



**DEVELOPMENT HEARING OFFICER
Action Sheet Minutes**

September 24, 2025

***Robert Lucero - Development Hearing Officer
Brennon Williams - Development Hearing Officer
Matt Myers - Development Hearing Officer***

Staff

***Jay Rodenbeck – Development Services Planning Manager
Angela Gomez - Hearing Monitor***

1. **[PR-2025-020112](#)**
MINOR PLT-2025-00045 – MINOR
PRELIMINARY/FINAL PLAT

IDO - 2025

TIM ALDRICH agent for **GIOVANNI COPPOLA** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 3, CUTTER INDUSTRIAL PARK UNIT 6** zoned **NR-LM**, located at **3601 and 3701 PRINCETON DRIVE NE on WEST SIDE OF PRINCETON DRIVE NE between AZTEC ROAD NE AND COMANCHE ROAD NE** containing approximately **2.4618** acre(s). **(G-16)**

PROPERTY OWNERS: GIOVANNI COPPOLA

REQUEST: Eliminate lot line, create 3 lots from 2, grant cross-lot access and cross-lot drainage easement

The Preliminary/Final Plat is approved with the following conditions:

Planning:

- **Parking exhibit is requested for the land uses per lots, along with Proof of Firewall**
 - **Correct Project and Application numbers must be added to the Plat**
 - **Date of approval by the DHO shall be included on the plat**
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2. [PR-2024-010846](#)
MINOR PLT-2025-00047 – MINOR
PRELIMINARY/FINAL PLAT

SKETCH 8-6-25 (DFT)
IDO -2025

CONSENSUS PLANNING | JIM STROZIER & JOSH ROGERS
agents for **TITAN HIWAY LAND, LLC** requests the
aforementioned action(s) for all or a portion of: **Lots/Tracts**
LTS 1 THRU 5 IN BLK 41 UNIVERSITY HEIGHTS ADDITION &
LOT 1 BLOCK 3 MONTE VISTA ADDITION zoned **MX-M**,
located at **3200 CENTRAL AVENUE, SOUTHEAST CORNER**
OF CENTRAL AND BRYN MAWR containing approximately
1.0116 acre(s). (K-16)

PROPERTY OWNERS: TITAN HIWAY LAND, LLC

REQUEST: Consolidate existing 6 lots and vacated right of way
into one new lot, grant easements

The Preliminary/Final Plat is approved with the following
conditions:

Planning:

- Add a note to the plat with the alley width
determination detail
- The Project and Application numbers must be added to
the plat before final sign-off
- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO
approval shall be recorded on the Plat
- A copy of the AGIS-approved DXF file must be
submitted prior to the final sign-off of the Plat.
- Real Property must sign the Plat

3. [PR-2025-020104](#)
**MINOR PLT-2025-00046 – MINOR
PRELIMINARY/FINAL PLAT**

SKETCH 9-17-25 (DFT)
IDO - 2025

JOHN STAPLETON & RENEE REGAL agents for **GEORGE B. HANEY** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 4, Block 8, BARON BURG HEIGHTS MENDELSBERGS** zoned **MX-L**, located at **513 ORTIZ DR SE** between **ZUNI ROAD SE** and **BELL AVENUE SE** containing approximately **1.07** acre(s). (**L-18, L-17**)

PROPERTY OWNERS: GEORGE B. HANEY
REQUEST: San Mateo Minor Plat Application

The Preliminary/Final Plat is approved with the following conditions:

Planning:

- The project and application numbers must be added to the Plat
- A Zoning Certificate must be issued for this case after the appeal period ends on October 3, 2025 prior to final sign-off of the plat
- Proof of the Zone Map Amendment (ZMA) Notice of Decision (NOD) must be submitted prior to the final sign-off of the plat
- A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat
- The date of the DHO approval shall be recorded on the Plat.
- If infrastructure is required, an Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.

Transportation:

- Please add widening of sidewalk along Ortiz from 3.5' to 5' to an infrastructure list

4. [PR-2018-001499](#)
**MAJOR PLT-2025-00013 – EXTENSION OF
PRELIMINARY PLAT**

SKETCH 10-23-24 (DFT)
IDO – 2025
T/MPOS

NICOSHA SCHEDLBAUER agent/applicant for **ACES AND EIGHTS DEVELOPMENT LLC** requests the aforementioned action(s) for all or a portion of: **Lot/Tract A, MCMAHON COMMONS** zoned **MX-L, R-1B**, between **Universe Blvd & Kayenta St on McMahan** containing approximately **5.91098** acre(s). (**A-10**)

PROPERTY OWNERS: ACES AND EIGHTS DEVELOPMENT LLC
REQUEST: Preliminary Plat Extension

The Extension of Preliminary Plat is approved.

5. [PR-2022-007501](#)
[MINOR PLT-2025-00048](#) – MINOR
PRELIMINARY/FINAL PLAT

IDO - 2025

CSI - CARTESIAN SURVEYS | RYAN MULHALL agent for DANIEL LOY requests the aforementioned action(s) for all or a portion of: **Lot/Tract 1 & 2, Block 47, UNIVERSITY HEIGHTS** zoned **R-MH, MX-T**, located at **3300 SILVER AVENUE SE between 208 WELLESLEY DR SE at SOUTHEAST CORNER** containing approximately **0.9764** acre(s). **(K-16)**

PROPERTY OWNERS: DANIEL LOY

REQUEST: Consolidate lots 1 thru 6, block 47 of University Heights into one new lot. Plat also dedicates additional right-of-way to portions of east adjoining alleyway

DEFERRED TO OCTOBER 8TH, 2025.

6. [PR-2021-006236](#)
[MINOR PLT-2025-00049](#) – MINOR
PRELIMINARY/FINAL PLAT

SKETCH 6-18-25 (DFT)

IDO - 2025

CSI - CARTESIAN SURVEYS | RYAN MULHALL agent for TITAN JOURNAL CENTER LAND, LLC requests the aforementioned action(s) for all or a portion of: **Lot/Tract A3A, A3B, LEGACY AT JOURNAL CENTER** zoned **NR-BPL**, located at **5161 LANG AVE NEAR THE SOUTHWEST CORNER OF PASEO DEL NORTE and I-25 FRONTAGE ROAD** containing approximately **2.971** acre(s). **(D-17, D-18)**

PROPERTY OWNERS: TITAN JOURNAL CENTER
LAND, LLC

REQUEST: Adjust lot line between two existing Tracts

The Preliminary/Final Plat is approved with the following conditions:

Planning:

- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided
- The date of the DHO approval shall be recorded on the Final Plat.
- The application number must be added to the plat
- On the Plat, the old tract number for Tract A-3-A is still depicted, staff believes it is intended to be Tract A-3-A-1. The old tract number must be corrected on the Plat.
- The language for easement note #11 must be corrected to note the new tract numbers A-3-A-1 and A-3-B-1.

7. [PR-2021-005479](#)
[SD-2024-00116](#) – MINOR
PRELIMINARY/FINAL PLAT

SKETCH 4-17-24 (DFT)
IDO – 2022

CSI – CARTESIAN SURVEYS, INC. agent for SLN PROPERTIES LLC requests the aforementioned action(s) for all or a portion of: **LOTS 1-7, 17, 18, AND "X", BLOCK 7, WAGGONMAN-DENISON ADDITION** zoned **MX-H** and **MX-M**, located at **9307 CENTRAL AVE NE** between **GENERAL CHENNAULT ST NE** and **GENERAL PATCH ST NE** containing approximately **1.0293** acre(s). **(K-20)** *[Deferred from 7/17/24, 7/31/24X, 10/30/24w, 12/18/25w, 2/26/25w, 4/23/25w]*

PROPERTY OWNERS: Sinh Nguyen

REQUEST: Lot consolidation from 10 existing lots to one new lot, dedicate right-of-way to both frontages. Property has two existing commercial buildings with different MX zoning types. Will seek zone map amendment to unify

The Preliminary/Final Plat is approved with the following conditions:

Planning :

- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- The date of DHO approval shall be added to the plat.
- There is an Infrastructure List (IL) included with this request. A recorded Infrastructure Improvements Agreement (IIA) based on the IL must be submitted prior to final sign-off of the Plat.
- The application number must also be added to the Infrastructure List.

8. [PR-2024-010951 aka PR-2024-010617](#)
MINOR PLT-2025-00043 – MINOR PRELIMINARY/FINAL PLAT

SKETCH 10-2-24 (DFT)

IDO - 2025

JEEBS & ZUZU LLC agent for **YES HOUSING, INC. AND CHELSEA INVESTMENT CORPORATION** requests the aforementioned action(s) for all or a portion of: **Lot/Tract 165**, zoned **MX-M**, located at **701 COORS BLVD NW, WEST SIDE of COORS BLVD between FORTUNA and GLEN RIO ROAD and between 64TH STREET and COORS BLVD** containing approximately **13.77** acre(s). **(J-10)** *[Deferred from 9/10/25]*

PROPERTY OWNERS: GREVEY HELEN A & MARIANNE GREVEY FISCHER & AVS LLC

REQUEST: consolidating four lots to three lots in order to establish the appropriate lot configuration to establish an affordable housing project. This project consists of one parcel containing 128 units and the other parcel is slated to contain 144 units. The site is also planned to provide a Head Start facility for the residents of the proposed apartments as well as the surrounding community as a last phase

DEFERRED TO OCTOBER 8, 2025.

Other Matters: None

ADJOURNED: 11:05

DFT SIGNING SESSION