



# City of San Antonio

## Agenda Memorandum

**File Number:**  
{{item.tracking\_number}}

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**Agenda Item Number:** {{item.number}}

**Agenda Date:** November 15, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

LAND-PLAT-21-11800644 (The Bungalows at Hotwells (IDZ-1))

**SUMMARY:**

Request by Peter Greenblum, PBG Ventures LLC, for approval to subdivide a tract of land to establish The Bungalows at Hotwells (IDZ-1) Subdivision, generally located southwest of the intersection of Interstate 37 and East Southcross Boulevard. Staff recommends Approval. (Nicole Salinas, Principal Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** 3

**Filing Date:** October 31, 2023

**Owner:** Peter Greenblum, PBG Ventures LLC

**Engineer/Surveyor:** Up Engineering + Surveying  
**Staff Coordinator:** Nicole Salinas, Principal Planner, 210-207-8264

**ANALYSIS:**

**Zoning:** "IDZ-1" Limited Intensity Infill Development Zone

**Master Development Plan:** N/A

**Acreage:** .0562

**Number of Residential Lots:** 6

**Number of Non-Residential Lots:** 1

**Linear Feet of Streets:** 0

**Street Type:** N/A

**ISSUE:**

**This plat does not include any requests for a variance and conforms to the state law and the Unified Development Code (UDC).**

**ALTERNATIVES:**

Per State Law, Section 212.009 and Unified Development Code (UDC), Section 35-432(e), the Planning Commission must approve plats that conform to state law and the Unified Development Code.

**RECOMMENDATION:**

Staff recommends Approval.