



CITY OF ALAMO HEIGHTS  
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT  
6116 BROADWAY  
SAN ANTONIO, TX 78209  
210-826-0516

**Planning & Zoning Commission Meeting  
Monday, April 01, 2024 – 5:30 P.M.**

Take notice that a regular Planning & Zoning Commission Meeting of the City of Alamo Heights will be held on **Monday, April 01, 2024 at 5:30pm** in the City Council Chamber, located at 6116 Broadway, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

**INSTRUCTIONS FOR TELECONFERENCE:** Members of the public may also participate via audio by dialing 1-346-248-7799 and entering Meeting ID 89047228116. If you would like to speak on a particular item, when the item is considered, press \*9 to “raise your hand”. Citizens will have three (3) minutes to share their comments. The meeting will be recorded.

The City cannot guarantee participation by phone due to unforeseen technical difficulties or provide prior notice if they occur; therefore, the City urges your in-person attendance if you require participation.

**Case No. 435** – Public hearing, consideration, and action will take place on **Monday, April 01, 2024 at 5:30pm** regarding a request of Beth Smith of The Argyle, applicant, representing the Texas Biomedical Research Institute, owner, for a Specific Use Permit (SUP) to consolidate all prior Specific Use Permits relating to The Argyle into an omnibus SUP to support its operation of a dining, social club and venue on the premises located at 934 Patterson Ave, 815 Patterson Ave, 820 Patterson Ave, 423 Argyle Ave, a 2,417sq ft track of land, the northernmost one hundred fifty feet (150ft) of 401 Torcido Dr, and 804 Patterson Ave all zoned Single Family District (SF-A).

The City Council of the City of Alamo Heights will conduct a public hearing on **Tuesday, April 23, 2024 at 5:30pm** relating to the recommendations of the Planning and Zoning Commission regarding the same issues.

**City of Alamo Heights  
Architectural Review Board  
Project Review Application  
The Argyle Renovation and Expansion**

**PROJECT DESCRIPTION**

The renovation and expansion of the Argyle Club is being designed by the architectural firm, **three**, lead by it's founding principal, Gary Koerner, whose most recent work in San Antonio includes Hotel Emma and The Cellars at Pearl. His firm has designed hospitality projects in San Antonio for over two decades including The Westin on the Riverwalk and The Contessa hotel. John Troy, the San Antonio residential landscape architect, is also part of the design team. John has previously been involved with conceiving and implementing the landscape design at the Argyle.

Recently, the proposed project received from the Texas Historical Commission approval for appropriateness of design in accordance with the Interiors' Standards for Preservation of Historic Properties.

The project will include renovation of 2,176 square feet of existing space and a building extension and basement totaling 9,684 square feet of new support and function space restrooms, and service components as an extension of the Argyle Club's hospitality venues. The renovations and extension are located to the rear of the property, maintaining the current arrival court. It's location behind the frontage of the existing two-story Argyle Club respects that great Greek Revival building and minimizes its visual impact from Patterson Street, further embracing the canopy and foliage of the many mature live oaks located in the arrival court.

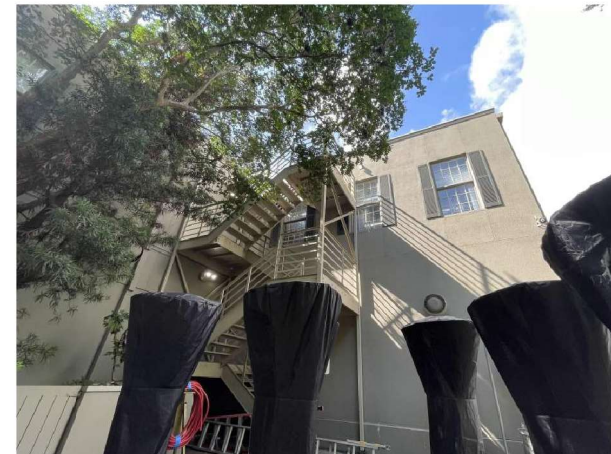
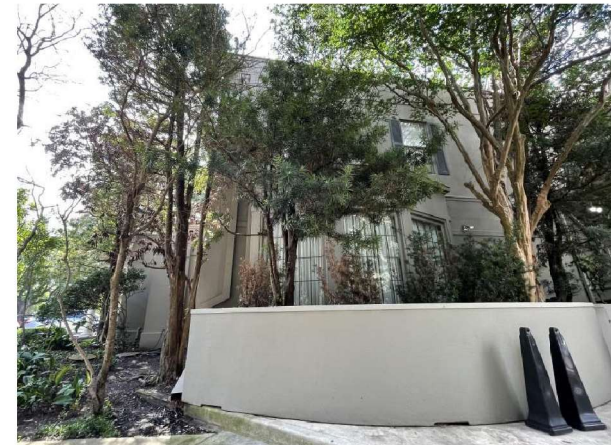
The architecture has been carefully crafted to respond to the context of the Greek Revival style with a portico of columns at the entry to the building and another columned terrace portico on the west side. Windows are wood, multiplane, triple sash type with operable shutters reflective of the window styles on the existing Argyle Club building. Exterior materials include plaster with painted wood trim, painted brick and wood scalloped shingles. The roof heights of the proposed building vary from sixteen feet to twenty-seven feet at the highest point. The maximum roof height of the existing building is 44'-0" to ridge of roof.

Landscape materials of flowers and vegetation consistent with a residential look embrace the base of the building. The hardscape materials are a repetition of the use of D'Hanis brick, extended from the existing Argyle Club to the extension entry, North Garden and Sunset Terrace located to the east.

Service to the proposed extension is provided along the rear, at the southwest corner maintaining the existing fire lane where a 1,200 S.F. storage building is also being added to house movable furniture and dry goods. A basement wine cellar is also included in the project improvements.

The owner and developer of this project is Texas Biomedical Research Institute.





# The Argyle

934 Patterson Ave  
San Antonio, Texas 78209

Project No.	20008
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Date \_\_\_\_\_  
Phone: \_\_\_\_\_

11500

## Revisions

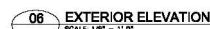
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**Key Plan:**

Sheet Description:

EXISTING  
PHOTOS

Sheet Number:



11-03-2023

934 Patterson Ave  
San Antonio, Texas 78209

[illegible]

## EXTERIOR ELEVATIONS

A3.01

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SYMBOL LEGEND	
GM	GAS METER
GV	GAS VALVE
ICV	IRRIGATION CONTROL VALVE
LP	LAMP POST
PP	POWER POLE
SC	SANITARY SEWER CLEANOUT - SINGLE
DC	SANITARY SEWER CLEANOUT - DOUBLE
SS	STREET SIGN
WM	WATER METER
WV	WATER VALVE

LINE LEGEND	
---	EASEMENT
---	OVERHEAD UTILITY LINE
---	PROPERTY LINE
---	TRACT LINE
---	WOOD FENCE
---	UNDERGROUND WATER LINE

design that fits the human spirit

Project No. 20096

Date January 23, 2023

Issue FOR CONSTRUCTION GMP SET

Revisions	No.	Description	Date

Key Plan:

Sheet Description:

LANDSCAPE PLANTING PLAN

Sheet Number: L1.00

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**The Argyle**

934 Patterson Ave  
San Antonio, Texas 78209

LANDSCAPE PLANTING DESIGN TO BE USED IN CHARACTER WITH EXISTING LANDSCAPE PLANTINGS OF THE ARGYLE OVERALL CHARACTER TO BE RESIDENTIAL IN SCALE & CHARACTER. THIS IS A LANDSCAPE PLAN TO BE DEVELOPED IN SCALE & CHARACTER WITH THE ARCHITECT'S DESIGN. FINAL DETAILS & DESIGN VERIFICATION PROJECT WITH OWNER, ARCHITECT & BUILDING.

OUTER LANDSCAPE PLANTINGS - ON A SEPARATE PLAN.

SEE ARCH. DRAWINGS FOR FENCING & RETAINING WALLS.

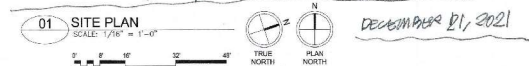
SEE CIVIL ENGINEER'S DRAWINGS FOR ALL GRADING & DRAINAGE.

A SEPARATE SPRINKLER PLAN TO BE DEVELOPED.

**THE ARGYLE EVENT BUILDING**  
**LANDSCAPE PLANTING PLAN**

John S. Troy, FASLA  
John S. Troy, LANDSCAPE ARCHITECT  
jstroy@three.net

DECEMBER 21, 2021












VIEW WITH EXISTING ARGYLE CLUB



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PROJECT NO. 20008

DATE 11-09-2022

PHASE 1

PROJECT NAME

CLIENT NAME

PROJECT ADDRESS

Sheet

11-09-2022

The Argyle

934 Patterson Ave  
San Antonio, Texas 78209

Project No. 20008

Date 11-09-2022

Phase 1

Revisions		
No.	Description	Date

Key Plan

Sheet Description  
RENDERINGS

Sheet Number  
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VIEW OF ARRIVAL WITH EXISTING ARGYLE CLUB



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1000 Broadway Ave  
Suite 200  
San Antonio, TX 78205

210.443.4400

info@threedesignllc.com

11-09-2022

11-09-2022

11-09-2022

The Argyle

934 Patterson Ave

San Antonio, Texas 78209

Project No.

20008

Date

Phone

Revisions

No.	Description	Date

Key Plan

Sheet Description

RENDERINGS


Sheet Number

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VIEW OF SUNSET TERRACE



design llc | the human space

1000 Broadway Ave  
Suite 200  
San Antonio, TX 78207

210.448.4800

info@threedesignllc.com

11-09-2022

11-09-2022

11-09-2022

The Argyle

934 Patterson Ave  
San Antonio, Texas 78209

Project No.

20008

Date

Phase

Revisions

No.	Description	Date

Key Plan

Sheet Description

RENDERINGS

Sheet Number

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