

# Dorothy Woodley Hunt Subdivision

City Plan Commission — July 17, 2025



<b>CASE NUMBER/TYPE:</b>	<b>SUSU25-00056 – Resubdivision Combination</b>
<b>CASE MANAGER:</b>	Alonso Hernandez, (915) 212-1585, <a href="mailto:HernandezJA5@elpasotexas.gov">HernandezJA5@elpasotexas.gov</a>
<b>PROPERTY OWNER:</b>	Young Women's Christian Association
<b>REPRESENTATIVE:</b>	Quantum Engineering Consultants, Inc.
<b>LOCATION:</b>	South of Yarbrough Dr. and West of Alameda Ave. (District 7)
<b>PROPERTY AREA:</b>	2.03 acres
<b>VESTED RIGHTS STATUS:</b>	Not Vested
<b>PARK FEES:</b>	PENDING
<b>EXCEPTIONS/MODIFICATIONS:</b>	Yes, see following section
<b>ZONING DISTRICT(S):</b>	R-4 (Residential)
<b>PUBLIC INPUT:</b>	No opposition received as of 7/10/2025

**SUMMARY OF RECOMMENDATION:** Staff recommends **APPROVAL** of Dorothy Woodley Hunt Subdivision on a Resubdivision Combination basis and **APPROVAL** of the exception requests. Related to this application, the applicant is requesting the following exceptions from the City Plan Commission:

1. To waive the construction of one foot (1') of planter strip along Davis Drive.
2. To waive the dedication and construction of 4.5 feet of additional right-of-way, and the construction of five feet (5') of planter strip, and to allow the sidewalk to abut the roadway along Dorbandt Circle.

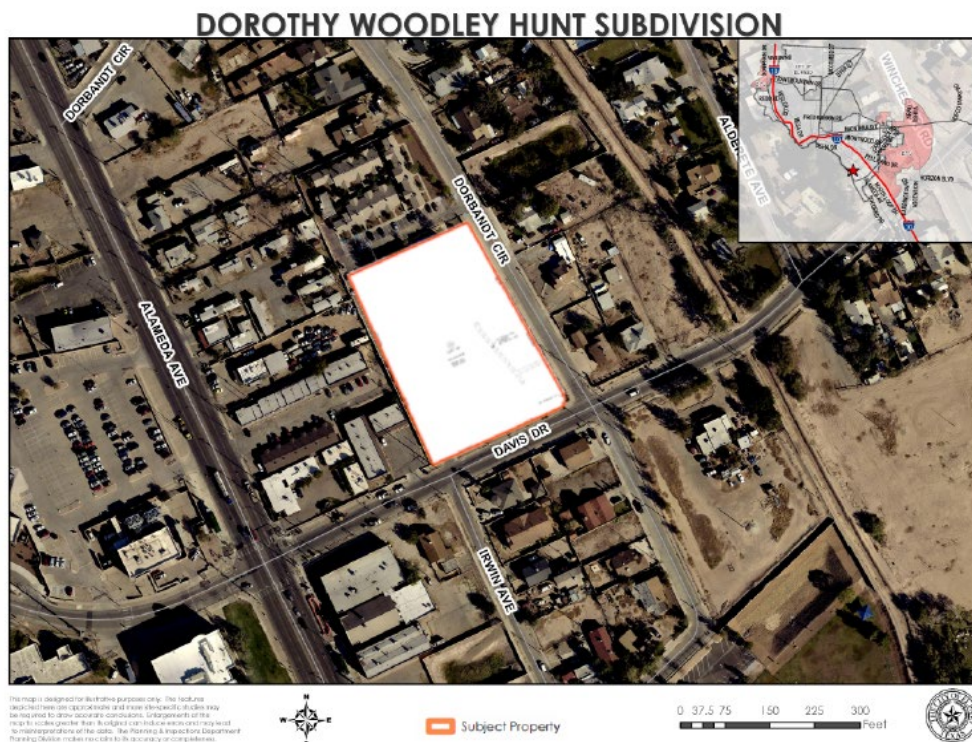


Figure A: Proposed plat with surrounding area

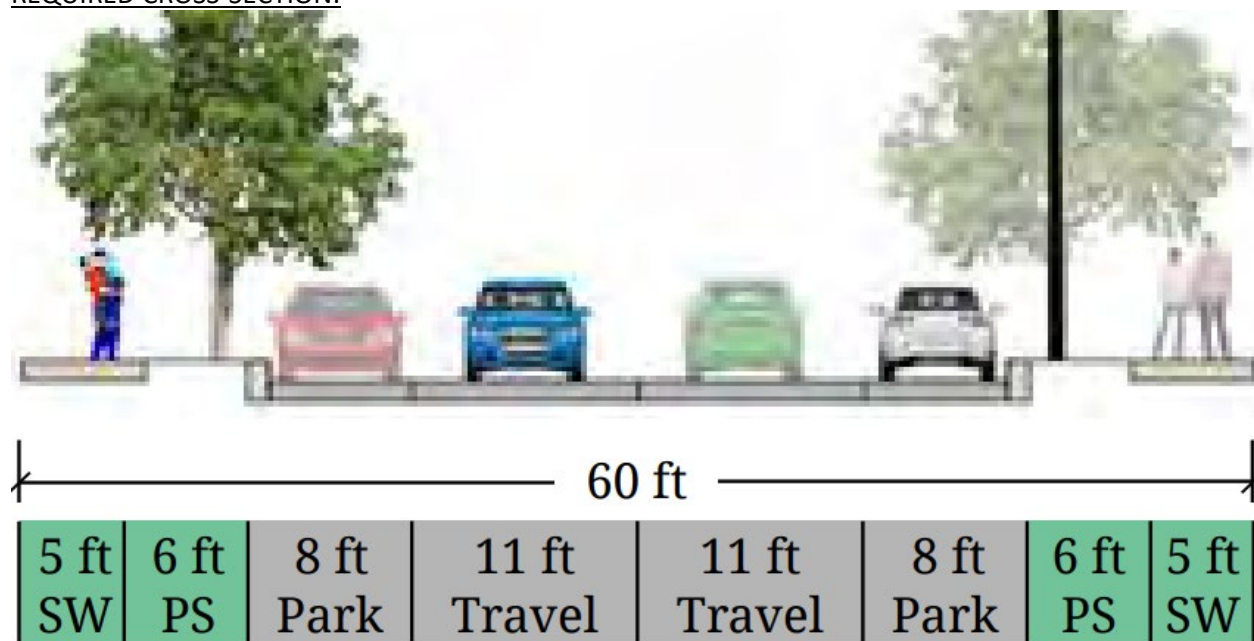
**DESCRIPTION OF REQUEST:** The applicant is proposing to resubdivide 2.03 acres in order to combine four (4) lots into one lot. Access to the subdivision will be from Davis Drive and Dorbandt Circle. Stormwater drainage will be managed by surface run-off flow to Dorbandt Circle and Davis Drive. This development is being reviewed under the current Subdivision code.

**CASE HISTORY/RELATED APPLICATIONS:** N/A

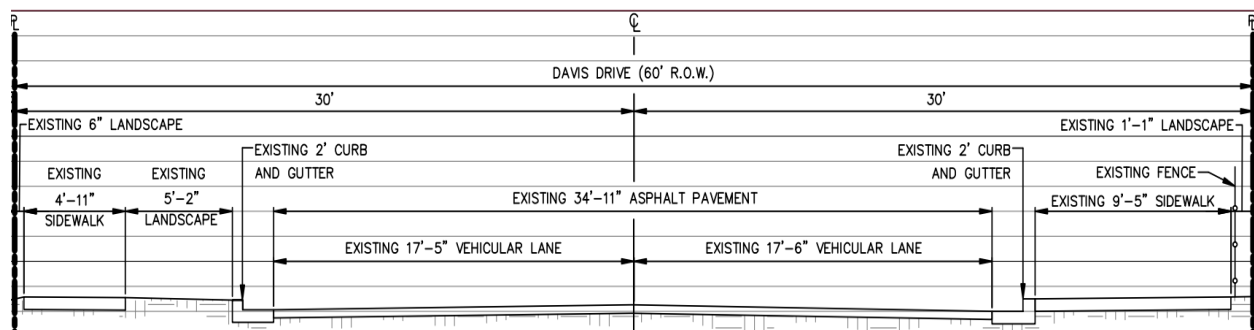
**EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS:** The applicant is requesting the following exceptions pursuant to El Paso City Code Section 19.10.050 (A)(1)(a) – (Roadway participation policies— Improvement of Roads and Utilities Within and or Abutting the Subdivision) of the current code. The exceptions include the following:

- To waive the construction of one foot (1') of planter strip along Davis Drive.

**REQUIRED CROSS-SECTION:**

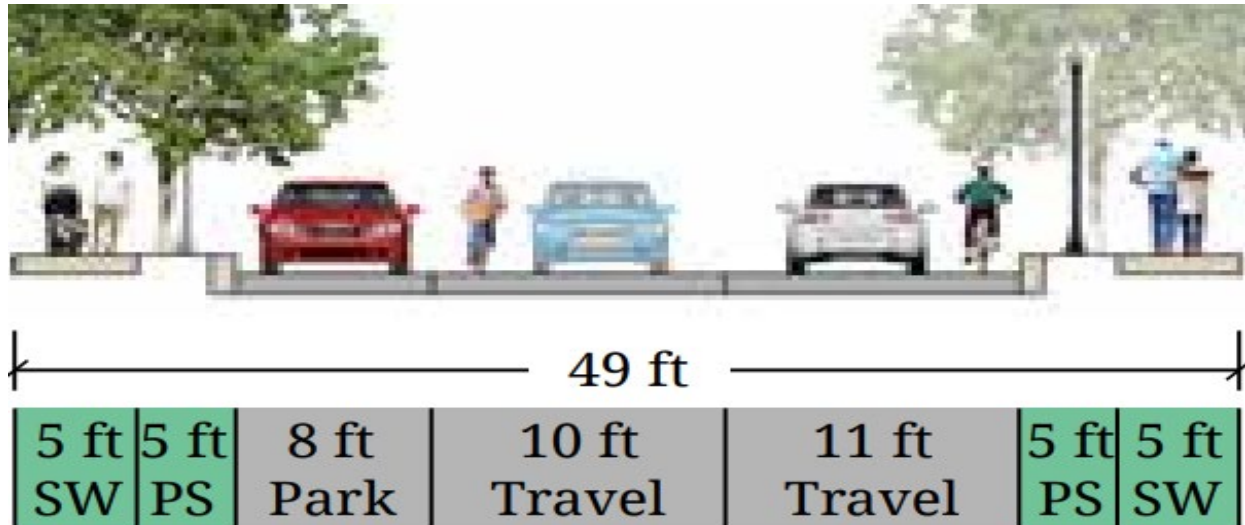


**EXISTING CROSS-SECTION:**

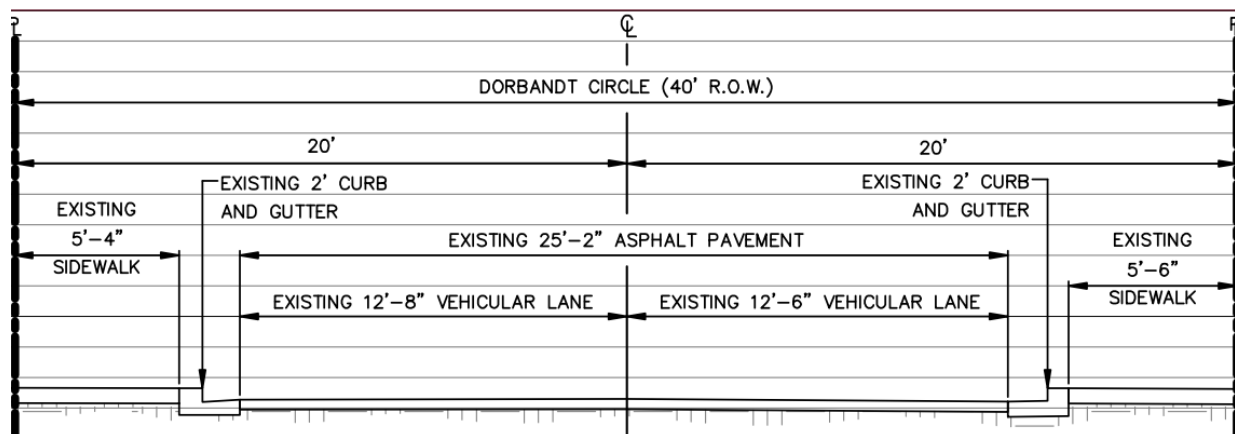


- To waive the dedication and construction of 4.5 feet of additional right-of-way, and the construction of five feet (5') of planter strip, and to allow the sidewalk to abut the roadway along Dorbandt Circle.

**REQUIRED CROSS-SECTION:**



**EXISTING CROSS-SECTION:**



**EVALUATION OF EXCEPTION REQUEST:** The exception request to waive right-of-way improvements meets the following criteria under El Paso City Code 19.10.050(A)(1)(a) – (Roadway Participation Policies— Improvement of Roads and Utilities Within and or Abutting the Subdivision). The section reads as follows:

Section 19.10.050(A)(1)(a)

The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

- a: Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood.



## DOROTHY WOODLEY HUNT SUBDIVISION

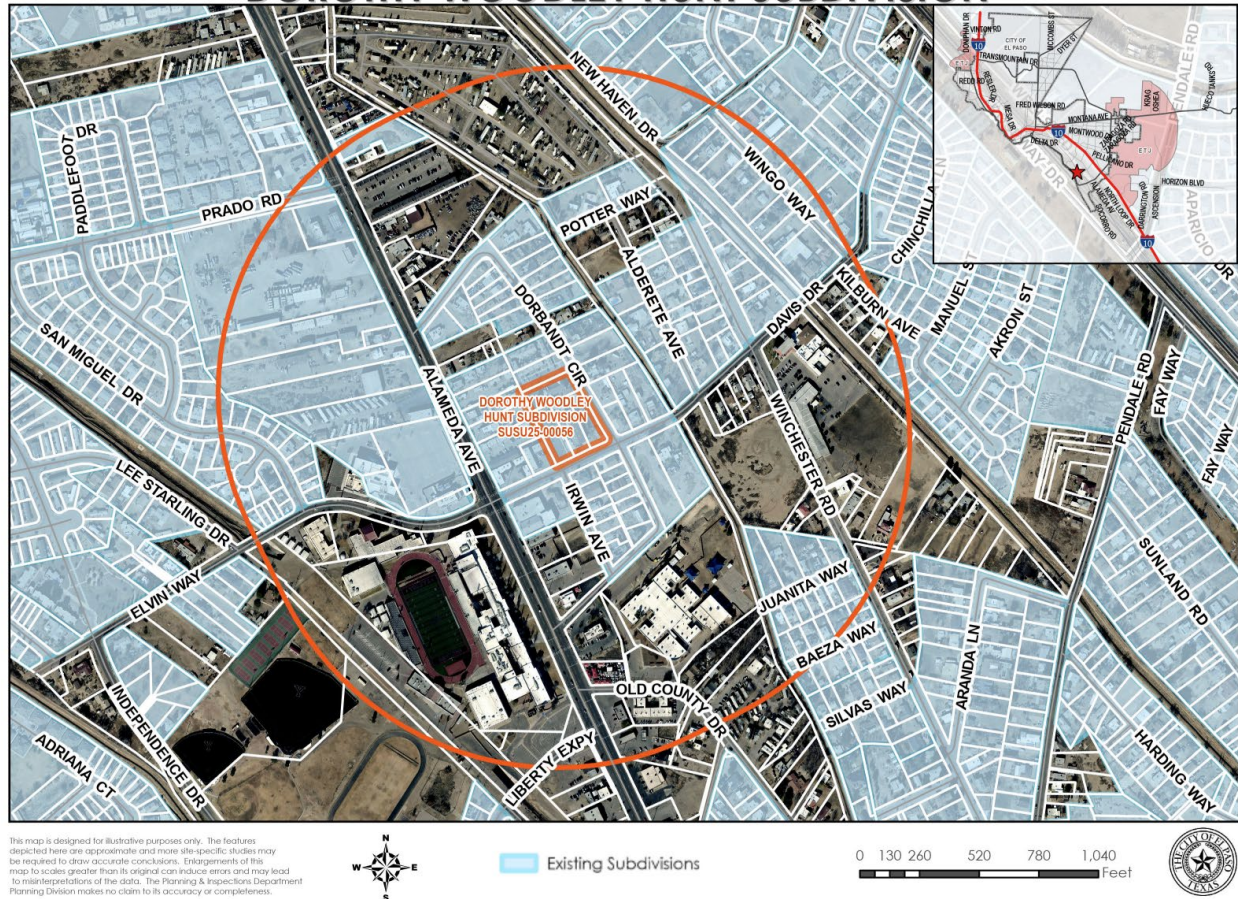


Figure B: Developed properties within a quarter mile of proposed subdivision

**NEIGHBORHOOD CHARACTER:** Surrounding neighborhood characteristics are identified in the following table.

Surrounding Zoning and Use	
North	A-2 (Apartments) / Apartments
South	R-4 (Residential) / Residential development
East	R-4 (Residential) / Residential development
West	A-2 (Apartments) and A-M (Apartment Mobile Home Park) / Apartments and Residential development
Nearest Public Facility and Distance	
Park	Pueblo Viejo (0.4 mi.)
School	Del Valle Middle School (0.09 mi.)
Plan El Paso Designation	
G-3, (Post-War)	
Impact Fee Service Area	
N/A	

**PUBLIC COMMENT:** Notices of the proposed replat were sent on June 26, 2025 to all property owners within 200 feet of the subject property and within the original subdivision. As of July 10, 2025, staff has not received any communication in support or opposition to this request.

**PLAT EXPIRATION:** This application will expire on **July 17, 2028**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

**CITY PLAN COMMISSION OPTIONS:**

Subdivision

City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications in conformance with all applicable code provisions shall be approved by the CPC. When a plat is brought forward to the CPC for review, the Commission may take any of the following actions:

1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of Title 19 of the El Paso City Code.
3. **Denial:** The CPC finds that the proposed plat is not in conformance with all applicable requirements of Title 19 of the El Paso City Code.

Waiver, Exception, Modification Request(s)

The approval of waivers from, or exceptions or modifications to any applicable code provision is at the discretion of the CPC, in consideration of any criteria provided by the El Paso City Code for the review of such waivers, exceptions, or modifications. In evaluating the request(s), the CPC may take any of the following actions:

1. **Approval** of the waiver, exception, or modification request(s), finding that the request(s) is in conformance with the relevant review criteria provided by the El Paso City Code, as reflected in the Staff Report. **(Staff Recommendation)**
2. **Partial approval of the waiver, exception, or modification request(s)**, finding that the request(s) is partially in conformance with the relevant review criteria provided by the El Paso City Code.
3. **Denial** of the waiver, exception, or modification request(s), finding that the request(s) does not conform to the review criteria provided by the El Paso City Code, as reflected in the Staff Report.

**ATTACHMENTS:**

1. Aerial Map
2. Preliminary Plat
3. Final Plat
4. Exception Request
5. Application
6. Department Comments



# ATTACHMENT 1

## DOROTHY WOODLEY HUNT SUBDIVISION



 Subject Property



This map is designed for illustrative purposes only. The features shown on this map are not intended to be used for legal purposes. The map is not a survey and should not be relied upon for legal purposes. The map is not a survey and should not be relied upon for legal purposes. The map is not a survey and should not be relied upon for legal purposes.









# ATTACHMENT 4



April 9, 2025

City of El Paso  
Planning and Inspections Department  
801 Texas Avenue  
El Paso, Texas 79901

Attn: Aaron Andaluz  
Planner

Re: SURF25-00033 – Dorothy Woodley Hunt Subdivision – Resubdivision Combination

Dear Mr. Andaluz:

Quantum Engineering Consultants, Inc. submits herewith our response to comments Number 17 and 18 on your 5-day review letter dated March 6, 2025. Although we acknowledge the Street Classifications in the El Paso Street Design Manual (SDM) for Davis Drive and Dorbandt Circle, they were both reconstructed several years back through a City of El Paso Capital Improvement Department project, and all roadway/drainage improvements were performed within the limits of the existing Rights-of-Way. This included sidewalks, curb & gutter, driveways, asphalt pavement, drainage improvements, etc.

As a point of clarification regarding Comment number 17 for Davis Drive, it states under Item b that the proposed subdivision is missing 2'-7" of roadway to make up 38 feet of roadway width. However, if you take the measurements from face of curb to face of curb, it measures 37'-11", only 1 inch shy of the required 38 feet. Each gutter width is 18" wide. The area is an established neighborhood, primarily consisting of single family dwelling units, and in our opinion, doesn't make sense to reconstruct these roadway segments in order to comply with the SDM. Therefore, QEC respectfully requests an exemption to reconstruct Davis Drive or Dorbandt Circle to match the street cross-sections as set forth in the El Paso Street Design Manual guidelines for Construction.

We appreciate your consideration of this request. Should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Fahh'.

Robert A. Gonzales, PE, CNU-A  
President



124 W. Castellano Drive  
Suite 100  
El Paso, Texas 79912  
P 915.532.7272  
F 915.532.7373  
quantum@QECeng.com

# ATTACHMENT 5



## RESUBDIVISION COMBINATION APPLICATION

DATE: 06/16/2025

FILE NO. SUSU25-00056

SUBDIVISION NAME: Dorothy Woodley Hunt Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
Being of replat of a portion of lot 9, and lots 7, 8 and 10, and a portion of lot 11, block 20, second amended map West Ysleta, and addition to the City of El Paso, El Paso County, Texas.

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	Non-Profit Organization	<u>2.0313</u>	<u>1</u>
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>1</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>2.0313</u>	_____

3. What is existing zoning of the above described property? R-4 Proposed zoning? R-4

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No ☐

5. What type of utility easements are proposed: Underground ☐ Overhead ☐ Combination of Both ☐  
\*Note: There is currently an existing electrical (OHE) easement.

6. What type of drainage is proposed? (If applicable, list more than one)  
storm water conveyance swales to on-site harvesting with drainage overflow flume

7. Are special public improvements proposed in connection with development? Yes ☒ No ☐  
\*Note: Sidewalk improvements and overflow drainage flume on Dorbandt Circle.

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ☒ No ☐  
If answer is "Yes", please explain the nature of the modification or exception Exception for ROW improvements for Dorbandt Circle and Davis Drive.



9. Remarks and/or explanation of special circumstances: \_\_\_\_\_

10. Improvement Plans submitted? Yes ☒ No ☐

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes ☐ No ☒

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Right



12.	Owner of record	YWCA El Paso Del Norte Region, 115 Davis Dr., El Paso, TX 79907	915-519-0006
		(Name & Address, Zip)	(Email) (Phone)
13.	Developer		
		(Name & Address, Zip)	(Email) (Phone)
14.	Engineer	Quantum Engineering Consultants, Inc. 124 W. Castellano Dr., Suite 100 El Paso, Texas 79912	blucero@qeceng.com 915-532-7272
		(Name & Address, Zip)	(Email) (Phone)
OWNER SIGNATURE:			Sereka Barlow Chief Executive Officer 6/18/25
REPRESENTATIVE SIGNATURE:			Bobby Gonzales 6/18/2025
REPRESENTATIVE CONTACT (PHONE):		915-539-1567	
REPRESENTATIVE CONTACT (E-MAIL):		bgonz@qeceng.com	

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

# **ATTACHMENT 6**

## **Planning and Inspections Department- Planning Division**

Developer / Engineer shall address the following comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
  - a. Original and current certificate tax certificate(s) with zero balance. (4 total tax certificates)
  - b. Provide original copies of the restrictive covenants as per plat note 11.
2. Please verify subdivision name is in bold-face type no smaller than one half inch in height.
3. Please verify Lot and Block number.

## **Planning and Inspections Department- Land Development Division**

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments:

1. No objections. Closure report is ok.

## **El Paso Water**

EPWater does not object to this request.

### **Water:**

There is an existing 8-inch diameter water main located along Davis Drive. The water main is located 22 feet south of the property, which is available to provide service.

There is an existing 8-inch diameter water main located along Dorbandt Circle. The water main is located 15 feet west of the east right of way line, which is available to provide service.

Previous water pressure from fire hydrant #00705, located at the southeast corner of Davis Drive & Dorbandt Circle, has yielded a static pressure of 108 pounds per square inch (psi), a residual pressure of 90 psi, and a discharge of 1,209 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the water services operation and maintenance of the above-described water pressure regulating device.

EPWater records indicate one active 3/4-inch water meter and one 1.5-inch active water meter. The service addresses for these meters are 135 Davis Drive and 115 Davis Drive.

### **Sanitary Sewer:**

There is an existing 24-inch diameter sanitary sewer main located along Davis Drive. The sanitary sewer main is located 30 feet south of the property. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

There is an existing 8-inch diameter sanitary sewer main located along Dorbandt Circle. The sanitary sewer main is located 22 feet east of the western property line, which is available to provide service.

### **General:**

EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.



## Stormwater:

We have reviewed the subdivision described above and provide the following comments:

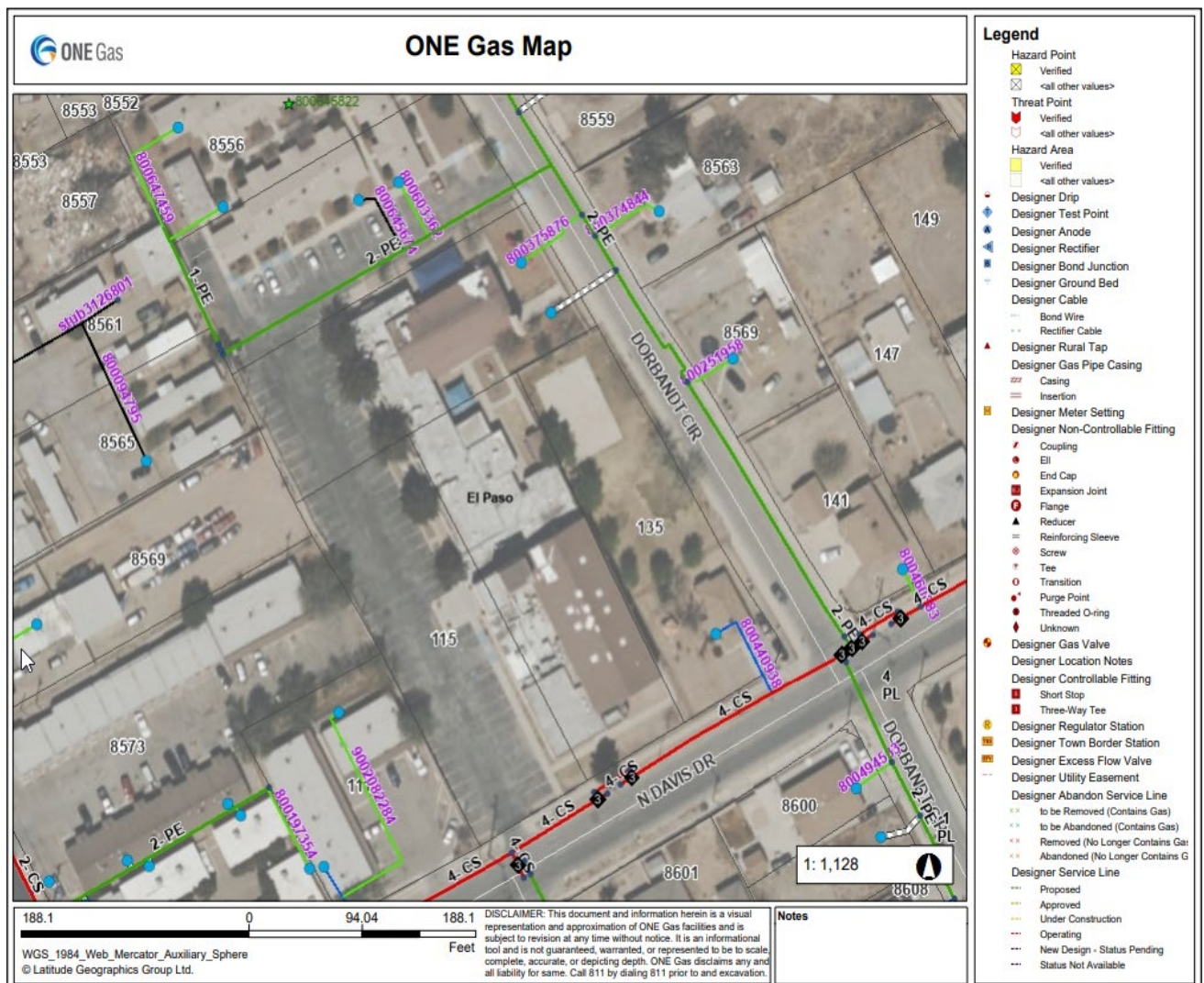
1. For any improvements, provide a conceptual Drainage Plan indicating existing and proposed major stormwater facilities as per Section 19.02.020 of the Municipal Code.
2. As per the Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of green space, water harvesting, and other conservation efforts, to the maximum extent practicable, per Section 19.19.010.
3. Ensure runoff does not flow off-site. Identify the final location of all the stormwater runoff.
4. The pond located at 8559 Dorbandt Circle was designed to hold part of the runoff generated in the lot prior to its development. Ensure all developed runoff is kept onsite.

## Texas Department of Transportation

No TXDOT comments as there appears to be no work affecting the ROW.

## Texas Gas

In reference to case SUSU25-00056 - Dorothy Woodley Hunt Subdivision, Texas Gas Service has two service lines at 115 & 135 N Davis Dr.



**Streets and Maintenance Department**

Traffic Engineering has the following comments:

- No objections to application
- Contract Management has no **new** comments, Signs & Markings has no comments and the Environmental Services Department has no comments.

**Traffic signals:**

The CONTRACTOR SHALL CONTACT ALL LOCAL UTILITY COMPANIES and CONDUCT ALL NECESSARY FIELD INVESTIGATIONS, INCLUDING POT HOLING PRIOR AND DURING BORE OR EXCAVATION NEAR ANY:

Traffic Signals, Hawk, and Warning Flashers, Traffic Communication Fiber Optics, Copper Lines and their Power Sources.

**Streets lights:**

Does not object to this request.

For the development of the subdivision a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals\*\*. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site\*\*\*. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)\* and any other applicable standards or requirements of the city.

Street Lights Department requires that all projects that involves a roadway is to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

**El Paso Central Appraisal District**

There are no comments for Dorothy Woodley Hunt subdivision from Central Appraisal.

**Parks and Recreation Department**

No comments received

**El Paso Electric**

No comments received.

**Sun Metro**

No comments received.

**Fire Department**

No comments received.

**Capital Improvement Department**

No comments received.

**El Paso County 911 District**

No comments received.



**El Paso County**

No comments received.

**El Paso County Water Improvement District #1**

No comments received.