

P&Z CASE NO. 444 934 PATTERSON AVE SPECIFIC USE PERMIT

APRIL 15, 2025



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

SUMMARY



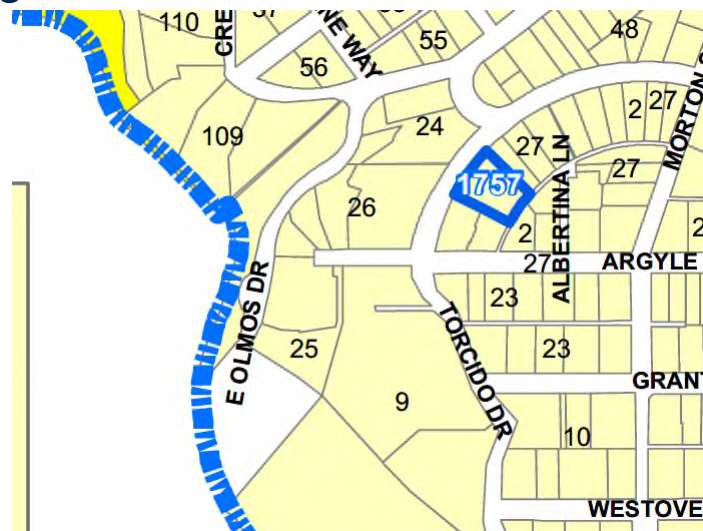
- Applicant, The Argyle, is requesting approval of a Specific Use Permit (SUP) for:
 - Proposed addition to north side of existing building
 - Consolidate all prior SUPs relating to The Argyle into omnibus SUP to support its operation of a dining, social club and venue on associated premises, all zoned Single Family District (SF-A)
 - Parking plan to support operations
- Case tabled from November 2024 meeting
 - SUP terms revised since November meeting & conversations between P&Z subcommittee, Argyle & organized neighbors

PROPERTY



- SF-A
- The Argyle Club – East side of Patterson between Argyle & Estes/Crescent
 - 934 Patterson, 820 Patterson, 423 Argyle & 2,417sq ft track of land
- Off-Street Parking
 - 815 Patterson – West side between Argyle & Estes/Crescent
 - Northernmost 150ft of 401 Torcido – West side between Argyle & Grant
- Specific Use Permit (SUP) –
revised March 2025

ZONING



- SF-A

BACKGROUND



- The Argyle a private philanthropic dinner club owned by Texas Biomedical Research Institute (Texas BioMed)
- The Argyle's requested SUP intends to:
 - Add North Addition of 9,904 sq. ft. to existing building in existing parking lot on property's Northwest corner
 - Consolidate all prior SUPs into an omnibus SUP to operate dining, social club & venue
 - Encompasses areas used for Club operations & parking
 - Provide parking plan, to include access to leased off-site locations

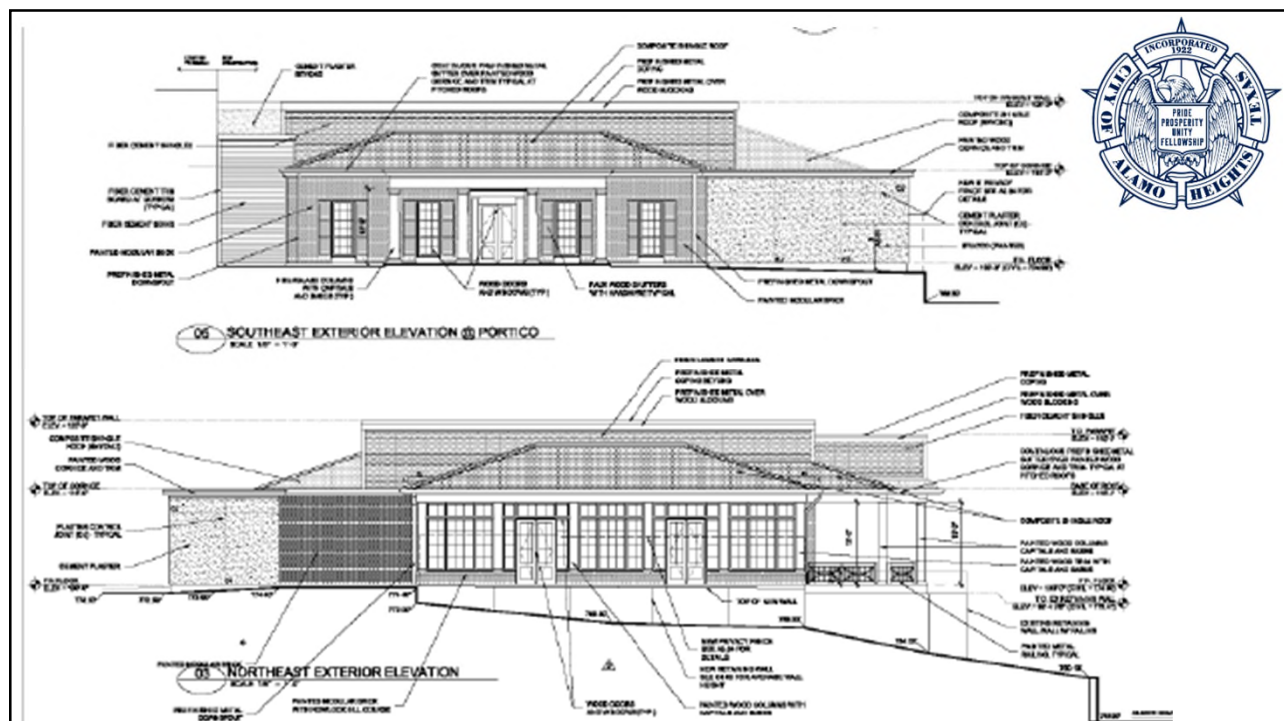
BACKGROUND

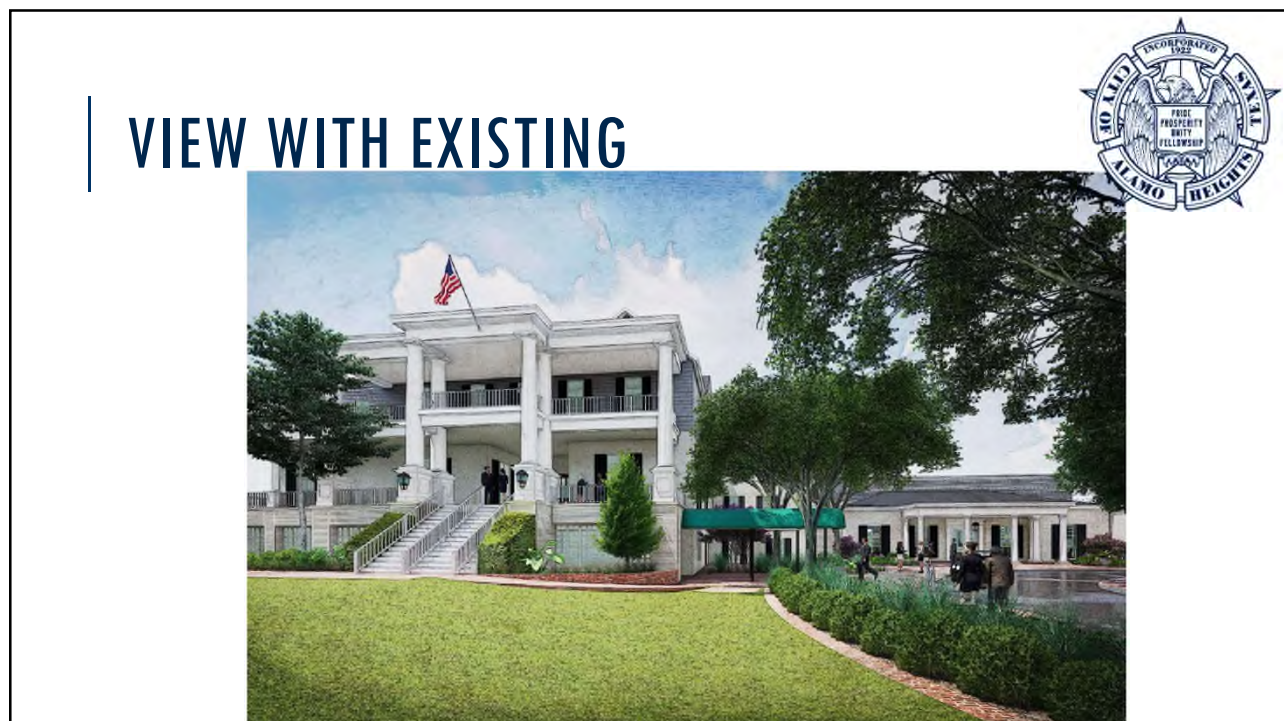
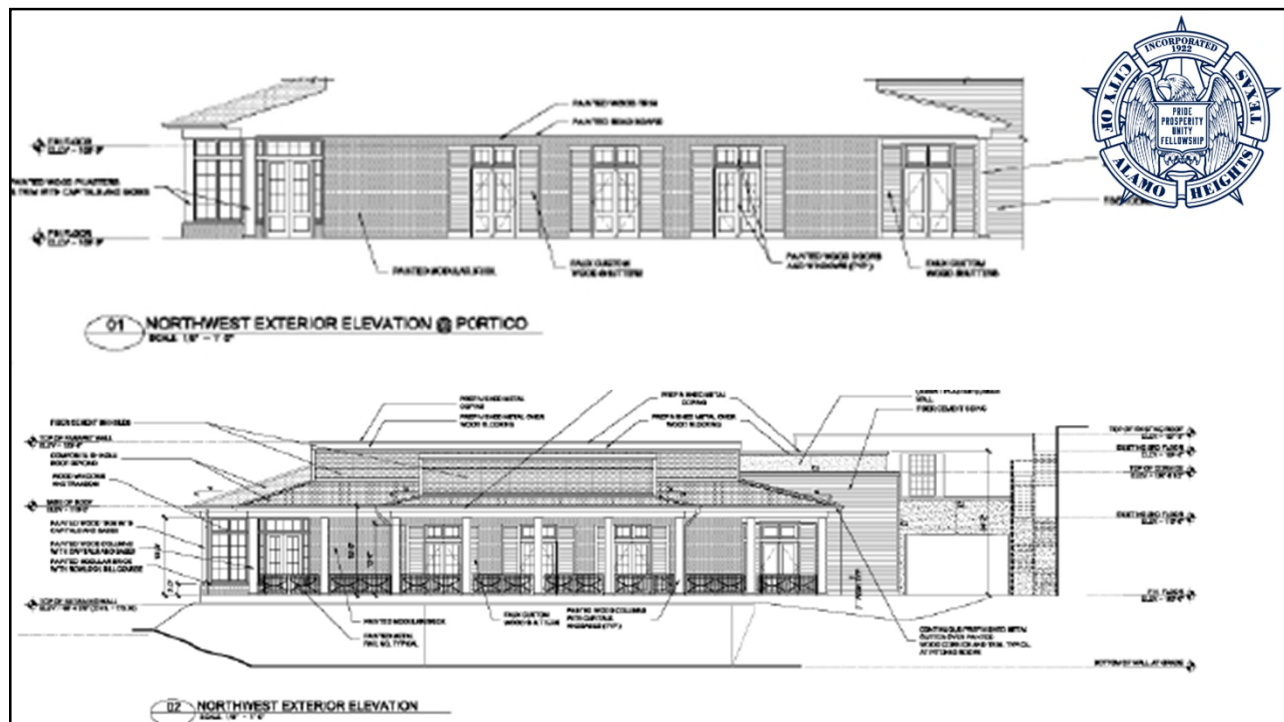


- The Argyle granted numerous special exceptions & variances since original 1955 variance & special exception
 - July 6, 1955 – 934 Patterson, Board of Adjustment action to operate private club
 - February 25, 2008 – 815 & 820 Patterson, SUPs for parking lots
 - December 11, 2017 – Deed to 2,417sq ft tract of land
 - November 13, 2018 – 423 Argyle, SUP for parking & employee break area
- Proposed SUP request to consolidate all existing SUPs into an omnibus SUP for The Argyle operations
 - All addresses listed above, plus northernmost 150ft of 401 Torcido (parking lease)

BACKGROUND

- Original SUP considered by P&Z on November 04, 2024 & tabled until February 03, 2025
 - P&Z members recommended committee of P&Z members meet with The Argyle & organized group of neighbors to develop a compromise SUP prior to February 2025 meeting
- In early 2025, applicant rescheduled case for March 03 & then April 07
- In March 2025, original SUP withdrawn by applicant & revised SUP submitted for April 2025 consideration
- Staff rescheduled consideration of revised SUP for April 15, 2025 special meeting





VIEW FROM ARRIVAL PARKING COURT



VIEW OF ARRIVAL



VIEW OF ARRIVAL WITH EXISTING



REVISED SUP PROPOSAL



- In March 2025, revised SUP submitted for April 2025 consideration
 - Revised SUP updates include:
 - Provide weather-related conditions for use of tents/canopies
 - Provide annual limits on number of events per attendance level
 - Only allow use of electric or battery-operated blowers during limited hours
 - Prohibits purchase of additional properties except neighboring 401 Torcido ("Tennis Court Property") – residential portion to remain
 - Parking plan removes City-owned lot & designates Episcopal Diocese lot for employee & vendor overflow only



PROPOSED NUMBER OF EVENTS

- Revised requested SUP proposes annual limits on the number of events per event size

Contracted Attendance (Number of Persons)	Annual Events Permitted
250 – 400	90
401 – 600	14
601 – 750	6
751 – 1,200	2

- May not be more than a single event in each category per calendar day
- For all events over 600 persons, notice to be posted
- Event attendance cap excludes Easter, Mother's Day, Thanksgiving & Christmas



PARKING PLAN - REVISED

- Parking Plan in revised SUP designates locations for existing & future parking spaces & parking operations
 - Existing off-street parking to be supported with construction of parking lot at Tennis Court Property south of The Argyle & area under Hwy 281 overpass on E Olmos
 - Propose total of 305 spaces
 - 245 spaces for guest & valet parking, plus 60 leased spaces at Episcopal Diocese for employee & vendor overflow only
 - Original SUP had 372 spaces, including 67 at Judson Nature Trail Lot (City owned)
 - Parking requirements for guests, pickup/drop-off locations, employee & vendor parking & idling of busses

PROPOSED PARKING SUPPLY - REVISED



- Proposed parking supply, per revised SUP's Parking Plan

Facility Name	Address	Owner	Parking Capacity	Legal Status
The Argyle Club	934 Patterson	TX BioMed	36*	Own
Argyle Club Parking Lot	815 Patterson	TX BioMed	45	Own
Tennis Court South	401 Torcido	T. D. Word Family Trust	56	Lease
US 281 Bridge	1454 E Olmos	TxDOT	108**	Lease
Subtotal – Guest & Valet Parking Areas			245	
Episcopal Diocese-W TX	111 Torcido	Episcopal Diocese-W TX	60	Lease – Employee/vendor overflow only
TOTAL PARKING SPACES			305	Own or lease

* The Argyle Club current capacity is 58 spaces; to be reduced to 36 with proposed North Addition

** US 281 Bridge contingent upon SUP approval & construction of surface parking lot

POLICY ANALYSIS



- Planning & Zoning Commission (P&Z)**
 - SUP – November 04, 2024 (Tabled for February 03, 2025, rescheduled by applicant for March 03 & April 07 & then rescheduled by staff for special meeting on April 15)
 - Revised SUP – April 15, 2025 Special Meeting
- Architectural Review Board (ARB)**
 - Preliminary Review – March 19, 2024
 - Final Review – November 19, 2024 (Motion to recommend denial – Aye: 3, Nay: 2)
- City Council**
 - Notice of Intent (ARB) – March 25, 2024
 - P&Z & ARB Recommendations – April 28, 2025
- Technical and administrative reviews of proposed elevations and landscaping plans will be required to ensure compliance with current building and zoning code regulations.

PUBLIC NOTIFICATION

- Postcards – mailed to property owners within a 200-foot radius
- Notices – posted on City website and on property
- Legal Notice – posted in official newspaper of the City (SA Express News)
- Responses received within 200ft:
 - Support: (0) Oppose: (0) Neutral: (0)
- Responses received outside 200ft:
 - Support: (0) Oppose: (0) Neutral: (0)

