

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 events up to **1200 people**.

How often will the events happen?

According to the current SUP. They will be allowed to have over **250 every year and 4 events of any size**.

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?

The SUP provides remote parking for staff (only for large events) and 108 spaces under Hwy 281.

Remote parking sounds good . . . ?

It's hard to imagine people in **tuxedos and evening dresses** waiting patiently for "the bus"

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. 44' x 103' tents if "rain is predicted". And the Major Event Center has two walls of glass doors and 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 some members' donations.

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

The taxes are actually paid by TBRI. After the addition of two additional properties - 423 Argyle and 820 Patterson and after several building additions and renovations, it is **only valued at \$2,511,170**. Most appalling – 27,000 sf building is only valued at \$5,000. Alamo Heights citizen's values have gone up, the Argyles went down.

While Alamo Heights 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**. Link to 1955 Board of Adjustment document:

https://www.nplah.org/wp-content/uploads/2022/07/1955-07-06-BOA-Case-No.-134_CERTIFIED.pdf

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%: City Council Place 3 Blake Bonner, City Council Place 4 Lynda Billa Burke, and Mayor Bobby Rosenthal.