

April 15, 2025

VIA Electronic Delivery

Ms. Shanon Miller
Director, Office of Historic Preservation
100 W. Houston Street
San Antonio, Texas 78205

Re: Application for a Certificate of Appropriateness for landscaping, security fencing, and site changes on an approximately 1.974-acre tract located at 310 W. Ashby (the “Koehler House”), in San Antonio, Bexar County, Texas (the “Subject Property”; *see Exhibit “1”*): *Our File No. 8015.001*

Dear Ms. Miller:

The purpose of this correspondence is to submit information on behalf of the property owners, Weston Urban (the “Owners”) of the Koehler House for consideration by the Office of Historic Preservation regarding approval for landscaping, security fencing, and site changes at the Koehler House. Specifically, the purpose of this correspondence is to detail the intended changes to the Subject Property and request administrative approval for a Certificate of Appropriateness for the landscaping, security fencing, and other site work described herein.

The Koehler House was built in 1901 by Pearl Brewery President, Otto Koehler and his wife, Emma. It was designed by architect Carl von Seutter in an eclectic-Romanesque style. After Otto Koehler’s death, Emma took over the businesses and investments of her late husband and became a well-known philanthropist in her community. The Koehler family deeded the property to San Antonio Union Junior College District (now San Antonio College) in 1971 to serve a second life as a fine arts facility which became known as the Koehler Cultural Center. The Koehler House is listed as a Texas Historical Landmark. In 2022, the Subject Property was acquired by the Owners and on June 15, 2023, San Antonio’s City Council approved the rezoning of the Koehler House for use as an event venue (*see Exhibit “2”*). Since that time, the Owners have reconsidered the future use for the property.

The Subject Property is located next to the Great Hearts Monte Vista K-5 school campus. Great Hearts (the “School”) needs additional classroom and outdoor space, and the Owners have agreed to lease the Koehler House property to the school to accommodate art and music classes, a new library, and office space for central staff. The grounds will provide an enriched outdoor space for the students at Great Hearts. This represents an exciting return to the Koehler family’s intended use of the Subject Property as a place to enhance learning.

The Owners and School want to maintain the historic, parklike setting of the Koehler House while providing a safe, functional place for students. To meet the needs of students as well as the requirements of the Texas Educational Agency for perimeter security, several changes to the landscaping and other outdoor elements will be required. We have included an updated site plan (see **Exhibit “3”**) to illustrate the changes. The proposed work includes: (1) rehabilitation of the historic limestone and wrought iron perimeter fence; (2) a secondary six-foot anti-climb security fence; (3) restoration of the greenhouse; (4) modifications to the existing parking facilities; (5) play areas with natural features; (6) an expanded and leveled synthetic lawn with new landscape plantings; (7) new native limestone retaining walls; and (8) modifications to the grading and walkways to create accessible pathways.

Proposed Landscape and Site Features:

1. Restoration of the historic limestone and wrought iron perimeter fence (c.1914) including replication of missing pieces and sections.
 - Existing brick perimeter wall at the northwest corner of the site will be repaired
 - New pilasters of cast stone to match the limestone where necessary
2. A secondary security fence installed around the property, set back from the historic fence at the east, west, and south perimeter of the property. At the north end of the site, the secondary fence will separate the visitors’ parking area from the student areas near the carriage house. A new pedestrian gate will be installed to the south of the existing service drive gate to aid in the planned student route onto the site from the adjacent School campus across Belknap Place (see **Exhibit “4”**).
 - Fence will replace existing non-historic, low wood fence.
 - Fence will be metal, anti-climb and six (6) feet high.
3. Reconstruct the greenhouse which was largely rebuilt in 2014 and is currently in very poor condition. The glazing and wood elements will be replaced with custom designed aluminum to replicate the structure and provide greater durability.
4. Parking layout will be amended in the existing vehicular area at the north end of the site.
5. Installation of new natural playscape areas nestled in the curvilinear pathways at the west under shade trees (see **Exhibit “5”**).
6. Expansion of the level lawn with natural looking synthetic grass turf. Proposed mix of 45.7% synthetic turf with 54.3% natural lawn/plantings across the site.
 - Due to a lack of durability for daily use and climate challenges in San Antonio, natural sod has proven it will not meet the School’s needs. Synthetic turf can meet the durability needs required for daily use by students and accommodate San Antonio’s ongoing drought conditions and city water restrictions.
 - Synthetic turf will blend with the surrounding natural lawn areas and new plantings and is fully reversible if the use of the site should change in the future.

- Example commercial product includes Turfscape and XGrass which have blade profiles made to resemble a natural lawn (*see Exhibit “6”*).
7. Native limestone retaining walls will be required to support the expanded lawn and for improved site drainage. Some portions of the retaining wall will require a guardrail for safety. Plantings will be used to soften the view of the low walls from the street (*see Exhibit “7”*).
 8. New accessible pathways at the west, south, and east; curvilinear in design to maintain an organic, parklike setting.

Feedback on these proposed landscaping and site modifications at the Koehler House has been supportive. A detailed site plan and landscape narrative (*see previously identified Exhibit “3”*) were submitted to the Texas Historical Commission (“THC”) for preliminary guidance in February of 2025. The feedback from the THC was generally very positive and, notably, supportive of the need for synthetic turf and proposed grading modifications (*see Exhibit “8”*). The Owners and the School also invited the Historic and Architectural Review Committees of the Tobin Hill Community Association and the Monte Vista Historic Association to tour the property and review the above-proposed site changes. Both associations have provided support for the requested improvements and changes (*see Exhibit “9”*).

In summary, the Owners and the School are working in collaboration to restore the Koehler House and its grounds to provide a place of learning for the School which respects and highlights its character and place in the community. We respectfully ask for your support in granting administrative approval for a Certificate of Appropriateness for the necessary landscaping, security fencing, and site changes to ensure a safe and functional place for students as the Koehler House begins a third life with Great Hearts.

Sincerely,

ORTIZ MCKNIGHT PLLC

By: _____
Daniel Ortiz

Bexar CAD

Property Search > 122122 TOO LEGIT TO SPLIT LLC for Tax Year: 2025

Year 2025

Property

Account

Property ID:	122122	Legal Description:	NCB 1897 BLK 7 LOT ALL OF BLK
Geographic ID:	01897-007-0011	Zoning:	IDZ-3
Type:	Real	Agent Code:	60075
Property Use Code:	098		
Property Use Description:	TRANSITIONAL USE		

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

Address:	310 W ASHBY PL SAN ANTONIO, TX 78212	Mapsc0:	616E1
Neighborhood:	NBHD code10330	Map ID:	
Neighborhood CD:	10330	E-File Eligible	

Owner

Name:	TOO LEGIT TO SPLIT LLC	Owner ID:	3404454
Mailing Address:	112 E PECAN ST STE 175 SAN ANTONIO, TX 78205	% Ownership:	100.000000000000%
Exemptions:			

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$79,460	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$2,728,140	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$2,807,600	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$2,807,600	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$2,520,000	

Taxing Jurisdiction

Owner: TOO LEGIT TO SPLIT LLC
% Ownership: 100.000000000000%
Total Value: \$2,807,600

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$2,807,600	\$2,520,000	\$596.43		
08	SA RIVER AUTH	0.017870	\$2,807,600	\$2,520,000	\$450.32		
09	ALAMO COM COLLEGE	0.149150	\$2,807,600	\$2,520,000	\$3,758.58		
10	UNIVERSITY HEALTH	0.276235	\$2,807,600	\$2,520,000	\$6,961.12		
11	BEXAR COUNTY	0.276331	\$2,807,600	\$2,520,000	\$6,963.54		
21	CITY OF SAN ANTONIO	0.541590	\$2,807,600	\$2,520,000	\$13,648.07		
57	SAN ANTONIO ISD	1.155300	\$2,807,600	\$2,520,000	\$29,113.56		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$2,807,600	\$2,520,000	\$0.00		
Total Tax Rate:		2.440144					
Taxes w/Current Exemptions:					\$61,491.62		
Taxes w/o Exemptions:					\$68,509.48		

Improvement / Building

Improvement #1: Commercial State Code: F1 Living Area: 9640.0 sqft Value: \$52,450

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
500	SCHOOL	C - A	WD	1903	4820.0
500	SCHOOL	D - A	WD	2000	4820.0
CON	Concrete	* - A		2000	11680.0

Improvement #2: Commercial State Code: F1 Living Area: 5305.0 sqft Value: \$27,010

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
500	SCHOOL	D - A	WD	2000	3159.0
500	SCHOOL	D - A	WD	2000	2146.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	CMF	Commercial Multi Family	1.9744	86007.00	0.00	0.00	\$2,728,140	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2025	\$79,460	\$2,728,140	0	2,807,600	\$0	\$2,520,000
2024	\$100	\$2,099,900	0	2,100,000	\$0	\$2,100,000
2023	\$100	\$2,037,700	0	2,037,800	\$0	\$2,037,800
2022	\$168,010	\$1,869,790	0	2,037,800	\$0	\$2,037,800
2021	\$0	\$1,625,530	0	1,625,530	\$0	\$1,625,530

2025 data current as of Apr 16 2025 2:29AM.

2024 and prior year data current as of Apr 4 2025 7:36AM
For property information, contact (210) 242-2432 or (210) 224-8511 or email.
For website information, contact (210) 242-2500.

EXHIBIT

1

Property Identification #: 122122	Property Information: 2025	Owner Identification #: 3404454
Geo ID: 01897-007-0011 Situs Address: 310 W ASHBY PL SAN ANTONIO, TX 78212 Property Type: Real State Code: F1	Legal Description: NCB 1897 BLK 7 LOT ALL OF BLK Abstract: S01897 Neighborhood: NBHD code10330 Appraised Value: \$2,807,600.00 Jurisdictions: 09, 06, 11, 10, CAD, 57, 08, 21	Name: TOO LEGIT TO SPLIT LLC Exemptions: DBA: Null



Bexar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.

ORDINANCE

2023-06-15-0429

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO
BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-
304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE
ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

* * * * *

WHEREAS, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of Block 7, NCB 1897, located at 310 West Ashby Place, from "O-2 HS AHOD" High-Rise Office Historic Significant Airport Hazard Overlay District to "IDZ-3 HS AHOD" High Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and Entertainment Venue (outdoor), Bar with a Cover Charge 3 or More Days Per Week, Food Service Establishment with Cover Charge 3 or More Days Per Week, and Hotel taller than thirty-five feet (35').

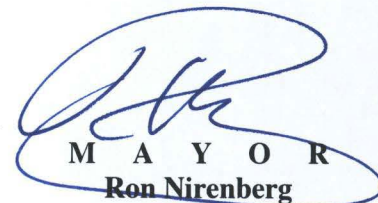
SECTION 2. The City council approves this Infill Development Zone so long as the attached site plan is adhered to. A site plan is attached as **Exhibit "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective June 25, 2023.

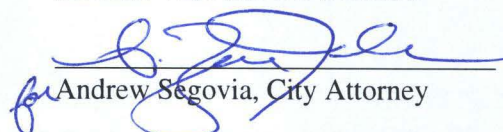
PASSED AND APPROVED this 15th day of June, 2023.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


for Andrew Segovia, City Attorney



City of San Antonio
City Council Meeting
June 15, 2023

EXHIBIT

2

7.

2023-06-15-0429

ZONING CASE Z-2023-10700096 (Council District 1): Ordinance amending the Zoning District Boundary from "O-2 HS AHOD" High-Rise Office Historic Significant Airport Hazard Overlay District to "IDZ-3 HS AHOD" High Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and Entertainment Venue (outdoor), Bar with a Cover Charge 3 or More Days Per Week, Food Service Establishment with Cover Charge 3 or More Days Per Week, and Hotel taller than thirty- five feet (35') on Block 7, NCB 1897, located at 310 West Ashby Place. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA- 2023-11600024)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Block 7, NCB 1897 TO WIT: from "O-2 HS AHOD" High-Rise Office Historic Significant Airport Hazard Overlay District to "IDZ-3 HS AHOD" High Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and Entertainment Venue (outdoor), Bar with a Cover Charge 3 or More Days Per Week, Food Service Establishment with Cover Charge 3 or More Days Per Week, and Hotel taller than thirty-five feet (35')
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

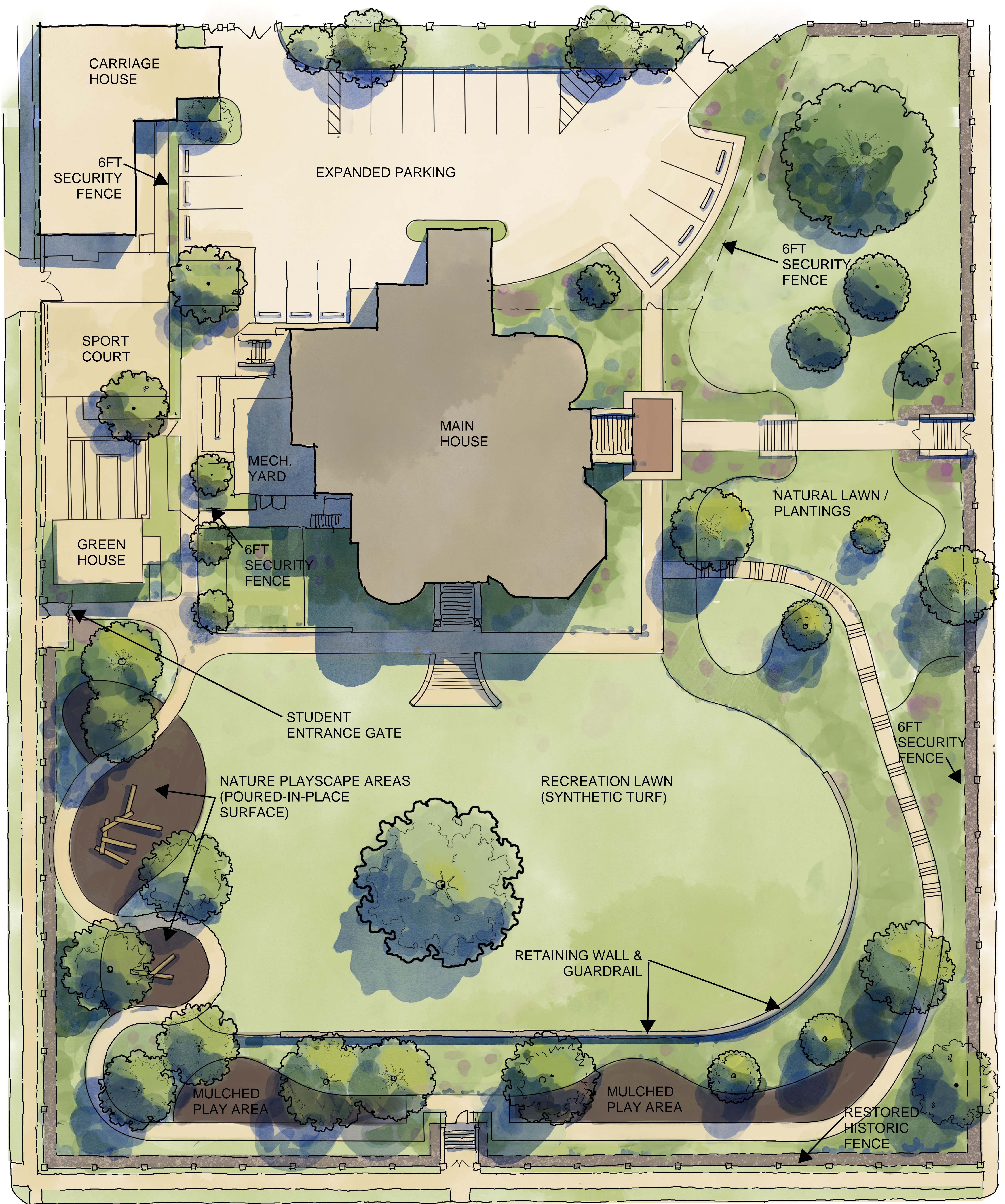
Councilmember Courage moved to Approve on Zoning Consent. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

Aye: Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castro, Courage, Castillo, Cabello Havrda, Whyte
Absent: Nirenberg, Pelaez

EXHIBIT “A”

Great Hearts MonteVista South | Koehler House

Site Plan - April 2025



Koehler House – Amendment Application

NARRATIVE CONTINUATION SHEET

Scope Change Narrative:

The program/new use for the Koehler House property has changed from the previously proposed hospitality use to educational use for a long-term lease to a nearby public charter school. The school, which has been using the south lawn of the property as an informal playground for several years, proposes to use the Koehler House property for a mixture of instructional and administrative uses. This is in keeping with the educational uses of the property under the previous ownership of San Antonio College. The key changes in scope include: no new construction structures and no addition to the Carriage House; landscape improvements at the south end of the site to create accessible pathways and areas for outdoor recreation activities; modest partition wall changes in the Main House basement to create required classroom spaces, restroom upgrades for ADA, and code required upgrades to stairways in the Carriage House.

The scope is divided between three drawing packages:

1. Exterior Restoration & Repairs (Main House only; drawing package 1) – This scope remains unchanged and is currently nearing completion, per existing Part B conditional approval.
2. Rehabilitation of the Koehler House & Carriage House (drawing package 2) – Scope includes interior rehabilitation to the Main House and exterior restoration and interior rehabilitation of the Carriage House. Exterior restoration scope for Carriage House remains unchanged and is currently underway, per existing Part B conditional approval.
3. Landscape and Site Improvements (drawing package 3) – Scope includes rehabilitation of the historic site features, including perimeter fence and green house; landscape and site improvements for recreational use by the school.

Additional proposed scope information

Koehler House Interior (Main House)

Programmatic uses for the main house include two classrooms and administrative/faculty uses in the basement; one classroom and library spaces on the main floor; administrative offices on the second and third floors. The goal for the interior rehabilitation work is to maintain the existing room layouts and repair existing historic finishes as much as possible. Some layout/partition wall modifications are proposed in secondary spaces to meet code and/or use requirements.

Proposed modifications for the Main House include:

- In the rear hall (room 110) on the first floor, addition of a new partition wall, secured door, and reception desk to create a secure entry area for visitors; the secure entry area is required to meet Texas Educational Agency standards.
- In the basement, one of the existing brick partition walls in the central space (room 007) will be removed to create a classroom. A new partition wall will be constructed to the west to

create a code-compliant corridor and exit path from the two classrooms to the stairways (corridor 011 and 014).

- On the third floor, removal of non-original partitions and bar countertop at southwest corner of the main space (rooms 302/306).
- Minor restroom modifications to meet ADA compliance.

Rehabilitation work will also include upgrades to the existing MEP systems, including new HVAC, electrical upgrades, new IT/data, and new LED interior lighting, where appropriate. A new life-safety/fire-protection system will be required by code (design-build by contractor in consultation with architect).

Carriage House

The proposed programmatic use for the Carriage House is for a classroom on the first floor and storage on the second floor. The character-defining features of the interior, including the horse stalls on the main level, beadboard ceilings, and wood flooring on upper level, will be preserved and repaired as needed. Proposed modifications are required to meet code.

Proposed modifications for the Carriage House include:

- Modification of partition wall at non-historic restroom on first floor to meet ADA.
- Modification to existing stair in room 100 to create secure fire separation between classroom space and storage on second floor; existing railing to remain in place with new gyp. board stud wall at classroom side; access gate at bottom of stairs and new wood door at top of stairs.
- New fire-rated separation assembly between first and second floors to meet code. Salvaged historic wood plank flooring and beadboard ceiling will be reinstalled.
- Removal of non-historic, non-compliant secondary stair at south end of building and construction of new code compliant stair.
- New storefront entrance at south elevation within existing arched opening (historic sliding barn door to remain in open position).
- New HVAC system
- New interior lighting and electrical upgrades.

Exterior restoration and repair scope remains unchanged (roof repairs, masonry repairs, window and door restoration). The existing non-compatible metal canopies at the exterior are also proposed to be removed.

Landscape & Site Features

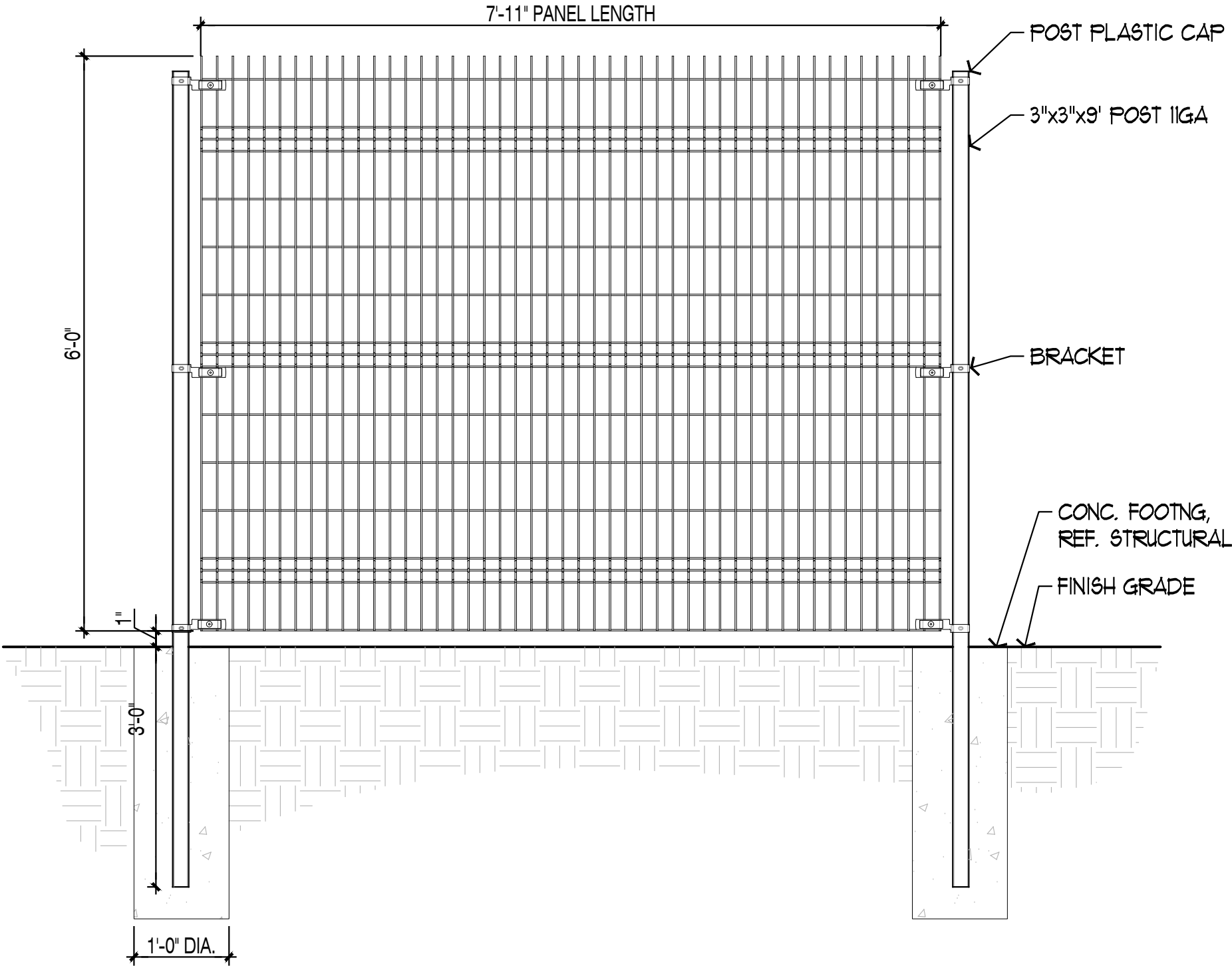
Proposed work for the landscape and site elements includes rehabilitation of the historic site features, modifications to the grading and walkways to create new pathways, modifications at the north end to expand parking facilities, an expanded level lawn at the south, play areas with naturalistic features, and new plantings. A significant goal for the landscape improvements is to provide safe, functional space for outdoor recreation for the students while maintaining the historic, early 20th-century parklike setting. The proposed school use means the site needs to meet the Texas Educational Agency requirements for perimeter security, which requires a secure 6-foot

fence around the property. To limit impact on the historic stone perimeter fence, it is proposed to install a secondary, 6-ft anti-climb metal fence behind the historic fence.

All new site features, including hardscape and plantings, aim to be compatible with the character-defining features of the site and landscape features in material, design, and location.

- The historic limestone and wrought iron Perimeter Fence (c.1914) will be repaired, including replication of missing pieces and sections. It is proposed to construct new pilasters of cast stone for improved durability and structural stability, matching the limestone in texture, color, and appearance. The fence is currently in poor condition in most areas, with several sections previously removed and stored due to deterioration.
- A secondary security fence (6-ft, metal) will be installed around the property, behind the historic fence, at the east, west, and south end of the property. At the north end of the site, the secondary fence will separate the visitors' parking area from the student areas; near the carriage house, this fence replaces the existing non-historic, low wood fence.
- The existing brick perimeter wall at the northwest corner of the site will be retained and repaired, as needed.
- The existing greenhouse was largely rebuilt in 2014 and is currently in very poor condition, requiring significant rebuilding and replacement of the glazing and wood elements. It is proposed to build the structure in aluminum for greater durability on the same footprint.
- Parking will be expanded in the existing vehicular area at the north end of the site.
- Expansion of the level lawn south of the house to create a recreational lawn for students; This area is proposed to be finished with very naturalistic looking synthetic grass turf, due to the significant durability needs required for daily use by students and to accommodate San Antonio's ongoing drought conditions and city water restrictions, allowing for significant water conservation. The synthetic turf will blend with the surrounding natural lawn areas and new plantings and is fully reversible if the use of the site should change in the future. Example commercial product includes Turfscape and XGrass, which have blade profiles made to reduce shine and resemble a healthy, natural lawn.
 - Natural sod has already proven it will not meet the school's needs, due to a combination of lack of durability for daily use and climate challenges in San Antonio. The school has been using the south lawn as an outdoor play area for several years. In early fall of 2022, the owner planted new sod throughout the south lawn to improve the play area for the students; fall is the recommended time for laying new sod in Texas. However, it quickly died, and the area was once again loose dirt, continuing to contribute to the erosion issue at the south end of the site. This was due to both the heavy daily use of the site by the school and stringent irrigation restrictions in the city (due to our increasingly dry climate and prolonged drought conditions).
 - The Owner and design team believe that a highly naturalistic-looking synthetic turf product is the most appropriate and sustainable material for the required use.
- A stacked limestone retaining wall at south and east, needed for re-grading to support the expanded lawn and for improved site drainage. Where required by code the wall will have a simple metal guardrail. Plantings will be used to soften the view of the wall from the street.

- New concrete pathways at the west, south, and east will be curvilinear in design to maintain the organic, parklike setting. A new pedestrian gate at the west (south of greenhouse) leads to an accessible path to the basement entrance; this represents the main circulation route for students onto the site from the main school campus across Belknap Place.
- Naturalistic playscape areas nestled in the curvilinear pathways at the west under shade trees. These areas will use kid-safe organic materials and wood playscape elements (ref. attached exhibits).

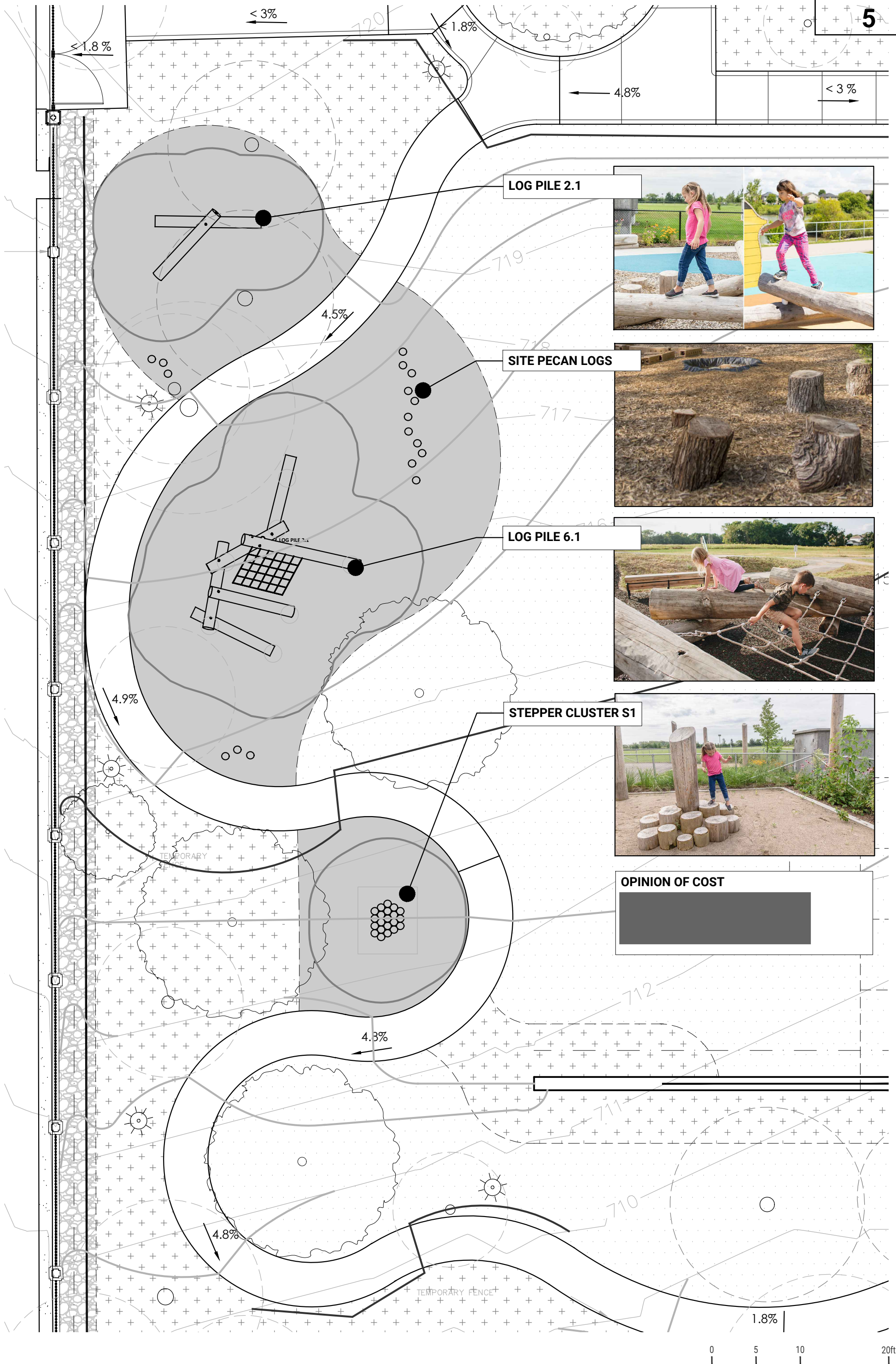


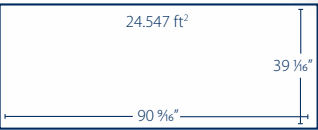
PRODUCT: ARCHITECTURAL OMEGA PANEL - BLACK RAL9004 (30% GLOSS). FOOTING DESIGN TO BE ENGINEERED BY INSTALLER/MANUFACTURER

4

ELEVATION: 6 FT. PERIMETER FENCE

SCALE: 3/4"= 1'-0"





Physical Properties

Polygreen Multi consists of thermal bonded (closed-celled) crosslinked Polyethylene foam (PEX). This foam originates from production residues and contains no contaminants. Polygreen Multi is tested based on microbiological resistance to weathering, oxidation, acids & bases. The predicted durability of PEX is 100 years minimum.

Polygreen Multi is tested by simulated mechanical wear using the Lisport wear test. Even after 65,000 cycles (Lisport simulated average 30* year usage) there are hardly any differences in sport technical characteristics (SA, VD, HIC). Polygreen Multi is tested on simulated ageing weatherability and has virtually no influence on the dimensional properties.

* based on 1 cycle = 1 hour of usage and 2080 hours of usage per year (average usage of 52 weeks a year and 40 hours a week)

** Results will vary depending on actual field configuration and final cross-section design

Technical Specifications

Physical		
Thickness at 2 kPa (0.3 psi) load	.79 in	
Mass per unit area	.61 lb/ft²	
Strength		
Tensile	38 psi	ASTM D 3575
Compressive at 25% deflection	12 psi	ASTM D 3575
Thickness after 72 hour recovery	.79 in	
Compressive at 50% deflection	49 psi	ASTM D 3575
Thickness after 72 hour recovery	.79 in	
Performance		
Impact attenuation (gmax)**	80-110	ASTM F 355-A
Drainage and Isolation		
Water permeability via infiltration rate	>1,000 in/h	
Water flow rate under 2 in (51 mm) hydraulic head	15 gpm/ft²	ASTM D 4491
(resulting) Water permeability by permittivity	5.9 gpm/ft²	ASTM D 4491
In-plane water flow rate at 0.3 psi (2 kPa) load and 0.005 hydraulic gradient (0.5% slope)	.05 gpm/ft	ASTM D 4716
(resulting) Hydraulic transmissivity [θ]	10 gpm/ft	ASTM D 4716
Thermal conductivity [λ10]	.03 BTU/h.ft. °F	ASTM C 177
(resulting) Thermal resistance [R-value]	2271 hr.ft².°F/BTU	ASTM C 177

NATIVE GRASS

SPECIFICATIONS:

Face Weight: 70 oz.
Pile Height: 1.75"
Color: Field Green/Tan
Thatch: Field Green/Tan
Secondary Backing: Urethane, 20.0 oz/yd²
Fiber Type: S, 100% Polyethylene
Fiber Mass: 11,600 Denier, 4,400 Denier Thatch
Tufting Gauge: 3/8"
Primary Backing: 7.0 oz/yd² Double Layer Backing
Total Weight: 97 oz/yd²



The color in the photograph may appear differently than actual product. Please request product samples from your sales representative.



BACKING:
URETHANE



RECYCLABLE
COMPONENTS



HEAT BLOCK
With Heat Block color options, our turf is cooler than the competitions' artificial grass systems.



SHINE BLOCK
Shine Block blade profiles reduce the reflective quality of the fiber allowing our grass to appear more like a healthy, well-trimmed, natural lawn.

* Specifications provided above are tufted measurements. Final measurements can change during backing processes. Thatch height may vary based on lot. XGrass is not responsible for typing errors on specifications listed above.

The provided information is, to the best of our knowledge, true and accurate (at the time of revision). This information is based on (independent) measurements and (where possible) based on average values, measured over a long and representative period. Additional information (e.g. additional characteristics, specific (independent) reports or statistical analysis) is available upon request. Polygreen Foam is allowed to change this information and/or the product (without notice) and assumes no legal responsibility for use of and/or reliance on this information.



Anna Nau

From: Valerie Magolan <Valerie.Magolan@thc.texas.gov>
Sent: Monday, February 26, 2024 5:06 PM
To: Anna Nau
Cc: Allison Chambers; Katherine Fontenot
Subject: [External] RE: new Preliminary Guidance Request - Koehler House

Hi Anna et al,

Thanks for your patience on this one. I just spoke with David about this project today. He wanted to apologize for the delay.

Although we're both a bit disappointed to see the wedding venue plan be abandoned after we worked on it so hard with you, we're excited about the new proposal for the site. This new scheme has many pluses, including a much lighter touch on the property with elimination of the new construction and additions, the use as a nature-oriented open space is consistent with the historic use and character of the grounds, and the full restoration of the historic fence will be wonderful.

David says that the overall concept of re-sloping the site to create a level play area is very similar to what we approved in the first round, so conceptually that's fine.

For the retaining walls, he is fine with a retaining wall up by house, as this would become part of the "architectural" hardscaping and buildings in the house compound. He noted that the organic shape proposed is good in concept and he'd want that to continue. He wants to make sure we keep the design simple, and as much as possible "blur" the edge of the retaining wall with landscaping, plantings, etc. to make its appearance less severe when viewed from the south. The material for the retaining wall should ideally be masonry and organic – since it will be near the house, it would make sense to draw from the material vocabulary of the historic house, and he's fine having it read as architectural. The vocabulary of the masonry fencing could be another potential source for inspiration.

He is more concerned about the proposal for the retaining wall at the south edge of the lawn, which is much more visible on approach to the site. He would prefer this retaining wall be removed entirely, in favor of a grass slope of some sort. If a retaining wall is needed for structural stability of the fill, it should be sunken within the earth so it is not visible from the south.

Regarding the artificial turf, he found the presentation convincing that a natural grass is not practical here. For that reason, the reversibility, and the proposed visual qualities of the artificial turf that can successfully mimic a grass lawn, David is very open to the proposal to install this product in this particular situation. He is interested in (of course) reviewing the specific product selection, and he also notes that he will want to understand how the turf will stitch in to the rest of the site when it transitions to other materials and plantings.

He notes that the design of the pathways and play areas is appropriate, with a sensitive organic shape and a placement that makes sense with respect to the layout of the site.

Regarding the paver system at the perimeter, he wants to keep any path material as natural and organic as possible. He recommends considering materials like crushed granite if possible, but he's open to pavers. We'd need to review the specific materials that are being selected.

He noted a potential concern in the "deck play area" that is shown at the southeast of the site – he's not sure if a permanent deck structure will work here – it will need more information and further assessment. I stressed to him how well considered it is to place the play areas under the trees to avoid having to build shade structures, and he agrees. He also thinks the design of the naturalistic play equipment is quite compatible with the site.

Going forward for review, we'll need to see more information about the regrading, including before/after section drawings through the site; details of all the material selections; etc. We also will need to understand any interior changes that are necessary for the new use of the main house and the carriage house, but it's our understanding those will be minimal.

Overall, this is going in a good direction. David's feedback was generally very positive. Let me know if you have any questions or want to work through next steps.

Thanks,
Valerie



Valerie Magolan

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Attention tax credit applicants:

We're going digital! Effective August 15, **ALL** tax credit applications must be submitted electronically. For more information, please visit our [Submit an Application Online webpage](#).

From: Anna Nau <anau@fpcarch.com>

Sent: Thursday, February 8, 2024 9:23 AM

To: Valerie Magolan <Valerie.Magolan@thc.texas.gov>

Cc: Allison Chambers <achambers@fpcarch.com>; Katherine Fontenot <katherine@westonurban.com>

Subject: new Preliminary Guidance Request - Koehler House

CAUTION: External Email – This email originated from outside the THC email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Valerie,

Please find attached our preliminary guidance request for the potential change in program/use for the Koehler House, per our discussion last month. The attachments include a narrative with images, as well as a new conceptual site plan from the landscape architect. I have physical samples of the synthetic turf that the team would like you to be able to see, so I will be bringing those to you tomorrow at our St. David's meeting.

Thank you again for the suggestion to submit this as a preliminary guidance request.

Anna



Anna Nau, PhD

Senior Associate | She/Her

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To Whom It May Concern:

04/28/2025

In early April, members of the Tobin Hill Community Association's Historic Preservation Committee toured the Koehler house and grounds at 310 West Ashby Place. We did so at the invitation of Ortiz McKnight PLLC. We were shown plans for the landscaping of the property, some of which is intended to accommodate the students of Great Hearts Academy. We are glad that the owner, Weston Urban has taken on the project to restore for re-use this historically important property. We gladly approve the landscaping plan with the understanding that some of it, especially the artificial turf proposed for the playground area, is not intended to be permanent. We look forward to the completion of the project.

Frederica Kushner

Tobin Hill Community Association

Historic Preservation Committee

210-223-2814



Koehler House - letter of support from the MVHA

From Ryan Reed <ryan@rsreed.com>
Date Tue 4/8/2025 11:09 PM
To Anisa Schell <aschell@OrtizMcKnight.com>
Cc Daniel Ortiz <dortiz@OrtizMcKnight.com>

Hi Anisa, I'm sending you the requested letter of support. We discussed the feedback from the tour at our Architectural Review Committee meeting last evening, and the attendees were thrilled with the restoration work. Let me know if you need anything more formal than an email.

To Whom It May Concern,

The Monte Vista Historical Association's Architectural Review Committee had the pleasure of touring the Koehler House on Tuesday, April 1st. The committee members were thoroughly impressed with the level of care and attention to detail going into the restoration of this structure and its grounds. The MVHA is encouraged by the progress made, and fully supports the proposed use of the property. We are grateful to Weston Urban for taking on this project and effectively saving this structure from deterioration.

Ryan Reed
Architectural Review Committee Chair
Monte Vista Historical Association

A handwritten signature in black ink, appearing to read 'RSR'.

Ryan S. Reed

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