	

TOTAL UNDEVELOPMENT = 29.23 ACRES

LEGEND	
	EXISTING TOPOGRAPHICAL CONTOUR LINE
	EXISTING PROPERTY BOUNDARY
	EXISTING RIGHT-OF-WAY CENTER LINE
	EXISTING PROPERTY LOT LINE
	LIMITS OF 100 YEAR FLOOD ZONE "A"

1 of 1

DATE: 07/22/2020
TIME: 11:17 AM
PROJECT: WINFIELD DEVELOPMENT MASTER PLAN
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1" = 200'



WINFIELD DEVELOPMENT
MASTER PLAN
CITY OF LAREDO, WEBB COUNTY, TEXAS



The seal appearing on this document was obtained by KUGO SECA
KUGO SECA
DATE: 07/22/2020



CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF SEPTEMBER 3, 2020

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, September 3, 2020, Live Web Link: <http://laredotx.swagit.com/live>, Public Access Chanel: Spectrum TV Channel 1300, and considered the following:

Present: Erasmo Villarreal
Jorge Dominguez
Rafael Dueñas, Sr. (Logged in at 6:02 p.m.)
Johnny Narvaez
Raul Ugalde, Jr.
George Beckelhymer

Absent: Abraham Lugo (Excused)
Carlos Flores (Excused)
Jose Tellez (Excused)

Staff: J. Kirby Snideman
Rafael Vidaurri
Daniel Tijerina
Fernando Morales
Dan Magee

Others: Oscar Castillo
Eduardo Gutierrez
Luis Salcedo
Frank Estrada
Ricardo Ramos
Shelby Vasquez

1. CALL TO ORDER

Cm. Villarreal called the meeting to order at 6:00 p.m.

2. ROLL CALL

Out- Fernando Morales, Planning Staff, called roll and verified a quorum existed.

- A. Review and reconsideration of the Winfield Subdivision Master Plan. The intent is residential and commercial. The purpose of this revision is to remove a phase.**

District VI - Cm. Dr. Marte A. Martinez

Rafael Vidaurri, Planning Staff, provided a brief overview of the item to the Commission and also informed them that Traffic Safety requested to strike Item No. 1 from their comments.

Oscar Castillo, PEUA Consulting was present in case the Commission had any questions.

Cm. Ugalde made a motion to **approve** the item subject to the following comments.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide a plat note with X, Y coordinates for point of beginning and point of commencement.
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3. All improvements as per Subdivision Ordinance.

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Fire: No comments submitted.

Environmental: No comments submitted.

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1. Water and Sanitary Sewer lines with proposed sizes and alignments needed on the master plan.
2. Indicate projected Water and Sanitary Sewer flows.
3. Plan with engineer's seal and signature.
4. Water lines to be looped, need to show points of connection to existing distribution.

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1. ~~Align Sun Valley to De Novo and close Vail. Subdivision ordinance states that "street jogs with centerline effects of less than 300 feet shall be avoided." Subdivision ordinance states that "Block length shall not be less than 300 feet." Vail is too Short.~~
2. Check sight distance at Vail and Kirby.

3. Check sight distance at Sun Valley and Winburn.

Parks & Leisure:

1. The Winfield Subdivision has complied with the parkland requirements.

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AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

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2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Second:	Cm. Dueñas
In Favor:	5
Opposed:	0
Abstained:	1 Cm. Dominguez

Motion carried

- B. Review and reconsideration of the D&J Subdivision Master Plan. The intent is residential and commercial. The purpose of this revision is to reduce the area of Unit XIII.**

District V - Cm. Norma "Nelly" Vielma

Fernando Morales, Planning Staff, provided a brief overview of the item to the Commission.

Eduardo Gutierrez, Premier Engineering, informed the Commission that he concurred with staff comments.

Cm. Dominguez made a motion to **approve** the item subject to the following comments.