

COMPLIANCE AND TECHNICAL ADVISORY BOARD

May 23, 2025

HDRC CASE NO: 2025-109
ADDRESS: 1037 S ALAMO ST
LEGAL DESCRIPTION: NCB 744 BLK 3 LOT 10 & SW 25.3 FT 9
ZONING: C-2, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Darby Herrera/Southern Turf Co
OWNER: Martin Kroesche/TEJA LLC - KING WILLIAM
TYPE OF WORK: Artificial turf installation
APPLICATION RECEIVED: April 15, 2025
60-DAY REVIEW: June 14, 2025
CASE MANAGER: Bryan Morales
REQUEST:

The applicant is requesting approval to install approximately 4,300 sf of artificial turf at the front and side yard.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

3. Landscape Design

A. PLANTINGS

- i. *Historic Gardens*— Maintain front yard gardens when appropriate within a specific historic district.
- ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

C. MULCH

Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

- i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

D. TREES

- i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.
- iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

FINDINGS:

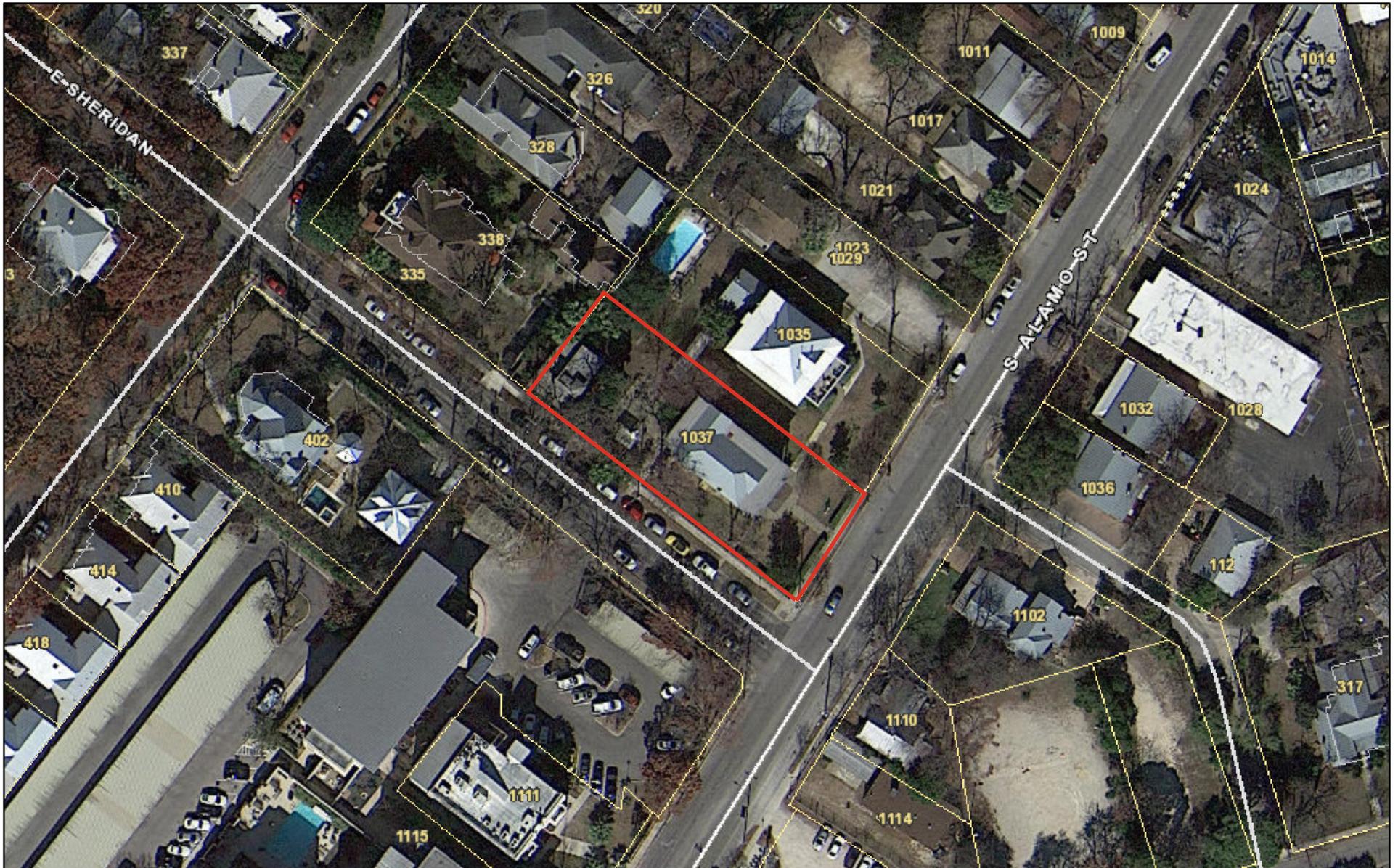
- a. The property located at 1037 S Alamo St is a 2-story Greek Revival structure constructed c. 1896 and first appears on the 1896 Sanborn map. This property features two-over-two windows, four 2-story Ionic columns at the front, and a 2-story wraparound porch. This property contributes to the King William Historic District.
- b. VIOLATION – On April 15, 2025, Office of Historic Preservation staff received a report of artificial turf installation without a Certificate of Appropriateness. OHP staff reached out to the property owner and notified them that a COA is required for landscape modifications. On April 15, an application was submitted for the artificial turf installation and placed on the Compliance and Technical Advisory Board’s May 23rd agenda.
- c. ARTIFICIAL TURF INSTALLATION – The applicant is requesting approval to install approximately 4,300 sf of artificial turf at the front and side yards. The Historic Design Guidelines for Site Elements 3.B.ii. states new pervious hardscapes should not be used for wholesale replacement for plantings and if used, small plantings should be incorporated into the design. Staff finds the installation of artificial turf generally appropriate; however, the applicant should incorporate at least 50% natural greenery within the proposed 4,300 sf artificial turf space.

RECOMMENDATION:

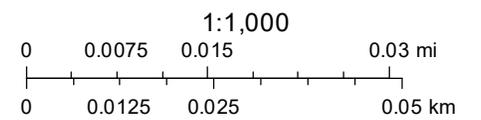
Staff recommends approval of the request, based on findings a through c, with the following stipulations:

- i. That the applicant incorporate at least 50% natural greenery.
- ii. That the applicant provide staff an updated landscape site plan for review prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop



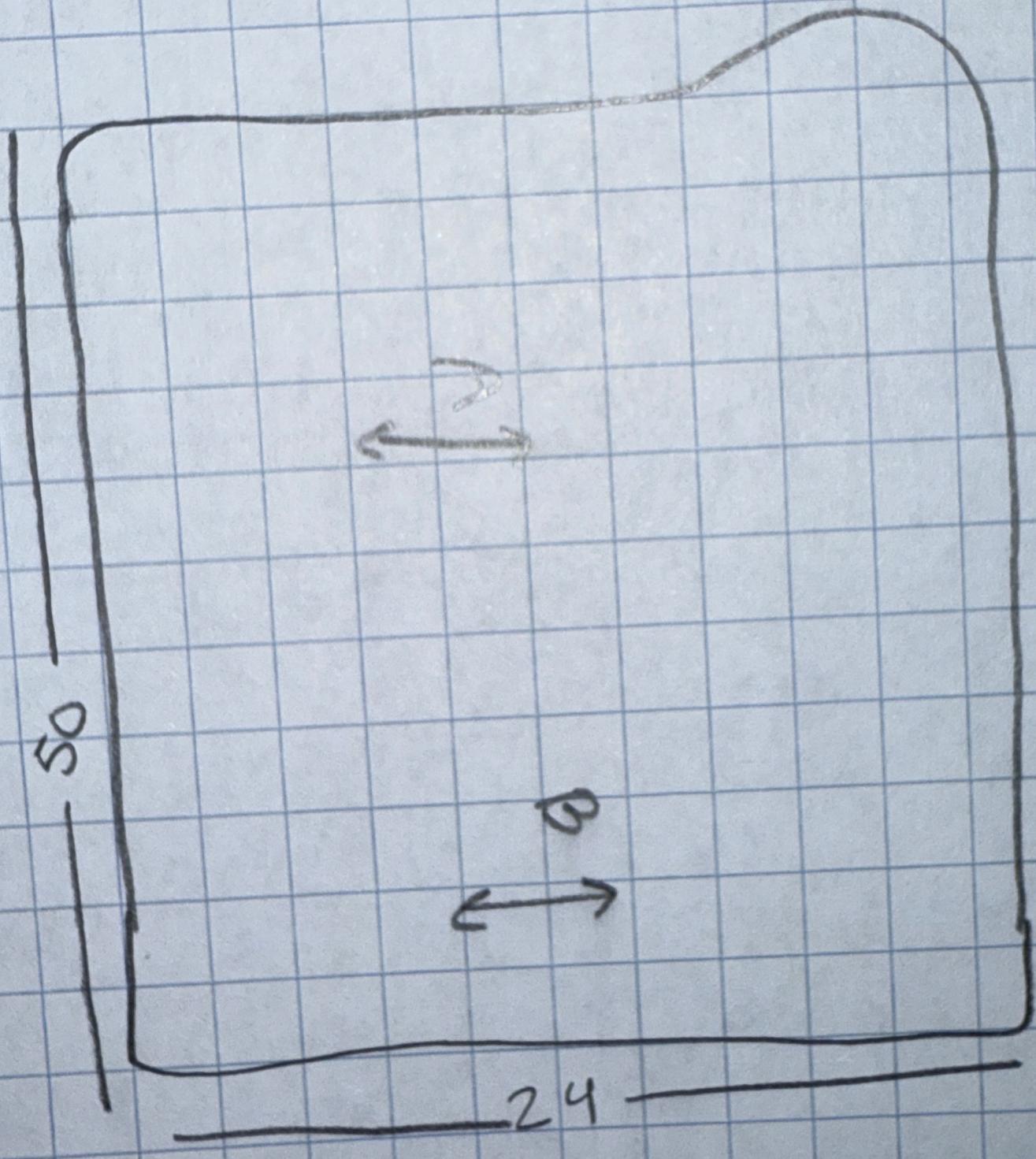
May 14, 2025



Area #3

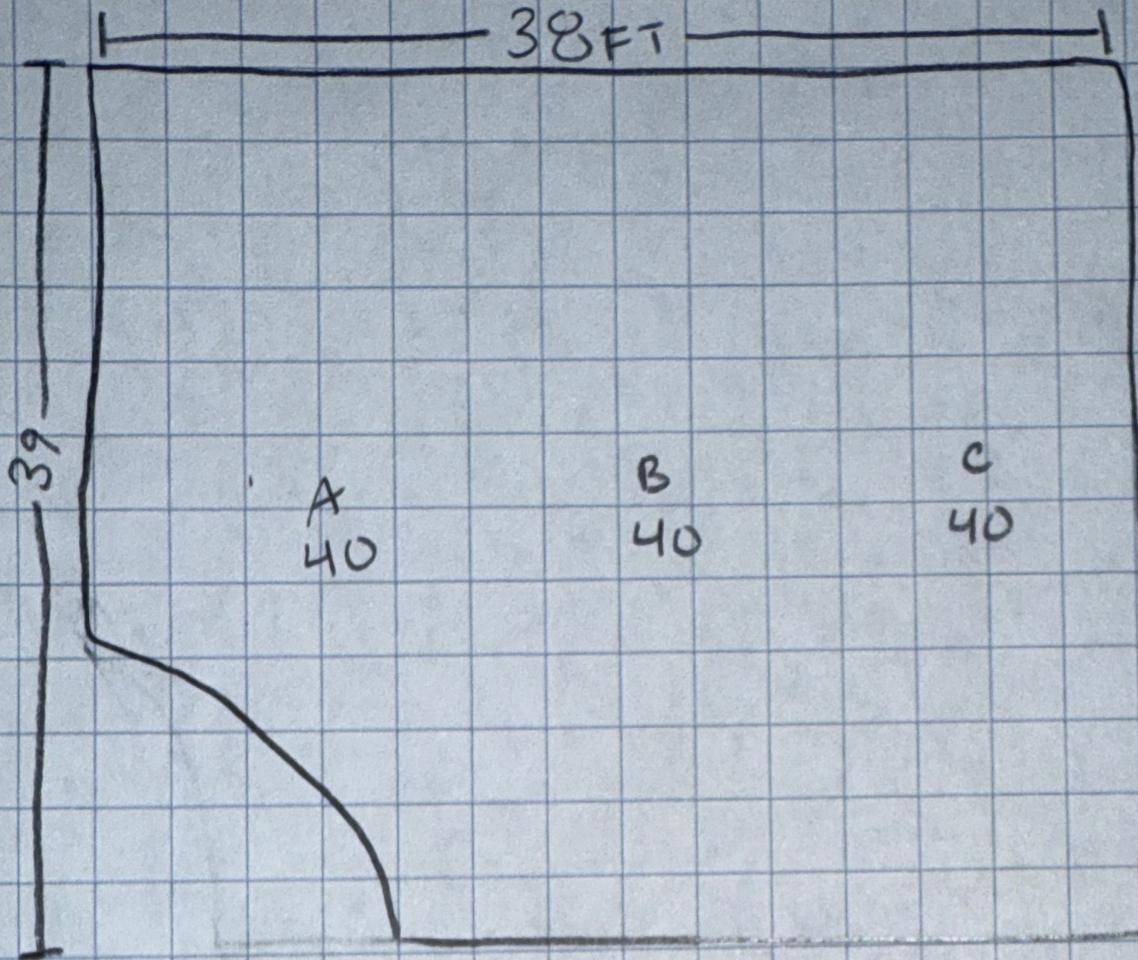
side of hotel

Install: 1200
edge: 30



Front of hotel

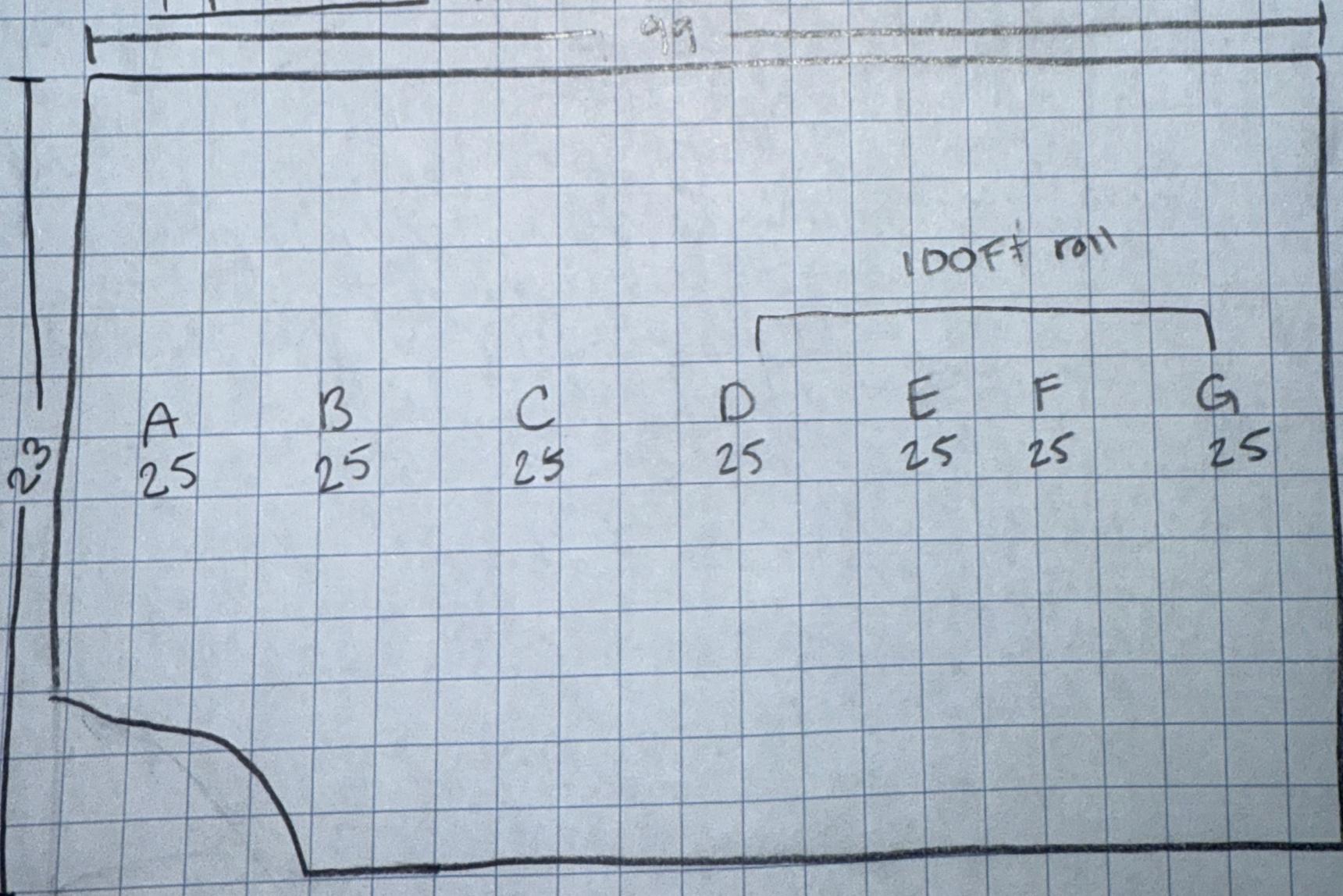
Area #1



Install: 1,180
edge: 77

use
leftover
6x40 piece
for Area #3

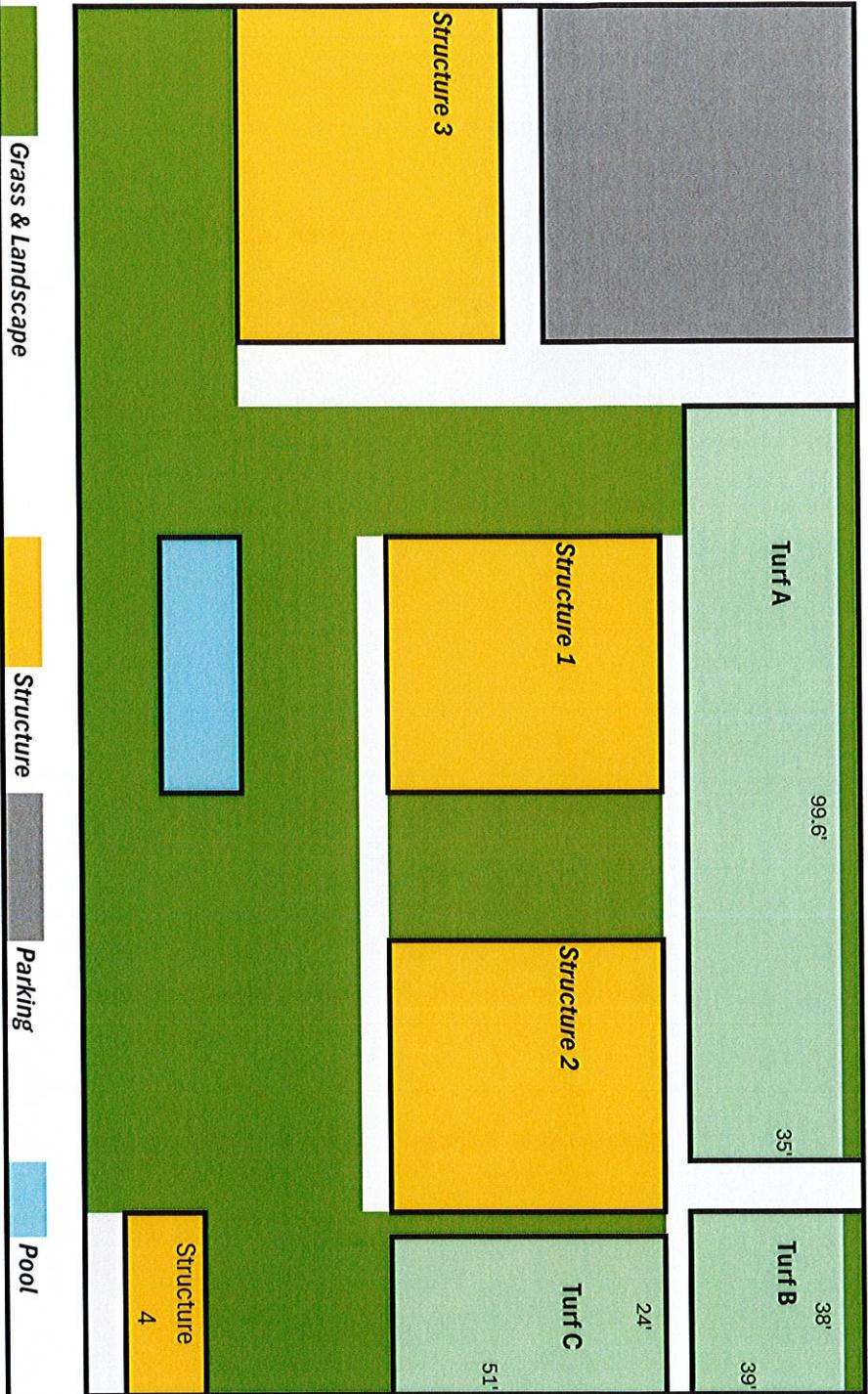
Area #2 Install: 2,200 edge: 99



100 FT roll

1037 S. Alamo Street

Turf Project



Turf Measurements

Turf A	3,486	SF
Turf B	1,482	SF
Turf C	1,224	SF
Total	6,192	SF

Grounds

200'	S. Alamo	
205'	E. Sherridan	
Total	41,000	SF
Turf-	15%	

Turf Dimensions

Turf A	99.6X35	ft
Turf B	38X39	ft
Turf C	24X51	ft





CONTEMPORARY

CONSUMERS OPEN ALCOHOLIC CONTAINERS PROHIBITED WITHIN PUBLIC RIGHT-OF-WAY
CITY OF SAN ANTONIO



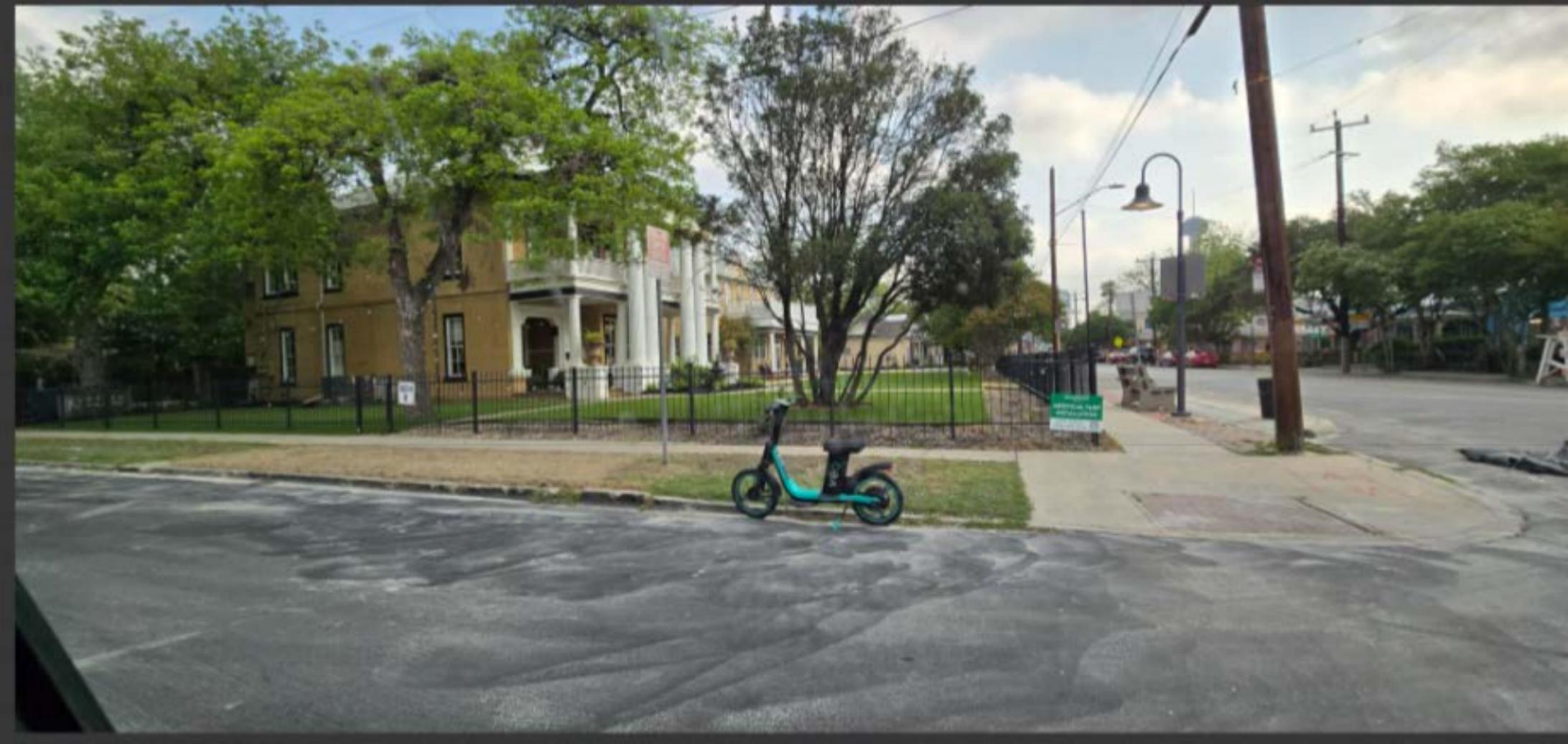












PEASE PARK PET



Our Pease Park Pet Turf features a Mini 3D Wave shaped yarn blade which, when coupled with the field green and apple green tones, provides the most versatility to the touch and appearance. Along with the visual appeal, the Mini 3D Wave Shape yarn creates a softer touch under foot making Pease Park superior in comfort.

SPECS

Pile Height: 1 1/4"
Face Weight: 70 oz
Total Weight: 90 oz
Stitch Gauge: 3/8"
Yarn Color: Field/Apple
Thatch Color: DK Green/Olive
Face Composition: PE Monofilament
Thatch Material: Texturize PP
Primary Backing: Clear Permeable
Drain Rate: 100+ inches per hour
Warranty: 15 year
Blade Shape: Mini W

MADE
IN THE
USA



PRO-FLO

COOLFLO



ANTIMICROBIAL
BACKING SYSTEM

CHARGE GUARD

FEATURES

- CoolFlo Technology
- Yarn shape increases airflow and lowers surface temperature
- Durable yarn shape creates stronger fiber strength
- UV stabilized yarns to resist fading from the sun
- Non-flammable, anti-acid yarn resistant to chemical attack

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San Antonio 1896, Sheet 36

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State: City: Date:



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