

# FREQUENTLY ASKED QUESTIONS

## About The Argyle Major Event Center

### What is The Argyle proposing?

To build a **MAJOR EVENT CENTER** in a quiet residential neighborhood to compete with other large commercial venues – like hotel and resort ballrooms.

### How large will these EVENTS be?

The current SUP allows an unlimited number of events of **1200 people**.

### How often will the events happen?

According to the Argyle's business plan, events will happen **4 to 5 days a week**. Their events will far exceed what they do today.

### How MUCH TRAFFIC will that create?

Our residential streets will become **MAJOR THOROUGHFARES** to accommodate all the cars, ride shares, buses, service and delivery trucks, semi- and tanker trucks from 6:30 in the morning until well after midnight. This creates a **DANGEROUS RISK** for walkers, strollers and bicyclists.

### Where will their guests park?

**On residential streets.** The Major Event Center will eliminate 48 of their existing parking spaces. Their parking plan in the SUP does not prohibit people from parking on the street.

### Are there other parking options?

They could **buy nearby property** and demolish houses. To meet City code requirements, they would need to demolish approximately 10 houses.

### What about remote parking?

Will Olmos Park **members really park under Hwy. 281 and wait for a bus?** Or wait patiently for a valet to run over a half mile for their car.

### Doesn't The Argyle already host events?

Yes . . . but it seems the **Argyle is changing** their business model from a private Dining Club with a few events to a **Major Event Center Venue with a little dining**.

### I have heard all the sound will move inside. Is that true?

**NO!** . . . even with a new building they still plan to have events on the lawn and under tents with amplification. And the Major Event Center has two walls of glass doors that open onto terraces facing the neighborhood.

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### Who owns The Argyle property?

**Texas Biomedical Research Institute (TBRI)** owns the property. The Argyle is only a tenant.

### Doesn't The Argyle help support the TBRI?

**MONEY from events**, dining and club dues **DOES NOT SUPPORT TBRI**. The Argyle only supports TBRI through its members' yearly assessment that goes directly to TBRI and the heavily discounted rent.

### Doesn't The Argyle pay property taxes that benefit the City of Alamo Heights?

The taxes are actually paid by TBRI. In **1998** the property was valued at **\$2,250,000**. In **2022** it was only valued at **\$1,841,560** even with two new pieces of property and major additions. Most appalling – the improvement value is listed on BCAD as \$5,000.

While citizen's values went up, the Argyles went down. **TBRI and the Argyle are not paying their fair share!**

### Is it true that TBRI and The Argyle agreed to certain code restrictions when they first opened . . . and if they violated those restrictions, they would lose their right to operate?

**Yes!** They agreed to **NO MUSIC** after sunset, **NO OUTDOOR ACTIVITIES** except on the front porch and terrace, **NO business on Sunday, and other restrictions**. For more see our website: [NPLAH.org](http://NPLAH.org)

### Were those restrictions ever lifted?

**No!**

### How have they been able to operate . . . don't they have to follow the codes like everyone else?

**Apparently not**

### What percentage of Alamo Heights citizens are members of the Argyle?

**Approximately 5%.**

### What percentage of City Council are Argyle members?

**50%**