

CITY OF ALAMO HEIGHTS
CITY COUNCIL
August 11, 2025

A Regular City Council Meeting of the City Council of the City of Alamo Heights, Texas was held at the Council Chambers, located at 6116 Broadway, San Antonio, Texas, at 5:30 p.m. on Monday, August 11, 2025. A teleconference was held via Zoom.

Present and composing a quorum were:

Mayor Albert Honigblum
Mayor Pro Tem Trey Jacobson
Councilmember Lawson Jessee
Councilmember Karl P. Baker
Councilmember Blake M. Bonner
Councilmember Lynda Billa Burke

Also attending were:

City Manager Buddy Kuhn
City Attorney Frank J. Garza
Assistant City Manager Phillip Laney
Assistant to City Manager Jennifer Reyna
City Secretary Elsa T. Robles
Community Development Services Director Lety Hernandez
Police Chief Rick Pruitt
Fire Chief Allen Ottmers
Deputy Police Chief Cindy Pruitt
Lieutenant Emily Gore
Community Development Services Senior Planner Tyler Brewer

Not attending:

Finance Director Kristine Horton
Public Works Director Frank Orta

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Mayor Albert Honigblum opened the meeting at 5:32 p.m. With the start of a new school year, he asked everyone to join him in a moment of silence in memory of all the victims from the July 4th Hill Country Flood, families affected in the Alamo Heights community, and granddaughter of Councilmember Blake M. Bonner, Lila Bonner.

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Item # 1 Citizens to be Heard

No comments made.

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Items for Individual Consideration

Item # 2 Mayor Honigblum read the following caption.

ORDINANCE NO. 2242

AN ORDINANCE GRANTING A SPECIFIC USE PERMIT FOR THE OPERATION OF A PRIVATE PHILANTHROPIC CLUB, INCLUDING OFF-STREET PARKING AND ACCESSORY STRUCTURES, AT 934 PATTERSON AVENUE AND ON 2,417 SQUARE FEET OF LAND ADJACENT THERETO, 815 PATTERSON AVENUE, 820 PATTERSON AVENUE, 423 ARGYLE STREET, AND PORTION OF 401 TORCIDO DRIVE, AS AUTHORIZED BY SECTION 3-87(22) OF THE CODE OF ORDINANCES; REPEALING ORDINANCES 1756, 1757, AND 2114; ESTABLISHING PENALTIES FOR VIOLATION.

Mayor Pro Tem Trey Jacobson stated he would be presenting on behalf of the City Council and provided background information on the item. He stated the Planning & Zoning Commission considered the request at their April 15, 2025 and voted unanimously to recommend approval of the Specific Use Permit (SUP) as presented. City Council conducted a public hearing on April 28, 2025; however, they tabled the item for 60+ days to allow further discussion and research. A Subcommittee was formed for the purposes of investigating and reporting back to the City Council.

On June 5, 2025, City Council held a work session where the subcommittee reported their findings and recommended some revisions.

- The P&Z-approved SUP ordinance needs to be re-organized and key provisions clarified.
- City Council should revise the enforcement provisions.
- Changes require the City Council to propose an amended SUP ordinance at the time of consideration.
- A revised draft ordinance should be produced, reviewed by the City Attorney, and circulated to the public for awareness.
- Additional time should be provided to permit ordinance review and briefings of neighbors and interested parties.

Mayor Pro Tem Jacobson explained an SUP is a type of land-use approval which allows a use not typically allowed under the existing zoning, but which may be acceptable under specific conditions. The SUP can define new development standards that differ from the Single Family-A (SF-A) requirements such as setbacks, floor to area ratio (FAR), building height, and parking. The proposed SUP includes all of The Argyle properties, plus the Torcido Drive lot that they are currently using. He explained The Argyle properties are located in SF-A district. A 1955 variance for The Argyle makes it a non-conforming land use. City code prohibits expansion of a non-conforming building or land use (ref. Section 3-89). The City will not issue a permit for the North Addition expansion without this SUP. The proposed SUP ordinance would repeal all prior SUPs and permit the land use granted in the 1955 variance and the ordinance also immediately repeals prior SUPs for The Argyle.

Mayor Pro Tem Jacobson continued and stated that there are certain permitted and prohibited operating conditions that the SUP would apply to The Argyle. The permitted activities are dining and bar services (members/guests), catering and hosting of "permitted functions," off-street parking of vehicles, administrative offices, meeting rooms, and five guest units for overnight lodging. He stated the prohibited activities include hosting shows/functions open to general public, on-premise retail sales (other than dining/bar services), and third-party fundraising or promotion of commercial goods.

Mayor Pro Tem Jacobson reviewed development requirements and standards that the City would impose on The Argyle through the SUP process. They would be permitted to build the North Edition as proposed subject to some of the requirements on a buffer yard. They would be required to build a drop-off location for passenger drop-off and valet, to build fifty-six (56) parking spaces in conjunction with the City's parking design standards on Torcido and improve the parking lot under US-281 as a condition of their certificate of occupancy. He shared tables depicting the number of events held at The Argyle in the past ten years and the number of permitted events with the proposed SUP. He noted the SUP would permit twice as many larger events than have historically been occurring.

Current		
Total Events per Year	Avg.	Max/Yr
less 250 attendees	296	319
250 to 400	12	16
401 to 600	3	5
601 to 750	1	2
751 to 1200	1	2
Over 1200	0	1
TOTAL EVENTS PER YEAR	314	
<i>*Years 2015-2019; 2022-2024</i>		

SUP Conditions	
<u>No limit for under 250-guest events.</u>	
52/year	All events 250+ guests*
	<u>Inclusive of:</u>
Up to 10/yr	400-600 event guests
Up to 6/yr	601-750 event guests
Up to 2/yr	751-1200 event guests
* Excludes 4 specific holiday events held for Argyle members.	

Additional conditions on events will be imposed. Prior to completion of North Addition, tents may continue to be installed for outdoor events. Outdoor events are permitted, Monday-Thursday until 10:00 p.m., Friday-Saturday until Midnight, and Sunday until 4:00 p.m. All Argyle event guests must depart: Sunday-Thursday by 11:00 p.m. and Friday-Saturday by 1:00 a.m. (following morning). No amplified music is permitted outdoors at The Argyle. Amplified music may not emanate from properties. Non-amplified music is permitted (except percussion instruments) within allowed hours.

Complimentary valet parking services will be required for events. Cars will be parked off-street by valets. Valet services will be conducted in new drop-off area. Bigger events will require additional valet staffing: 1-100 event guests = 4 valets, over 100 guests = 4 valets, plus one for every 50 additional guests. The goal of this condition is to encourage valet use and keep guests from parking on neighborhood streets.

Rideshare services will occur in drop-off lanes once the North Addition is completed. Chartered buses and similar vehicles may drop-off at curb or within the new drop-off lanes (closer to North Addition). Chartered buses will be prohibited from being parked and idling for more than 5 minutes, other than within the US 281 parking lot. Off-street parking will be required for operations and events. Parking areas are specified in the SUP exhibit attachment (includes new 281 lot). Failure to maintain proposed parking spaces reduces maximum occupancy (2:1) until additional parking secured.

Mayor Pro Tem Jacobson stated the proposed SUP would also require security services, specifically certified peace officers or police officers, as opposed to private rental security. The requirement would be for any event. Bigger events require additional security: 1- 250 event guests = 1 peace officer, 250-399 guests = 2 peace officers, 400-499 guests = 3+ peace officers (one assigned to compliance), and 500+ guests = 4+ peace officers (at least one for compliance).

Other conditions noted included that all exterior lighting fixtures (temporary or permanent) shall comply with city codes, no additional Alamo Heights properties shall be acquired for the benefit of The Argyle, no gasoline leaf blowers are allowed at any Argyle properties, electric or battery-powered leaf blowers may only be operated, Monday-Friday from 8:00 a.m. - 5:00 p.m. and Saturday-Sunday from 9:00 a.m. - 5:00 p.m.

Mayor Pro Tem Jacobson stressed that all the conditions discussed would be effective immediately if the SUP is passed. Conditions that would become effective in the future following the construction of the North Edition and issuance of a Certificate of Occupancy (CofO) would be the use of temporary event structures (tents). These may only be erected within the property bounds of 934 Patterson and limited to the North side or East side of the main structure; and shall be no larger than 44 feet by 103 feet, which is a standard size designed for the anchor infrastructure on front lawn; and may only be installed by The Argyle if the weather forecast during the preceding week indicates 10%+ probability of rain.

Mayor Pro Tem Jacobson stated after review, the subcommittee recommends amended conditions to the SUP as follows:

- Umbrellas and pop-up tents (12'x12') may be used at any time to shade staff, equipment or guests requiring accommodation.
- The City will convene a meeting twice annually regarding the SUP with abutting property owners to The Argyle and its management; however, one of those meetings shall also include property owners within 200' of The Argyle properties.
- Valets, buses, delivery vehicles and employees shall not park on surrounding residential streets.
- Travel to/from The Argyle shall come via Patterson, unless directed by signage or public safety officials.
- Overlapping small events (less than 250) that, together, exceed 250 total guests are limited by the maximum number of events and requirements of SUP (valets, parking, etc.)
- Up to 3x/year, a large concurrent event may occur on same day as another larger event, subject to restrictions.
- Additional off-street parking required parking ratio: 1 space per 2.5 event guests
 - o Current Argyle parking covers events up to 250 guests.
 - o Future parking lots would cover most other events.
 - o Parking requirement may be reduced by shuttle bus operations and rideshare.

Mayor Pro Tem Jacobson stated the community commented on several occasions that the proposed SUP enforcement provisions were not strong enough. The Subcommittee agreed and are recommending changes.

- "Circumstances that warrant revocation of this special use permit include but are not limited to:
 - Conviction of multiple violations of any of the provisions of the conditions set forth in the approval of the special use permit;
 - The building, premises, or land uses under the special use permit is enlarged, modified, structurally altered, or otherwise significantly changed without the approval of a separate special use permit or amendment for such changes; or
 - The SUP was obtained by fraud or deception."

Mayor Pro Tem Jacobson noted enforcement cannot practically occur on a month-to-month or year-to-year basis but has to be current and provide for enforcement of the conditions on an ongoing basis. Therefore, The Argyle is required to apply for and receive a special event permit for every event over 250 anticipated guests (or large concurrent events). This may not be delegated or assigned to another party. The application requirement creates an important process "friction" to ensure that The Argyle (as the only permitted applicant) is ensuring its responsibilities under the SUP are being met. He stated the event permit application creates a public record of The Argyle committing to meet SUP/event requirements and failure to comply with the event permit is subject to citation and fine (maximum of \$2000 per occurrence, per Texas law).

Additionally, if The Argyle is found to have violated any event permit requirement, The Argyle would forfeit one of the subsequent year's fifty-two (52) event days for each violation. Failure to pay any required fine would mandate City withholding any additional special event permits until fully paid. The City also requires The Argyle to register smaller events (between 101-250 guests) to help verify compliance.

Mayor Pro Tem Jacobson revisited recommended revisions/clarifications identified by the Subcommittee and noted changes to The Argyle's current operating conditions with the proposed SUP. In closing, he thanked everyone who participated in the review process.

Assistant City Manager Phillip Laney stated he wanted to share staff's public notification process and responses for P&Z Case No. 444. 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 seven responses in support and ten in opposition. State law requires $\frac{3}{4}$ vote by Council (4 ayes) to approve due to 20% or more of area responses are opposed. He stated staff also received responses outside the 200-foot radius, three in support and twenty-nine in opposition.

In reference to ARB Case No. 955F, 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. Staff received one response in support and three in opposition. As in the previous case, staff also received responses outside the 200-foot radius, none in support and eight in opposition.

Mayor Honigblum thanked staff and Mayor Pro Tem Jacobson for all their hard work on the case. He stated he would read a statement before moving on:

“Last Thursday, the city received a temporary restraining order, TRO, filed by the Neighborhood Preservation League of Alamo Heights. The TRO attempted to stop the City Council from taking action on this SUP. Specifically, the TRO argued that because I and two council members are members of the Argyle, we should be prohibited from participating and voting on this SUP. Even though our city attorney had already made a determination it was not a conflict for us to participate in the decision, the league filed the TRO. A hearing was held last Thursday before District Court 408, after the league attorney and the city attorney made their arguments. The judge denied the petition for the TRO, thus allowing all members of the City Council to proceed in voting and considering this matter. Furthermore, I want to be transparent and let everyone know that I personally attempted to meet with every property owner within 200 feet, an additional 12 property owners just beyond the 200 feet. Additionally, Councilman Jesse and Councilman Jacobson did the same. Our purpose was to hear their thoughts and to educate and not persuade anyone to change their vote. There are many misconceptions about this SUP, so we wanted to make sure every property owner we met clearly understood the contents of the SUP and had the opportunity to ask questions. Again, we never asked anyone to change their vote. In fact, most of the property owners, regardless of their position, were very appreciative of us taking the time, and thanked us for providing information on the SUP as it's been drafted today.”

After reading his statement, Mayor Honigblum stated he would now give people the opportunity to be heard under the following guidelines:

- No one is going to be allowed to defer their time to another person
- To be fair, speakers will be called in random order and alternate between those “for” and those “against”
- Clearly state your name and address for the record to be clearly documented in the minutes
- Speakers will have a firm two minutes to speak
 - Mr. Gary Schnelzer, resident, questioned the area encompassed for the 32 responses outside the 200 feet because he lives three blocks away and did not get a notice.
Community Development Director Lety Hernandez stated all responses are those received by either by email, by mail, or dropping off a written statement; however, staff is only required to send notices to those residents within the 200-foot radius of the property in question.
 - Mr. Stephen Shanfield, resident, opted not to speak.
 - Mr. Walter Brown, resident, stated he lives across the street and has been impacted by events at The Argyle, but found them to be good neighbors. He is strongly in favor of the SUP because it will address noise, on-street parking, and the use of tents.
 - Ms. Carol Anderson, resident, stated she's lived in the neighborhood for twenty years. She added The Argyle is making really good efforts at bridging any concerns; however, felt Councilmembers who are members of The Argyle should recuse themselves from voting on the SUP.

- Mr. Frank Burney, Attorney representing The Argyle and Texas Biomed, stated he has been working on this case for four years and felt everyone has worked in good faith to try to achieve a compromise that can make the entire situation better. He added he has not heard the words "thank you" and wanted to say thank you to city staff, City Council, and P&Z Commissioners for all their hard work in reaching this compromise.
- Ms. Maggie Herdeg, resident, also thanked staff and Council for their work on the SUP; however, felt the SUP needed more work. She noted a discrepancy on the approved events of fifty-two (52) which is three times more than the average.
- Mr. Walter Embrey, resident, thanked staff, neighbors, and City Council for all the hours put into this case. He noted The Argyle existed and was in operation even before all the homes were built around it. In his opinion, The Argyle does not diminish the value of any real estate but increases it.
- Ms. Claire Alexander, resident, stated she was concerned with increased traffic with the new build and event center. She suggested a specific traffic route to avoid damaging the area trees. She also shared concern with safety while walking in the neighborhood.
- Mr. Trey Bader, resident, appreciated City Council for collaborating with residents and staff on the SUP.
- Ms. Hannah Cohen, resident, stated she was opposed to the SUP because there was not enough consideration for public safety and impact on neighborhood roads. She was also concerned with potential drunk driving incidents that may increase with the north addition.
- Mr. Steve Chiscano, resident, spoke in favor of the SUP stating City Council and the members of P&Z have worked tirelessly to develop a great plan on how to improve the Argyle's operations in the neighborhood. He commented the City's final SUP draft has significant restrictions that many members of The Argyle actually believe are too strict; however, the SUP is objectively and verifiably producing a massive upgrade for Alamo Heights and its residents.
- Ms. Anne Ferguson, resident and member of the Neighborhood Preservation League (NPL), stated they are trying to do everything possible to slow down or stop the expansion because they believe it is not best for the neighborhood. She read a letter on behalf of Mr. Gilbert Matthews who opposed the SUP.
- Ms. Amy Miller, Argyle Board Member, read a letter on behalf of Mr. Stephen Thomas who was in favor of the proposed expansion.
- Mr. Ted Flato, resident, stated there were many positive changes in the SUP; however, the additional number of events that will be allowed will affect the neighborhood with additional traffic and other negative impacts. He proposed City Council limit these events to the number that they have held in the past few years and neighbors have patiently dealt with.
- Rev. Jay Buzzini, resident, stated his family has lived directly next door to the Argyle for 80 years. He stated his mother still lives. He added they are excellent neighbors and are responsive to residents' concerns. He stated the SUP has solutions for parking that work well there is a definitive way to take care of ingress and egress problems that people are so concerned about.

- Mr. Mike McGlone, resident and NPL member, stated he and his wife have lived near The Argyle for over 32 years and added the City Council is not following/enforcing the City's adopted Code of Ordinances. He stated City Council refuses to enforce the provisions contained in the 1955 agreement which identifies what may or may not happen on the property in question. He commented an SUP for a major commercial establishment hosting events of up to 1,200 people, serving food and alcohol, and operating 7 days a week until late at night, is not allowed in an SFA district. It is not permitted by the code and cited several sections in the code that are affected. He stated the TRO did not rule on the merits; it simply did not grant the temporary restraining order. The NPL believes that the Code of Ethics should prohibit members of the club from deliberating and voting on this SUP due to a clear personal interest.
- Mr. Andrew Hunt, Argyle Board Member and Chair of the Building Committee, stated he is a passionate supporter of the historic significance of the Argyle and ask that Council approve the SUP. He added, The Argyle is at the core of the city's founding and important to the mission of Texas Biomed and people should humbly recall that there would never have been a neighborhood or even a city of Alamo Heights without the Argyle since it came first. He urged City Council to approve the SUP.
- Ms. Ann McGlone, resident, stated this SUP is not good for the neighborhood. It will increase traffic and events from 6-10 to 52. She commented exponentially more events means exponentially more traffic, more cars, more rideshares, more buses, more semi-trucks, and more box trucks. She stated the SUP's enforcement is ridiculous because the burden of enforcement will be on the neighborhood. She added they have repeatedly proven that the neighborhood does not want this expansion and have provided hundreds of petitions of neighbors.
- Mr. Kennon Guglielmo, resident and Argyle member, stated he has lived by the high school over 30 years. He shared he is tired of hearing people come up and complain about The Argyle which contributes not only tens of millions, but hundreds of millions of dollars on to philanthropy. It has provided a venue for weddings, birthdays, and celebrations of life for the last 100 years and will continue to do so in the future. He thanked everybody for coming this far, an amazing distance on the Argyle's behalf to try to accommodate and be a good neighbor.
- Ms. Triana Grossman, resident and Argyle member, stated she and her family are completely in favor of the SUP because The Argyle offers benefits to the City of Alamo Heights and urged City Council to approve it without hesitation.
- Mr. Brandon Grossman, resident and Argyle member, stated he and his family fully support the expansion and are holding themselves accountable to encourage the ride-sharing and to being better neighbors under the SUP.
- Mr. Chris Burney, resident, stated he and his family are in favor of the SUP and was happy that the neighbors have spoken up and have been heard. He had no concerns with safety in the neighborhood.

- Mr. Louis Cooper, former Mayor of Alamo Heights and current resident, stated he thanked everyone for all their time and effort. He commented the SUP must be “okay” because no one is genuinely happy on either side. He understands it is not perfect but for the neighborhood and The Argyle, the SUP is necessary and best for the community. He noted the permission to park under the bridge on 281 is contingent upon the SUP being approved.
- Dr. Mark Thornton, resident, stated he is in support of the SUP and urged City Council to vote in favor of it.
- Ms. Olga Brown, resident, stated she has lived directly across the Argyle for 45 years and has never had one complaint about how the Argyle is run and supports the expansion. She encouraged City Council to take a vote today and not delay it further.
- Mr. Mel Weingart, resident, stated he and his wife have lived within walking distance for 50 years and never had an issue with the club as they are a great neighbor. He is in favor of the proposed SUP. He commented The Argyle not only provides many benefits to Alamo Heights and is a great asset to the entire City of San Antonio and its purpose is to support the biomedical research being done by Texas Biomed. He added the SUP should be passed immediately without any further delay.
- Mr. Forrest Word spoke on behalf of his mother and resident, he stated the subject parking area is on her property, and she has been in support of this since 2021. He wanted to clarify the existing dining area will be replaced with the new proposed dining room and will not increase the guest capacity.
- Mr. Chris Petty, Argyle President, thanked City Council for their due diligence and dedication to the process to focus on facts and factual issues at hand. He commented the application represents a thoughtful approach that addresses community concerns while preserving The Argyle’s long tradition of benefiting Texas Biomed. He urge Council to approve the SUP because for the first time in the Argyle’s history, they will be held accountable with written rules with enforcement provisions.

With no one else signed up to speak, Mayor Honigblum thanked the neighbors for their efforts, passion, and caring of one another in an attempt to make The Argyle a better neighbor. He thanked The Argyle Board for being understanding, recognizing that the City does not have a mechanism to correct a lot of the events that need to be corrected or modified. Additionally, he thanked city staff and City Manager Buddy Kuhn who has listened from every angle and every resident near The Argyle or far. Lastly, he thanked the Planning & Zoning Commission and his colleagues on City Council who encouraged the opportunity for concerned residents to be heard. Mayor Honigblum shared he was proud of the work that was done and hoped that regardless of the decision, it can be accepted without arrogance, be forgotten with indifference, and allow the community to come together as one.

Councilmember Lynda Billa Burke stated she has been involved with this project for many years and has been a long-outdrawn process. Many people have been involved, and no one has been left out. She noted several concerns have been corrected with the proposed SUP. The Argyle now would have rules to follow and be accountable. She added the community is lucky to have the Argyle and preservation of the building is extremely important. She stated the

expansion is a good project but recognized some people will not agree. She commented City Council is not here to make everybody happy or unhappy, but here to move forward for Alamo Heights.

Councilmember Karl P. Baker thanked everyone who made their voice heard, for or against this project. He thanked his colleagues who put countless hours into this case. He wanted everyone to recognize the proposed facility is in a Single Family-A zoning district and in order to protect the character and tranquility of the neighbors, the policy is, no commercial uses are permitted anywhere within the city's SF-A district. He stated the proposed 10,000 square foot facility will frequently attract hundreds of people into the neighborhood. He noted several points not to approve the proposed SUP from noise, traffic, and increased activity located in the middle of a residential neighborhood. He stated out of duty to the citizens of Alamo Heights, and out of respect for city laws, policies, and common sense, he would be voting no and urged all of his colleagues to do the same.

Councilmember Blake M. Bonner stated he felt the opposite from Councilmember Baker. As a member of The Argyle, he thought the proposed SUP was a win, win, win for the neighborhood and stated his duty was to vote yes.

Councilmember Lawson Jessee commented he was named in the TRO as a member of The Argyle but wanted to clarify he was not. He acknowledged he has been skeptical of the proposed SUP for many years and has been opposed to the project. He disagreed with Councilmember Bonner and stated the SUP was not a win, win, win; however, the pros outweighed the cons because now there are tools to help with enforcement. Long term, he recommended City Council, and all future Councilmembers utilize the 6-month reviews to shape The Argyle's operation if it does get out of control.

Mayor Pro Tem Jacobson shared his thoughts and stated there was a lot of history that he had not been involved in; however, recognized there have been many discussions, withdrawn applications, mediation, and now it is up to City Council to decide. He stated the original proposed SUP was unacceptable from an enforcement standpoint and would have been denied. He stated he heard many complaints regarding the current situation with noise, traffic, and on-street parking with no way to fix it. He spoke regarding mentioned concerns that the City is not abiding by the 1955 variance and stated the variance was granted by the City at that time, but things have changed in past 70 years. He added, if the 1955 variance were to be fully enforced today, then the Argyle would have to shut down. He commented, instead of doing nothing, an SUP was negotiated to help improve the situation between the neighbors and The Argyle. He agreed that the pros outweighed the cons and would support the SUP.

Mayor Honigblum stated he spent six and a half months in the subcommittee on the negotiations for the SUP. He recognized the proposed SUP is not perfect and will most likely be updated throughout the years but will provide a mechanism to enforce these rules upon The Argyle.

Mayor Honigblum shared a concern with Mr. Mike McGlone. He stated in 43 years of being a business entrepreneur, he had never been personally named in a lawsuit (TRO filed by NPL). He asked Mr. McGlone, who the Neighborhood Preservation League of Alamo Heights (NPL) was and who had filed the lawsuit.

Mr. McGlone responded they were a registered 501(c)(3) nonprofit organization. Mayor Honigblum asked if he could provide their information to him and added he took it very seriously when accused of not abiding by a Code of Ethics.

With no further comment, Councilmember Jessee move to approve subcommittee's amended specific use permit (SUP) ordinance with noted recommended updates as presented. Motion was seconded by Councilmember Bonner and passed by 4-1 vote with Councilmember Baker voting in opposition.

Item # 3 Mayor Honigblum read the following caption.

Architectural Review Board Case No. 955F, a request of 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.

Mr. Laney stated this was regarding the proposed design for the North Edition to The Argyle which is approximately 10,000 square feet. He noted staff had previously presented the design images to City Council. He advised the proposed materials, design, and improvements have remained the same since November 2024.

Mr. Laney noted the Architectural Review Board had not come to a full recommendation to approve the design; however, members in opposition disagreed with the use as it relates to the SUP and not to the design as proposed by the applicant.

After no further discussion, Mayor Pro Tem Jacobson moved to approve the request as presented. The motion was seconded by Councilmember Bonner and passed by 4-1 vote with Councilmember Baker voting in opposition.

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Councilmember Bonner moved to adjourn the meeting at 7:32 p.m. Motion was seconded by Mayor Pro Tem Jacobson and passed by 5-0 vote.

PASSED AND APPROVED THIS 25TH DAY OF AUGUST, 2025.


Elsa T. Robles, TRMC
City Secretary


Albert Honigblum
Mayor
