

CITY OF ALAMO HEIGHTS
CITY COUNCIL
April 28, 2025

A regular meeting of the City Council of the City of Alamo Heights, Texas was held at the Council Chamber, located at 6116 Broadway, San Antonio, Texas, at 5:30 p.m. on Monday, April 28, 2025. A teleconference was held via Zoom; staff and meeting attendees were welcomed in the Council Chamber.

Composing a quorum were:
Mayor Bobby Rosenthal
Mayor Pro Tem Lynda Billa Burke
Councilmember Lawson Jessee
Councilmember Karl P. Baker
Councilmember Blake M. Bonner
Councilmember Trey Jacobson

Also attending were:
City Manager Buddy Kuhn
Assistant City Manager Phillip Laney
City Attorney Frank J. Garza
City Secretary Elsa T. Robles
Police Chief Rick Pruitt
Fire Chief Allen Ottmers
Community Development Services Director Lety Hernandez
Deputy Police Chief Cindy Pruitt

Not attending:
Assistant to City Manager Jennifer Reyna
Public Works Director Frank Orta

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Mayor Bobby Rosenthal opened the meeting at 5:32 p.m. He asked everyone to join him in a moment of silence in memory of Hall Hammond, founder of the City's July 4th parade, and Robert Galindo, City of Alamo Heights Finance Director, who both passed away recently.

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Item # 1 Approval of Minutes

Mayor Rosenthal asked the City Council for a motion on the April 14, 2025 City Council Meeting minutes. Councilmember Blake M. Bonner moved to approve the minutes as presented. The motion was seconded by Mayor Pro Tem Lynda Billa Burke and passed by unanimous vote.

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Item # 2 Announcements

Mayor Rosenthal read the following caption.

a. Election Day Polling Site for May 3, 2025 Special Election

City Secretary Elsa T. Robles announced the City Hall Council Chamber would be a polling site on election day, Saturday, May 3rd from 7:00 AM to 7:00 PM. She reminded everyone the City was having a Special Election for the reauthorization of local sales and use tax at the rate of one half of 1% to continue funding for maintenance of city streets.

b. May City Council Meeting Rescheduled

Ms. Robles stated the second regular City Council meeting in May falls on Memorial Day, Monday, May 26th and will be rescheduled for Tuesday, May 27th at 5:30 p.m.

c. Fiesta Medals

Ms. Robles announced Fiesta medals are in and are available to the public. It is one per resident and two per household. Residents can pick them up during regular business hours.

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Item # 3 Citizens to be Heard

Mr. Scott Breen, resident, shared concerns regarding noise from construction next door. He stated his family is frequently disturbed early in the morning with loud contractor trucks and noted the house has been under construction for a couple of years with no end in sight.

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Mayor Rosenthal took the opportunity to welcome a Boy Scout in the audience.

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Items for Individual Consideration

Item # 4 Mayor Rosenthal read the following caption.

Public Hearing – Planning and Zoning Case No. 444. A request of Beth Smith of The Argyle, applicant, representing the Texas Biomedical Research Institute, owner, for a Specific Use Permit (SUP) to add on north side of existing building an addition at 934 Patterson and 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, and the northernmost one hundred fifty fee (150ft) of 401 Torcido Dr all zoned Single Family District (SF-A).

Mayor Rosenthal addressed the audience. He stated both parties would be given equal time to present their points on the request. The Planning and Zoning Commission Chair, Lori Becknell,

would also speak on behalf of the Commission regarding their findings and deliberations. Anyone who signed up to speak will have two minutes to share their thoughts.

Assistant City Manager Phillip Laney presented the item. He stated the applicant, The Argyle, is requesting approval of a Specific Use Permit (SUP) for proposed addition to existing building and to consolidate all prior SUPs relating to the Argyle into an omnibus SUP to support operations. He noted the SUP reflects changes from the initial Planning & Zoning (P&Z) meeting and formal discussions between the P&Z subcommittee, the Argyle and organized neighbors. The Final Design (ARB) of the proposed North Addition is also under consideration.

The properties are all zoned Single-Family A (SF-A). The Argyle Club sits on the east side of Patterson, between Argyle, Estes and Crescent at 934 Patterson, 820 Patterson, 423 Argyle, and is roughly 2,400 square feet of land. There's also additional off-street parking located at 815 Patterson on the west side between Argyle and Grant.

Mr. Laney explained the specific use permit being considered had been revised in March and April of this year. He reviewed the zoning map and location of the property and provided background information. He stated the Argyle is a private philanthropic dinner club owned by Texas Biomedical Research Institute (Texas Biomed). The intent for the proposed SUP is to add a North Addition of 9,904 sq. ft. to the existing building in the existing parking lot on property's Northwest corner, consolidate all prior SUPs into an omnibus SUP to operate dining, social club & venue, and encompasses areas and terms for Club operations/parking. The Argyle has been granted special exemptions and variances in its history, the first being in July of 1955. At that time the Board of Adjustment allowed the Argyle to operate as a private club under certain conditions subsequent to that. There were additional SUPs in 2008 for 815 and 820 Patterson for four parking lots, one immediately adjacent to the structure, and one across the street. In December of 2017, an additional tract of land was deeded to the Argyle, and in 2018, there was an additional SUP for a renovation that included additional parking and an employee break area on the rear side of the property.

Mr. Laney reviewed the proposed SUP annual limits for events.

Contracted Attendance (Number of Persons)	Annual Events Permitted
250 – 1,200	52 (total)
400 – 600	10
601 – 750	6
751 – 1,200	2

The Argyle proposes no more than 52 events in trailing 365 calendar days with contracted attendance of 250 to 1,200. There may not be more than a single event in this category (250 to 1,200 persons) per calendar day. For all events, over 600 persons, a notice will be posted on their publicly accessible website. The proposed event attendance cap will exclude Easter, Mother's Day, Thanksgiving & Christmas.

Mr. Laney reviewed the proposed parking plan which designates locations for existing and future parking spaces, and parking operations. Existing off-street parking will be supported with construction of parking lots south of the Argyle & under the Hwy 281 overpass. The total proposed parking spaces are 305, 245 for guest/valet parking, and 60 leased spaces for employee/vendor overflow. The SUP proposes parking requirements for guests, pickup/drop-off locations, employee/vendor parking and idling of buses.

Mr. Laney continued and reviewed the proposed Parking Supply and site renderings.

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

Mr. Laney shared additional historic background. On November 4, 2024, the P&Z tabled the SUP for February 3, 2025; recommendation of the P&Z committee was to meet with The Argyle and an organized group of neighbors to develop a compromised SUP prior to the next meeting). The original SUP was withdrawn by the applicant and a revised SUP was submitted for consideration; the cases were rescheduled. On April 15, 2025 the revised SUP was recommend for approval (Motion to recommend approve with latest revisions – Aye: 8, Nay: 0).

Additionally, on March 19, 2025, the ARB considered the Preliminary Review. On November 19, 2024 there was a motion to recommend denial of the Final Review – Aye: 3, Nay: 2. The City Council heard the notice of intent for the design in March of 2024, and is now hearing the recommendations from P&Z and ARB. The technical and administrative reviews of the proposed elevations and landscaping plans will be required to ensure compliance with current building and zoning code regulations.

Mr. Laney stated public notifications were mailed to property owners within a 200-foot radius. Notices were posted on the City’s website and on the property. A legal notice was published in the *San Antonio Express-News*. Staff received six responses in support and eleven in opposition. He noted additional responses outside of the 200-foot radius were received, one in support and twenty-three in opposition.

It was noted that State law requires 3/4 vote by Council (4 ayes) to approve any case that has over 20% or more area responses that are opposed to a proposed project within 200 feet. There are 37 properties, the 20% threshold within 200 feet is 8.

Mr. Laney stated in respect to the ARB final review, public notifications were mailed to property owners within a 200-foot radius. Notices were posted on the City’s website and on the property. Staff received one response in support and three in opposition. He noted additional responses outside of the 200-foot radius were received, none in support and eight in opposition.

Mr. Laney recapped and stated there are two cases under consideration regarding the Argyle. First, P&Z Case No. 444 – a request for a Specific Use Permit to 1) add on north side of existing building an addition and 2) consolidate all prior SUPs relating to Argyle into omnibus SUP to support operation of dining, social club & venue. A 3/4 vote by Council (4 ayes) is required for approval. Second, ARB Case No. 955F – final design review of proposed renovations & expansion of existing building. He reminded Council separate motions are required for each pending case.

Mr. Frank Burney, representing the Argyle, addressed the Council. He first took the opportunity to recognize and thank Mayor Rosenthal for his many years of service to the city. He stated the Argyle has operated as a restaurant and a boarding house and a private club since virtually near its construction in 1859, at least 70 years before the enactment of the city ordinances and codes, when the city was formed. He noted the Argyle had hosted City Council for many years in the 1920's. He added when the City of San Antonio (COSA) was trying to annex Alamo Heights, the Argyle provided a place to meet and plan against the COSA to prevent annexation. Mr. Burney commented Alamo Heights, and the Argyle have had a close relationship throughout history.

Mr. Burney recognized the Argyle hasn't always been a good neighbor, but that has changed in the past three years. The Argyle has listened and engaged with the neighbors to reach a compromise that benefits every single person. He added every issue that has been raised by the neighbors has been addressed in some form or fashion and stated there were two mediations and numerous one-on-one meetings. Mr. Burney commented the P&Z Commission subcommittee met on at least three occasions, and the issue has been thoroughly negotiated in order to reach the proposed compromises which were accepted and approved for recommendation by the P&Z Commission by an 8 to 0 vote. He stated the proposed omnibus SUP will permit the Argyle to operate in a manner that minimizes disruptions to the surrounding neighbors, reiterated, every issue that has been raised has been addressed. Mr. Burney closed by stating the Argyle wants to continue to operate in this location as it has for over a century while minimizing impact to neighbors.

Mr. Chris Petty, the Argyle President, stated he was fully supportive of the SUP and fully committed to seeing that it is properly implemented if passed. He thanked Ms. Beth Smith for all the hard work she and her team members have done to updated the SUP after discussions/mediations.

Mr. Kennon Guglielmo, representing the Argyle, stated since the tabling of the SUP in November 2024, significant upgrades in terms of constriction on the Argyle operations were added. He commented the mediation between all parties was very productive and stated this transformed the P&Z members' votes to recommend approval. Mr. Guglielmo noted the Argyle's goal was to ensure less impact on the neighborhood. He provided historical points on the Argyle. He stated there was a false rumor that the Argyle did not pay property taxes and had paid \$80K the previous year and keeps going up each year. He added the Argyle is visited by people from all over the world. Mr. Guglielmo reviewed key points in the SUP that would address neighborhood concerns.

1. Noise control would be achieved by building a soundproof building to host music venues inside. Buses will not idle in the neighborhood but will be in the parking

- lot under the 281 overpass. The loading and unloading of buses will be at the Patterson curb to get them out of the neighborhood. Only electric leaf blowers will be allowed per the SUP. The hours of operation for events will also be limited.
2. Street parking would be addressed by acquired spaces identified in the SUP. There are 56% that are within 200 feet of the Argyle and will not require valet parking, accommodating 550 guests. The SUP mandates tiered increases in valets for parties. Rideshare pickup and drop off will also be addressed with the new construction creating 16 deep stack with 8 areas to simultaneously load and unload guests. The SUP mandates the use of police officers instead of security guards at any events, scaled and tiered per event size. For events 400 or above will have a dedicated police officer monitoring the traffic and parking.
 3. The SUP will allow a maximum of 1,200 guests and required notice posted for events over 600. Structural tents will no longer be allowed except for a tent on the front lawn in the current anchor system that exists, and only if rain is threatening an outdoor event.

Mr. Guglielmo continued and stated the SUP provides for biannual meetings hosted and directed by the City of Alamo Heights to allow Argyle representatives to meeting with any neighbors to ensure the Argyle is adhering to the operational provisions of the SUP. He noted there is a provision stating the City Council can modify or rescind the SUP after a public hearing notice and report by the P&Z Commission to determine condition, stipulation, or term of the approval of the SUP has been knowingly violated. Additionally, the Argyle is subject to general zoning fines. Mr. Guglielmo stated the SUP is a comprehensive attempt to reduce the Argyle's impact on the neighborhood.

Mr. Steve Chiscano, attorney, spoke on behalf of the Argyle. He stated it upset him that the current environment was "them against us" between he Argyle and neighbors. He noted an attorney letter provided by the neighbors with 200 Argyle members against the expansion was three years old and had addressed an older version of the SUP. He reiterated the key points Mr. Guglielmo presented and encouraged City Council to recognize the benefits this project will provide.

Mr. Fred Jones, attorney representing the Neighborhood Preservation League (NPL), addressed the City Council. He stated the NPL is against the expansion, and he would provide key points as to why. He provided some historical information. In 1955 the city council approved an SUP in which they imposed eight specific conditions and stated the Argyle shall never operate as a nuisance. He read his letter of opposition out loud stating he represents the NPL, 99 individual neighbor members representing 56 homes in the neighborhood. He noted the proposed commercial structure being presented with a footprint of 7,000 sq feet actually looks more like 10,000 sq feet. It's representative of a commercial structure, and the commercial events they plan here have no place in a single family zoned residential neighborhood. The City of Alamo Heights Code of Ordinances does not allow an SUP in a single-family residential area for a private social club, and any such SUP they believe would be subject to potential litigation as being spot zoning.

Mr. Jones noted the Argyle and Texas Biomedical Research Institute are not entitled to anything other than what the 1955 variance and special exception allowed them to do. He stated it

is a nonconforming use and per city code cannot be expanded or they lose their nonconforming rights. He commented spot zoning is an unacceptable, mandatory ordinance that singles out a small tract for treatment that differs from that accorded similar surrounding land without proof of changes in conditions, in this case he stated it is disguised as an SUP. He addressed the three-year old letter that Mr. Chiscano spoke about and stated the letter represented at least 201 Argyle members that did not agree with the project. Mr. Jones stated his clients are being portrayed as not being prepared, not thoroughly analyzing the SUP, not being rational. He commented the SUP gets vaguer with each update with few restrictions and less enforceable because there is no specific penalties for violations other than meeting twice a year.

Mr. Jones stated the SUP will turn a family friendly neighborhood into a major commercial party house with more commercial traffic, big tanker trucks, turning this residential neighborhood into a major thoroughfare, dangerous. He noted, in 1955 the BOA said they specifically were advised by the city attorney that to grant the requested variance, the Board must find the hardship to exist, and that no harm will come to the community by granting the variance; however, substantial harm has happened and does happen.

Mr. Jones continued and read the letter he presented to Council stating the city attorney in 1955 was really concerned and addressed the purpose of the zoning laws which were passed primarily to prevent congestion, fire, panic, other dangers, and to promote health and general welfare. Mr. Jones shared the neighbors have been patient and obliging with the Argyle, as they have seen the rise in activities, bus traffic and parking over the years, but they have tolerated these changes because they are too proud of a club that supports the excellent work of Texas Biomed. The addition of the new building with its doubling of events, traffic and parking, is more than we should ask of neighbors. It will ultimately have a negative impact on our club and the neighborhood. He stated they had updated the list of attached signatures and felt it was an accurate representation of those opposed to the project. In closing, he asked Council to deny the SUP.

Ms. Lady Romano, resident, thanked Council for their time and consideration of all perspectives regarding the Argyle's request for a specific use permit to build a commercial building in a single-family neighborhood. She stated the request is a significant departure from the original vision to convert a rundown old hotel into a small private club whose 200 members would support scientific research which was granted with a special exception and variance, inclusive of specific restrictions designed to protect the neighbors, peace and quiet. Over time, the Argyle's membership grew significantly, and this led to increased demand for large-scale events for which the agreed upon restrictions were ignored and unenforced. Ms. Romano stated the Argyle has gradually become an intrusion on the neighborhood, and any expansion will only exacerbate that on multiple levels. It fails to promote the health, safety, morals, or general welfare of the city as outlined in the City Code of Ordinances and they respectfully request that the application is denied.

Ms. Ann McGlone, resident, stated this has been going on for over three years and are facing the same problems. Neighbors are concerned with the extremely significant number of events the Argyle is proposing to have. She commented the proposed 52 events is still one "large party" every week and will be a significant seismic change to what has happened before. There is no enforcement or consequences, and the SUP does not provide neighbors the ability to stop anything. Ms. McGlone spoke regarding the proposed police officers that will be coming from

outside agencies and will not be able to enforce the laws of Alamo Heights. She stated the proposed parking plan is inconvenient and will fail. Neighbors are fearful of drunk driving in the neighborhood as guests leave the events. She concluded by stating residents should be top priority to City Council and asked them to vote against the SUP.

Mr. Jerry Lammers, resident, spoke regarding the design and footprint of the building, which seems to double in size. He noted, to accommodate all the ride sharing and drop off, they pushed the building as far as they could to the back of the site and will either encroaches the building rear-yard setback or side-yard setback, and the building will be 14 feet from the road.

Ms. Lori Becknell, P&Z Commission Chair, addressed the Council. She provided a summary of the P&Z process and recent unanimous vote to recommend approval of the proposed SUP. On November 4, 2024, P&Z had a public hearing to consider the SUP. The outcome was to table due to lack of information and details, and it was agreed upon to form an ad hoc subcommittee. The committee consisted of members from the Argyle, Beth Smith, past Alamo Heights Mayor Louis Cooper, Kennon Guglielmo, and from NPL Ann & Mike McGlone, Andrew & Maggie Hertig, P&Z Commissioners Steve McAllister, Al Honigblum, Laura Propp, and Ms. Becknell. There was a series of 4 in-person mediation meetings which started last November. Additionally, P&Z mediation group met with city officials, City Manager Buddy Kuhn, Assistant City Manager Phil Laney, Community Development Director Lety Hernandez, Police Chief Rick Pruitt, City Attorney Frank Garza.

Ms. Becknell stated there were key issues identified.

1. Noise nuisance coming from bands, amplified outdoor speakers, from the large tent at the rear of the Argyle being assembled and disassembled, and from leaf blowers. The proposed SUP provides for a permanent soundproof structure. Instead of a large tent at the rear of the Argyle. No tents except for a tent on the front lawn when rain is in forecast, no amplified outside or exterior music and the limiting of the leaf blowers into electric and the times they can operate.
2. No additional purchases of properties by Texas Biomed or the Argyle. The proposed SUP clearly states this cannot happen, with the exception of 401 Torcido where the tennis courts are currently under lease and being used for parking.
3. Traffic flow and parking. The opportunity for the Argyle to be able to lease land from TxDot was extremely important to reduce traffic and parking in neighborhoods.
4. Size and frequency of events. P&Z added language to Section 6 of the proposed SUP that allows action to be taken to suspend, modify or revoke the SUP as approved. Accountability is included with the biannual meeting requirement with the Argyle, the neighbors, and the city to review operations and observe good faith, and adherence to the terms of the SUP.

Ms. Becknell agreed the SUP is not perfect, but the P&Z Commission concurred the proposed SUP lowers the Argyle's history of impact on the neighborhood. She noted, if the City Council does not approve the SUP, the Argyle can legally continue to operate as they have today under the 2008 SUP, in which any size ten can be installed and additional parking under 281 will not be available.

In closing Ms. Becknell noted the P&Z Commission take their advisory role very seriously and worked diligently to make their best faith effort to improve the situation but cannot forget the importance of the Argyle as a financially contributing neighbor. She reminded Council, the P&Z Commission, recommended approval by a unanimous vote of 8-0 on April 15, 2025. She took the opportunity to thank the NPL for speaking up and creating change.

City Attorney Frank Garza clarified that under Chapter 171 of the Local Government Code, Councilmembers/Board members are required to recuse themselves from discussion/voting if they are financially benefiting from a vote or decision. Because the Councilmembers pay membership to the Argyle, they are not prohibited from voting on this matter.

Mayor Rosenthal opened the public hearing at 7:00 p.m. and stated everyone would have two minutes to speak on the item.

- Ms. Christine Sorenson, resident, stated she lived near the Argyle and strongly opposed the SUP. She stated mediation is for refining details when parties fundamentally agree. This SUP would convert a private dining club into a major event center disrupting our neighborhood's peace and would end up as a case study someday. She added elected officials are responsible for protecting residents' quality of life.
- Ms. Emory Hamilton, Argyle member, stated she was concerned about the historical building and how it was going to be maintained during the expansion.
- Mr. Andrew Lake, resident, stated he grew up in the Argyle neighborhood and was concerned with the safety of children walking around an event center.
- Barbara O'Conner, resident, was concerned with traffic and parking on Torcido Street. She appreciated the use of electric leaf blowers. She noted it would be helpful for those people who live on Crescent, Claiborne Way, Torcido, Morton, Patterson to be included in the proposed biannual meetings.
- Mr. Mel Weingart, resident, stated he was a former General Manager of the Argyle for 30 years. He stated he was in favor of the proposed SUP. He commented the Argyle Board has addressed each and every issue, and has bent over backwards, and resolved all the concerns by those opposing the addition and urged City Council to approve the SUP.
- Mr. Gilbert Matthews, resident, noted the 1955 variance stated the property shall never be used for a public club and shall never be operated so as to constitute a nuisance. He provided a photo of the Easter holiday event held at the Argyle where there are vehicles piling up on the streets. He noted a neighbor could not get out of her street for several minutes to gain access to leave her home. He stated this would affect access for emergency vehicles.

- Mr. Ray Romano, resident, thanked City Council for their service and read a letter on behalf of resident Sarah Fitzsimons who was unable to leave her home during the Argyle's Easter celebration due to excessive traffic. She felt with the proposed expansion this can become a much more frequent occurrence.
- Mr. Ted Flato, resident and Argyle member, stated if the event and party program is expanded it will exacerbate the parking and traffic challenges. He suggested the parking be studied first before addressing the SUP.
- Ms. Sarah Lake, resident, asked why the Argyle is being viewed as an asset other than the visual qualities it has. She urged Council not to pass the current SUP and carefully study police presence needed at the Argyle in comparison to the rest of the city.
- Mr. Walter Embrey, resident, stated most cities have faced situations where they had pre-existing conditions and were allowed to stay there. They typically did not zone a property that had a commercial use commercial but gave it variances or some other thing besides zoning.
- Ms. Maggie Herdeg, resident, stated she did not think the current SUP addresses the concerns and presented a diagram depicting traffic during past events.
- Ms. April Dickson, resident, she read a letter on behalf of her husband Albert Dickson who asked Council to reject the proposed SUP. Ms. Dickson stated she also opposed the proposed SUP and urged Council to listen to the neighbors and conducting a traffic impact study before make a decision. She asked Council to reject or table the SUP until further research is done.
- Ms. Alice Foultz, resident, opposed the proposed SUP and stated the 2-year proposed construction period will mean construction workers, large machinery and contractors will all be parking on the street for the duration of the project. Noise, dust, and increased traffic will beset the Alamo Heights neighbors situated close to the construction. The bus routes being suggested have not been revealed in the current Argyle plan and could hinder walkers, strollers, and pet owners of Patterson Torcido, and Olmos Drive.
- Ms. Priscilla Mac Dougall, resident, asked the City Council to oppose the proposed SUP due to the vast majority of the people in Alamo Heights who do not want it, and particularly the neighbors who have already experienced so many negative effects and are afraid they will experience more.
- Mr. Chris Lopez, resident, stated she appreciate the work that the P&Z Commission has gone through, and my understanding of what they said tonight is their recommendation was based on the fact that this would at least put some limits on the Argyle, but urges Council to consider, after listening to all the neighbors. She was alarmed to see a trolley bus in the neighborhood on "Hat Day" significantly impacting the neighborhood.
- Mr. David Mollenauer, resident, concerned with noise nuisance and traffic. He stated the expansion will cause more issues and does not see how this will effectively work.
- Mr. Jose Gonzalez, resident, he stated Alamo Heights had been identified as the as the 4th best place to live in the State of Texas and the number one neighborhood to

live in San Antonio. He stated a commercial venue is not compatible in a residential neighborhood and asked Council to oppose the SUP.

- Ms. Lyndon Kosub, resident, stated she opposed the SUP because a commercial enterprise in a single-family neighborhood is not compatible, and felt the city is being chipped away little by little, by developers and enterprises such as the proposed Argyle project.
- Mr. Jon Sandinge, non-resident and member of the Argyle, opposed to the SUP. He added several members are against the expansion.
- Mr. Brad Bartlett, resident, stated he was opposed to the SUP. He stated he heard how the Argyle is so wonderful, and everything that is going to happen is going to benefit the Argyle and benefit Texas Biomed but never heard how it would be benefiting the people of Alamo Heights.
- Ms. Ashley Hixon, Texas Biomed Trustee, stated any operational costs that come from the addition will be covered in the budget. The expansion will allow parties of 250, or even 50 to be moved out of the main structure and allows Texas Biomed to maintain the integrity of the original building.
- Mr. Albert Hausser, resident, stated he was in favor of the SUP. He stated everyone opposed calls the Argyle an "event center" but it is not. He noted that the Argyle members were not against the expansion and have voted for the last three years at the annual meeting in favor of the addition.
- Mr. Chris Petty, Argyle President, read a letter on behalf of Nancy Mormon. She endorsed the new addition because it will move musical performances indoors and eliminate the need for large-scale tent construction. The overall noise and disturbance levels will actually drop, despite claims to the contrary. The agreement, as structured, will ensure a reasonable volume of events while limiting traffic flow in the neighborhood. The new space will enable the Argyle to maintain viability and ensure conservation of the large main structure which provides a great benefit for our neighborhood as well as drive continued support for scientific research.
- Mr. Scotty Light, resident, stated he opposed the SUP and noted the traffic congestion needs to be resolved first before moving forward.
- Ms. Suzanne Matthews, resident and member of the Argyle, presented Council with a petition opposing the Argyle. She stated they currently do not have enough parking spaces, Uber is not the answer. It will double traffic. She stated the Argyle has brought chaos to their neighborhood because the rules that apply to everyone else mean nothing to them.
- Ms. Tessa Gonzalez, resident, asked why this was being considered. She stated there are other facilities for large venues. She asked Council to oppose the SUP or find another way. She added the Argyle should use the funds to renovate the current building instead of expanding.
- Ms. Hannah Cohen, resident, she stated the proposal is incredibly unserious, abuses the SUP system, and is absolutely unenforceable. On top of this, the Argyle is presenting 2 different narratives. One is that they are reformed and want to do better for the community, the other is attacking the neighbors for raising legitimate concerns, calling them fearmongers and witch hunters. She urged Council to put the public over private interests and oppose the SUP.

- Mr. John Boyle, resident, stated he was opposed to the SUP.

Mayor Rosenthal closed the public hearing at 8:10 p.m.

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Mayor Rosenthal requested to enter into executive session before discussion/action on Item # 5.

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Closed Session

On Item # 5 Mayor Rosenthal read the following caption.

Executive Session as authorized by the Texas Government Code Section 551.071 (Consultation with Attorney) to discuss Planning and Zoning Case No. 444. A request of Beth Smith of the Argyle, applicant, representing the Texas Biomedical Research Institute, owner, for a Specific Use Permit.

The City Council of the City of Alamo Heights convened into Closed Executive Session at 8:11 p.m. and reconvened in Open Session at 8:57 p.m. in accordance with the Texas Open Meetings Act, Texas Government Code, *Section §551.071 (Consultation with Attorney)*.

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Open Session

On Item # 5 Mayor Rosenthal read the following caption.

Discussion and possible action resulting from Executive Session.

No action taken.

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Item # 5 Mayor Rosenthal read the following caption.

Discussion and possible action on Planning and Zoning Case No. 444, a request of Beth Smith of The Argyle, applicant, representing the Texas Biomedical Research Institute, owner, for a Specific Use Permit (SUP) to add on north side of existing building an addition at 934 Patterson and 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, and the northernmost one hundred fifty fee (150ft) of 401 Torcido Dr all zoned Single Family District (SF-A).

Councilmember Trey Jacobson asked Mr. Garza to clarify the State law pertaining to the requirement of a super majority vote. Mr. Garza stated State law requires 3/4 vote by Council (4 ayes) to approve due to 20% or more of area responses within the 200 feet were opposed. If it did not receive the 3/4 vote, the motion would fail for lack of obtaining the required super majority vote.

Councilmember Jacobson stated in recognition that the P&Z Commission considered this after months of work, passed and approved it, he proposed to table Item #5 for 60 days to allow Council the opportunity to review some of the information/comments they received. He noted there was a lot of contradictory information, and it would be help if Council had the opportunity to investigate this on their own, or as a group to come back and consider it in June.

Mayor Rosenthal asked Councilmember Jacobson and Councilmember Jessee to form a subcommittee and continue to research/investigate the proposed item. He asked Mayor-Elect Al Honigblum to them with any resources he can offer.

Councilmember Bonner agreed and stated he also needed more time to understand everything that was presented.

Councilmember Karl P. Baker thanked everyone in attendance for taking the time to come to the meeting. He understood it had been a long three years, but wanted to convey that City Council hears what they are saying and appreciates them, but they needed to take more time to try to make the right decision.

Councilmember Jacobson stated he was proud of everyone in attendance for being engaged, thoughtful, civil, and respectful. He moved to table Planning and Zoning Case No. 444 for 60 days. The motion was seconded by Mayor Pro Tem Billa Burke and passed by a 5-0 vote.

Item # 6 Mayor Rosenthal read the following caption.

Architectural Review Board Case No. 955F, a request Gary Koerner of Three Architecture., applicant, representing Texas Biomedical Research Institute, owner, for the final design review of the proposed renovations and expansion of the existing building located at 934 Patterson Ave, also known as The Argyle

Councilmember Jessee moved to table ARB Case No. 955F until P&Z Case No. 444 is resolved. The motion was seconded by Mayor Pro Tem Billa Burke and passed by unanimous vote.

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With no further business to consider, Councilmember Bonner moved to adjourn the meeting at 9:07 p.m. The motion was seconded by Councilmember Baker and passed by unanimous vote.

PASSED AND APPROVED THIS 27th DAY OF MAY, 2025.



Elsa T. Robles, TRMC
City Secretary





Albert Honigblum
Mayor