

CITY OF AUSTIN
Board of Adjustment/Interpretation
Decision Sheet

DATE: April 8, 2019

CASE NUMBER: C15-2019-0018

☒	Ada Corral
☒	William Burkhardt
☒	Darryl Pruett
☒	Eric Goff
☒	Melissa Hawthorne
☒	Yasmine Smith
☒	Don Leighton-Burwell
☐	Rahm McDaniel OUT
☒	Martha Gonzalez (Alternate) RM
☒	Veronica Rivera
☒	James Valdez
☒	Michael Von Ohlen
☐	Kelly Blume (Alternate) OUT
☐	Alternate (Vacant)

APPLICANT: Ronald Sawey

OWNER: Beta Student Aid Fund

ADDRESS: 2311 SHOAL CREEK BLVD

VARIANCE REQUESTED: The applicant has filed an appeal challenging the Land Use Determination of 2311 Shoal Creek Blvd. as a single family residence use in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (West University)

The applicant maintains that the use is either club/lodge or group residential.

BOARD'S DECISION: The public hearing was closed on Board Member Eric Goff motion to Postpone to May 13, 2019, Board Member Michael Von Ohlen second on an 11-0 vote; **POSTPONED TO MAY 13, 2019.**

FINDING:

1. There is a reasonable doubt of difference of interpretation as to the specific intent of the regulations or map in that:
2. An appeal of use provisions could clearly permit a use which is in character with the uses enumerated for the various zones and with the objectives of the zone in question because:
3. The interpretation will not grant a special privilege to one property inconsistent with other properties or uses similarly situated in that:

Leane Heldenfels
Leane Heldenfels
Executive Liaison

Alana Ramey for
William Burkhardt
Chairman

BOA CASE REVIEW SHEET

CASE: C15-2019-0018

BOA DATE: April 8, 2019

ADDRESS: 2311 Shoal Creek Blvd.

COUNCIL DISTRICT: 9

OWNER: Ronald Sawey

AGENT: Bobby Levinski

ZONING: SF-3-NP (West University)

AREA: Lot 2, Amended Plat of Lots 5 & 6, Shoal Creek Blvd. Lots

APPEAL REQUEST: Land Use Determination

SUMMARY: single family or group residential

ISSUES: single family land use determination made by staff

	ZONING	LAND USES
<i>Site</i>	SF-3-NP (West University)	Single Family Residential
<i>North</i>	SF-3-NP (West University)	Single Family Residential
<i>South</i>	SF-3-NP (West University)	Single Family Residential
<i>East</i>	SF-3-NP (West University)	Single Family Residential
<i>West</i>	P-NP (West University)	Caswell Tennis Center/Public

NEIGHBORHOOD ORGANIZATIONS: Austin Independent School District; Austin Neighborhoods Council; Bike Austin; Central Austin Neighborhood Plan Area Committee; Caswell Heights Neighborhood Association; Central Austin Community Development Corporation; Friends of Austin Neighborhoods; Homeless Neighborhood Association; Neighborhood Empowerment Foundation; Original West University Neighborhood Association; Preservation Austin; SEL Texas; Shoal Creek Conservancy; Sierra Club, Austin Regional Group; University Area Partners; West Campus Neighborhood Association

J-1/4



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2019-0018

LOCATION: 2311 Shoal Creek Boulevard



1" = 141'

This product is for informational purposes 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.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Development Services Department

One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

Case # _____ ROW # _____ Tax # _____

Street Address: 2311 Shoal Creek Blvd. _____

Subdivision Legal Description:

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: SF-3-CO-NP _____

I/We Bobby Levinski _____ on behalf of myself/ourselves as
authorized agent for Ronald Sawey _____ affirm that on
Month February ☐, Day 28 ☐, Year 2019 ☐, hereby apply for an interpretation
hearing before the Board of Adjustment.

Development Services Department interpretation is:

that the use of a fraternity house by a fraternity (with approx. 100 active members) for its headquarters, for its day-to-day operations and for its meeting space and events space for frequent recreational, social and organizational activities constitutes a single-family use, because less than 6 unrelated adults reside on the property

I feel the correct interpretation is:

that the above-described use constitutes a Club or Lodge use, or in the alternative, a Group Residential use

The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable findings statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

1. There is a reasonable doubt of difference of interpretation as to the specific intent of the regulations or map in that:

that house was purchased by the fraternity and is actively advertised by the fraternity as its Fraternity House, and the activities are consistent with those of "a site for provision of meeting, recreational, or social facilities by a . . . fraternal organization," as described under the Club or Lodge use; see attached letter

2. An appeal of use provisions could clearly permit a use which is in character with the uses enumerated for the various zones and with the objectives of the zone in question because:

the use of the Fraternity House is not consistent with single-family residential, as the house is being actively used by approximately 100 fraternity members on a regular, continuing and permanent basis

3. The interpretation will not grant a special privilege to one property inconsistent with other properties or uses similarly situated in that:

N/A; the staff interpretation actually does grant a unique benefit to this fraternity, which no other fraternity in Austin has been afforded. Other fraternities must seek either a rezoning change or a conditional use permit in similar situations/locations

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

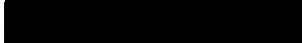
Applicant Signature:  Date: 02/28/2019

Applicant Name (typed or printed): Ronald Sawey

Applicant Mailing Address: 1202 W. 22nd 1/2 Street

City: Austin State: TX Zip: 78705

Phone (will be public information): (512) 472-3784

Email (optional – will be public information): 

Owner Name: Texas Beta Student Aids Fund

Owner Mailing Address: 2311 Shoal Creek Blvd.

City: Austin State: TX Zip: 78705

Agent Name: Bobby Levinski

Agent Mailing Address: 7711 Croftwood Drive, Unit B

City: Austin State: TX Zip: 78749

Phone (will be public information): (512) 636-7649

Email (optional – will be public information): 

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

see attached letter



City of Austin

Founded by Congress, Republic of Texas, 1839

Planning and Zoning Department
One Texas Center, 505 Barton Springs Road 5th Floor
P.O. Box 1088, Austin, Texas 78767
(512) 974-3207

February 15, 2019

Mr. Ronald Sawey
c/o Bobby Levinski
7711 Croftwood Unit B
Austin, Texas 78749

Dear Mr. Sawey,

I am writing regarding the use determination application you submitted regarding the property located at 2311 Shoal Creek Boulevard. This property is owned by the Texas Beta Student Aid Fund (TBSAF). I have reviewed the letter submitted by your attorney, Mr. Levinski, and have determined that the use of the property as defined in the City's Land Development Code is a single family residential,

I have considered your argument that the use of the property should be classified as group residential, defined in the Code in section 25-2-3 as:

the use of a site for occupancy by a group of more than six persons who are not a family, on a weekly or longer basis. This use includes fraternity and sorority houses, dormitories, residence halls, and boarding houses.

While the property is owned by the TBSAF for the benefit of the members of the University of Texas Beta Theta Pi fraternity, in discussion with members of the TBSAF I was told there are not more than six unrelated individuals living at the house. I agree with you that ownership does not determine use, but I disagree that use of a property by a fraternity makes it a group residential use. To be group residential requires occupancy by six or more unrelated individuals based on the definition above. If you believe there are more than six unrelated individuals living at the property I suggest you contact the Austin Code Department by calling 311.

You also raise the possibility that the property is a club or lodge use (I believe mistakenly referred to as lounge). In section 25-2-6 a club or lodge use is defined as:

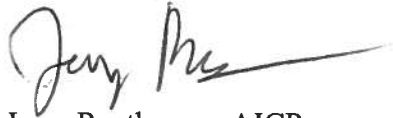
the use of a site for provision of meeting, recreational, or social facilities by a private or nonprofit association, primarily for use by members and guests. This use includes private social clubs and fraternal organizations.

My determination is that the property is not a club or lodge use, examples of which include Elks Lodges and VFW Halls. It is used as a residence. The accessory residential use allowed for civic uses in 25-2-897 is for "a dwelling unit that is occupied only by a family that has at least one member employed on-site for security, maintenance, management, supervision, or personal service." This provision is most commonly associated with a minister or priest living on a church property. Nobody living at this residence is an employee of the non-profit that owns it.

I will note that as a residence there are regulation in the City Code that address some of the issues raised in your letter. Section 25-2-921 requires a permit for large outdoor gatherings and section 9-2 addresses noise and amplified sound.

If you have any questions, please call me or send an email.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jerry Rusthoven", with a long horizontal flourish extending to the right.

Jerry Rusthoven, AICP
Assistant Director

LEVINSKI LAW
7711 Croftwood Dr., Unit B
Austin, TX 78749
512-636-7649

February 28, 2019

Delivered as Attachment to Application

Board of Adjustment
City of Austin
301 W. 2nd Street,
Austin, TX 78701

Re: Appeal of Use Determination - Fraternity House at 2311 Shoal Creek Blvd.

Dear Chair Burkhardt and Members of the Board of Adjustment,

Attached to this letter is an appeal of a land use determination written by Mr. Jerry Rusthoven, Assistant Director of the Planning and Zoning Department, dated February 15, 2019 but sent February 19, 2019 ("Land Use Determination") (attached).

Issue

The fundamental is whether the use of a house by a fraternity (with approximately 100 active members) for its headquarters, day-to-day operations and as a space for frequent meetings and recreational/social activities, but where less than six unrelated adults reside in the house, should be considered a club or lodge use.

Background Information

On September 17, 2017, the Beta Theta Pi fraternity ("Beta Theta Pi") purchased a single-family home located at 2311 Shoal Creek Blvd. (the "Fraternity House") in the Original West University Neighborhood. The purchase completed a long-term fundraising campaign for Beta Theta Pi to re-establish a fraternity house for use by its undergraduate members. As stated by Beta Theta Pi's leadership:

"Several features of the property made the purchase of the property very attractive, including its more desirable location and **the ability for the undergraduates to utilize the house immediately, eliminating the**

inconvenience of living in a house during extensive remodeling and renovations.¹ (emphasis added)

The Fraternity House is now listed as the official address and headquarters for the Beta Theta Pi's local chapter with the Dean of Students for The University of Texas,² on its own website and social media, and on its official filings as a non-profit organization. The Fraternity House is also advertised with its own Google Marker on Google Map as "Texas Beta Theta Pi".³

As reflected by Travis County Property Records (Deed #2017155531), the current owner of the Fraternity House is the Texas Beta Students Aid Fund, a Texas non-profit organization. The official mission statement of the Texas Beta Students Aid Fund is to:

"Aid students of the University of Texas, who are members of the Beta Omicron Chapter of the Beta Theta Pi Fraternity, with scholarships, **maintaining of lands and buildings serving as housing for these students**, and to ensure that their higher education is attained."⁴ (emphasis added)

Since the local chapter of Beta Theta Pi (a chapter with approx. 110 active members)⁵ acquired its Fraternity House, it has been the location for much of the fraternity's day-to-day operations and hosts frequent meetings and recreational/social activities. Each meeting, event and activity hosted by the fraternity draws in significant crowds from its members alone, in addition to guests and visitors.

The Fraternity House has been the subject of numerous noise and code complaints. Concerns about the noise from fraternity parties at the Fraternity House were brought to the attention to Beta Theta Pi at a recent meeting of the Central Austin Neighborhood Plan Advisory Committee ("CANPAC") meeting. But, following that CANPAC meeting, neighbors have reported an increased frequency in the fraternity parties at the Fraternity House, including five large-scale parties (over 30 attendees on each occasion) within a nine-day period. Neighbors of the Fraternity House plan to attend the Board of Adjustment hearing on this topic and can help answer questions related to the frequency of the use of the Fraternity House.

¹Letter from Campaign Chairmen Louis Baldwin and Marc Churchill, Beta Chronicle (Summer 2018), Page 4 (attached)

² Texas Greeks Information Guide, Sorority and Fraternity Life, Office of the Dean of Students, The University of Texas at Austin, Academic Year 2018-19, Page 34 (Map of Houses) (attached)

³ Google Maps, <https://goo.gl/maps/XmTYpPSwgZN2> (see attached image)

⁴ IRS Form 990 for Texas Beta Students Aid Fund

⁵ About Texas Beta Theta Pi, <https://www.texasbeta.org/about-the-chapter>

From the endless stream of undergraduate students entering and leaving the Fraternity House to the fraternity's own stated purpose for the purchase of the property, every bit of common sense would indicate that the Fraternity House is being used as a fraternity house by 100+ members of the Beta Theta Pi fraternity. However, because the Beta Theta Pi fraternity provided the City of Austin with a residential lease claiming that only one individual resides at the Fraternity House, we are being asked to ignore reality and believe that the presence of one residential occupant transforms the use of the Fraternity House to a single-family residential use.

It is undisputed by the City of Austin that were it proven that more than six (6) unrelated adults lived in the Fraternity House, the applicable use should be considered "Group Residential". It is equally undisputed by the City of Austin that if no persons lived in the Fraternity House, the applicable use should be considered "Club or Lodge". But, because it is claimed that only one adult lives in the Fraternity House, the City of Austin believes the applicable use should be considered a "Single-Family Residence" use, ignoring the frequent use of the property by the remaining ~109 fraternity members.

The Code

There are only two logical uses under which the above-described use of the Fraternity House could fall under: Club or Lodge (LDC § 25-2-6(B)(5)) or Group Residential (LDC § 25-2-3(B)(5)).

Club or Lodge. "Club or Lodge" is defined as "the use of a site for provision of meeting, recreational, or social facilities by a private or nonprofit association, primarily for use by members and guests. ***This use includes private social clubs and fraternal organizations.***"⁶ (emphasis added)

To reach this conclusion, there are several factors of the code and overall use of the Fraternity House that should be considered:

1. **Fraternity's Activities are Same as Defined in Club or Lodge Use.** The Fraternity House is used as the headquarters for a fraternal non-profit organization, for both day-to-day operations and frequent meeting, recreational and social activities. Each meeting, event and activity hosted by the fraternity draws in significant crowds from its members alone, in addition to guests and visitors. As noted above, Beta Theta Pi has approximately ~110 active members, so a single meeting of all of the fraternity members could

⁶ Austin Land Development Code, § 25-2-6(B)(5).

draw upwards of 220 trips to the property. The Land Use Determination completely ignores all of these non-residential activities, focusing solely on the lease indicating that only one resident lives on the property.

2. **Residential Living Permitted in Civic.** The Land Development Code does not prohibit civic uses from including residential uses as an accessory use. The fact that the Fraternity House is allegedly occupied by one resident should not categorically exclude the Fraternity House from being considered Civic or Lodge. Rather, Land Development Code Section 25-2-897(1) explicitly envisions the possibility that a Civic or Lodge use may include a dwelling unit for a family on-site to maintain and manage the Fraternity House. City staff is reading into the code a restriction that does not exist.
3. **The Fraternity House is Advertised as a Fraternity House.** The Fraternity House is advertised on numerous websites, including Google Maps, the University of Texas's Greek Information Guide, and its own sites, as the headquarters and operational space for the Beta Theta Pi fraternity. In front of the house are three very large (approx. ~10 ft.) greek letters, advertising the Fraternity House as the location of the Beta Theta Pi non-profit organization, similar to one that you would find a business. It is neither necessary or customary for a single-family home to be advertised on google with daily hours of operation and visitation opportunities. (Note: It is not claimed by the Land Use Determination that the fraternity is a home occupation; regardless, many of the activities of the fraternity would exceed the limits of § 25-2-900, even if such regulations applied).
4. **Number of Trips Exceed Single-Family Limits.** On several occasions, neighbors have observed waves of people and vehicles (cars and scooters) going to and from the Fraternity House, far exceeding trip limits for a single-family residence, home occupation or any allowable accessory use for single-family residences. Under standard City of Austin trip calculations, a single-family dwelling unit is estimated to produce 10 trips per day, and LDC § 25-2-893(l) limits an accessory use of a single-family residence to "not more than ten guest vehicles trips a day or 30 guest vehicles trips a week". The Land Use Determination did not consider the scale and intensity of the fraternity's use of the property.
5. **Land Development Code Contemplates Fraternities in SF-3 Zoning.** Trying to contort Beta Theta Pi's use of the Fraternity House into a single-family use is unnecessary, because "Club or Lodge" is listed as a conditional use under SF-3 zoning. The Land Development Code clearly contemplated the well-known probability that fraternal organizations using single-family residences for their operations. The issue, however, is that the code has not been followed, by following the procedures associated with conditional uses.

Group Residential. The Austin Land Development Code defines “Group Residential” as “the use of a site for occupancy by a group of more than six persons who are not a family, on a weekly or longer basis. This use includes fraternity and sorority houses, dormitories, residence halls, and boarding houses.”⁷ (emphasis added)

Should the use of the Fraternity House be determined not to be Club or Lodge, the only remaining logical land use would be Group Residential. Group Residential could be considered the applicable land use describing the Beta Theta Pi’s activities in the Fraternity House, for the following reasons:

1. **Categorical Inclusions.** The Land Development Code categorically lists fraternity houses as “Group Residential”. While the ownership of a home by a fraternity is not determinative itself, the use of a house by a fraternity for official fraternity purposes is determinative. Even the fraternity itself refers to the use of 2311 Shoal Creek as its “Fraternity House”.
2. **Exceeding Occupancy Limits is Permitted, Not Required.** The Land Use Determination incorrectly states that “group residential requires occupancy by six or more unrelated individuals”. No such requirement exists in the Land Development Code. Rather, the code is permissive, allowing traditional occupancy limits to be exceeded for certain described uses. The number of persons listed on a residential lease may be informative, but it too is not alone determinative. As an illustrative point, should the seventh resident of a dormitory move out, that does not automatically transition the dormitory to a “single-family residential” use. Such a strict interpretation of these uses could endanger approved conditional use permits when there have been periods of low occupancy. Under Group Residential, the Fraternity House would be eligible to provide housing for more than six students; such allowance is permissive, not restrictive.
3. **Advertising.** As noted above, the Fraternity House is actively advertised as a fraternity house, available to house undergraduates members of the Texas Beta Theta Phi fraternity. Given that the Beta Theta Pi Fraternity is a national organization, owning several rental properties via various connected companies, advertising the Fraternity House to only to members of the fraternity could call into question its compliance with the Fair Housing Act, were it not taking advantage of the private club exemption for fraternities in 2 U.S.C. § 3607.
4. **Owner’s Intent.** In the fraternity’s own words, the Fraternity House was purchased for the sole intent of providing housing for undergraduate members of the Texas Beta Theta Phi fraternity. The purchase of the Fraternity House used funds from a registered Texas non-profit organization to maintain and

⁷ Austin Land Development Code § 25-2-3(B)(5).

provide housing for its undergraduate members. The City of Austin is not in the business of enforcing tax law; nonetheless, it shouldn't turn a blind eye at the stated mission and purpose of a corporation when considering the activities that the corporation engages in. The Texas Beta Students Aid Fund was formed to provide housing to students, not to raise more than a million dollars to provide housing for a single individual. Such use of those funds would not only be illogical but illegal.

Accessory Use. The Land Use Determination incorrectly determined that the fraternity's use of the Fraternity House is a single-family residential use, based on the claim that only one person lives in the house. However, the fraternity's other uses of the Fraternity House (frequent meetings and events for a large non-profit organization) must still also be permitted by the Land Development Code. If single-family is the primary use, the meetings and events must then be accessory uses to that the primary residential use.

But, no provision under LDC § 25-2-893 (Accessory Uses for a Principal Residential Use) would permit "Club or Lodge" as an accessory use to a primary residential use. Section 25-2-893 is a permissive section of the Land Development Code. The Code is clear that any particular non-residential use is not permitted on a property, unless such use is explicitly listed as "permitted" under this section of the code or the City's zoning director affirmatively determines that such use is "necessary, customary, appropriate, incidental, and subordinate to a principal use."

We are not aware of any determination by the City that has found the fraternity's club or lodge activities customary and incidental to a primary single-family use. Furthermore, the fraternity's activities within the Fraternity House could never be considered accessory, because any one meeting or event by the fraternity would violate LDC § 25-2-893(I), which limits an accessory use to "not more than ten guest vehicles trips a day or 30 guest vehicles trips a week". With 110 active members of the fraternity, this vehicle trip limit is exceeded regularly.

Conclusion

The most logical conclusion is that the Texas Beta Theta Phi fraternity is using the Fraternity House as "a site for provision of meeting, recreational, or social facilities by a . . . fraternal organization," as described under the Club or Lodge use. The Fraternity House was purchased for and is advertised as a fraternity house for the Texas Beta Theta Phi fraternity, primarily providing meeting and events space for the Texas Beta Theta Phi fraternity, in addition to being available as housing to its undergraduate student members. The frequent use of the property would preclude

any consideration of those activities being considered accessory to a single-family use.

We ask that you overturn the Land Use Determination and find that a fraternity house is indeed a fraternity house, consistent with the club or lodge use.

Respectfully,



Bobby Levinski

Attorney, Levinski Law

[REDACTED]
512-636-7649 (mobile)



BETA CHRONICLE

Beta Omicron Chapter of Beta Theta Pi
at the University of Texas

J-1/17



NEW SHOAL CREEK PROPERTY POSITIONS BETA FOR LONG-TERM SUCCESS

Brothers, Give Back to Texas Beta Today

As mentioned in our previous newsletter, TBSAF purchased an existing property at 2311 Shoal Creek Blvd. The men of Texas Beta united and are stepping up to transform the house on Shoal Creek into the new Beta Theta Pi home.

Several features of the property made the purchase very attractive, including its, more desirable location, and the ability for the undergraduates to utilize the house immediately, eliminating the inconvenience of living in a house during extensive remodeling and renovations.

Thanks to our donors, nearly \$2.1 million has been raised and a Chapter House that will ensure our long-term success at UT has been acquired. But your contributions are still needed to complete projects and be sure the

Chapter is not burdened with too much debt. To those of you who have not yet donated to this project, please step forward now and join the 143 brothers who have made the commitment to give back to Texas Beta.

This new property is very exciting for today's actives and, more importantly, will serve as a foundation for campus leadership and recruitment for years to come. I'm sure your personal memories of Beta Theta Pi bring a smile to your face, so please help future generations enjoy that great living and learning opportunity, much like the one you had.

Yours in _kai_,
Campaign Chairmen

Louis Baldwin '68 and **Mac Churchill '68**



DEDICATED BROTHERS CONTRIBUTE NEARLY \$2,093,000 TO BUILDING THE FUTURE

Make a Gift Today and Add Your Name!

We sincerely thank the following brothers for their dedication to the *Building the Future of Texas Beta* campaign. These alumni recognize the importance of ensuring the future of the Beta Omicron Chapter and have demonstrated a sense of gratitude for their personal experience. Commitments are still needed from the rest of our alumni to achieve our campaign goal and complete this major project.

Founders Society

(\$250,000 and above)

Mac Churchill '68

kai Society

(\$100,000 to \$249,999)

Joe T. Romine '52

John F. LeFlore '62

W. W. "Woody" Scott Jr. '64

Louis G. Baldwin II '68

Tom P. Stephens '76

Jeffrey R. Dillard '77

In memory of

A. R. Dillard Jr. '43 and

A. Ryan Dillard III '75

Whit Perryman '81

Craig A. Clayton '82

Beta Omicron Society

(\$50,000 to \$99,999)

William D. Jordan '59

Randy R. Howry '77

John A. Weinzierl '88

John Holt Duncan Society

(\$25,000 to \$49,999)

Betty and George Minot '56

LeFlore Family Gift

Byron L. LeFlore '56

Byron L. LeFlore Jr. '83

John Burton '65

Don Roberts '66

John F. Bealle '68

Dan English '68

Mark A. Womble '67

Robert F. McBee '69

Ronald O. Holman '72

Everett Coon Jr. '76

W. Frederick Hamm '76

George L. Clark III '78

Charles Yager III '80

Stephen Floyd '81

Scott T. Marvel '83

John N. Wright '02

Beta Society

(\$10,000 to \$24,999)

Steven Q. Lee '64

John C. Parsons '65

D. Michael Harris '66

Mike T. Ballases '68

Richard Chambers II '68

Bill S. Lee '68

Alan H. Meyers '69

David C. Oxford '72

Page S. Foshee '73

In memory of

Richard S. Freeman '74 and

Phillip B. Freeman '76

Arthur "Burch" Waldron III '73

Edward B. Meinen '76

Bud Brigham '79

John Nash '79

In memory of

Covey Nash '59

John P. Corrigan '83

Doug Canter '84

Charlton B. Hadden '84

Scott Spell '84

Men of Principle Society

(\$5,000 to \$9,999)

James W. McCartney '47

In honor of

Paul A. Langford '48

Ronald C. Crossman '51

In memory of

W. Robert Lilly '51

M. Phillip Jenkins '63

Clayton D. Pledger '64

George Harcourt '65

Dr. Roy S. Washburn '65

Stephan A. James '66

Michael J. Waldron '66

W. Gregory Bair '70

John Kuhl '70

C. Andrew Lee '70

Dr. C. Steve Parker '70

Randy Greene '76

Bert Huff Jr. '77

Craig Reynolds '78

William Russell II '84

Fred D. Laffan '85

In honor of

Paul F. McKean '51 and

Brian F. Laffan '53

F. Matthew Owen V '01

Longhorns Society

(\$2,500 to \$4,999)

Shirley Lawson Dean

Hal W. Johnson '50

B. Don Dean '53

Dr. Frederick D. Kurrus '54

John W. Pettijohn '57

Sid Jarnagin '59

In memory of

John Hurst '60

James S. Dyer '62

L. Larry Lentz Jr. '64

Michael M. Dunson '66

Samuel Evans '66

Michael Schuck '67

Donald W. Ames '69

Gaylen L. Groce '70

Robert T. Harpool III '70

Wade H. McMullen '75

Don H. Collins '77

Richard W. Schmidt '77

John Ruwwe Jr. '79

Todd Churchill '81

George Alexander '83

Bryan Monk '83

S.E. "Trey" Moody III '84

Kevin R. Downes '86

Michael Decherd '89

Jeffrey T. Miers '92

Supporters Society

(\$1,000 to \$2,499)

Ryan Rupert

Douglas S. Dapper '52

Robert G. Greer '52

In memory of

S. Marcus Greer 1917

George M. Woodman '52

Robert H. Smith '57

Steve Barber '59

Henry V. Campbell III '59

Covey Nash '59

Campaign Status At-a-Glance

As of June 11, 2018

Goal
\$2.5 million

Total Commitments
\$2,092,752

Total Donors
143

Mailable Alumni
1,151

Tom W. Scott Jr. '59

In memory of

John Hurst '60

William T. Speller '59

J. Gordon Muir Jr. '60

In memory of

John Hurst '60

Stanley Hupfeld III '63

David Clements '67

J. Parker Nelson '67

In honor of

Leland A. Hodges Jr. '47

Gerald Bracht '70

John Beran '73

Cory Warren '77

Eric G. Fry '82

Marty McBride '82

David W. Odell '82

Charles "Sandy" Beach '83

Dr. Sean K. Roden '84

Andrew Clark '87

Jeffrey D. Davis '89

Erik Norris '94

Glenn Deshields '95

P. Mario Duran Jr. '06



Justin Foster, West Chester '11, congratulates Matt Maupin '19 on the Chapter's installation.



Actives enjoying Casino Night.



President of the TBSAF Byron LeFlore '86 making remarks at the Chapter installation.

BETA OMICRON CELEBRATES CHAPTER INSTALLATION

On April 14, friends, family, alumni and brothers all gathered in the Zlotnik Family Ballroom at the AT&T Executive Hotel and Conference Center to celebrate the chartering of the Beta Omicron Chapter. The celebration was coupled with the men's second annual philanthropy, Casino Night, to raise money for the Lone Survivor Foundation, which empowers wounded veterans and those suffering from post-traumatic stress disorder. The night was an immense success with more than 250 in attendance, and 10 representatives from the Beta National organization flew in from all over the nation to be a part of the festivities.

There was a lot to celebrate as the 103-man Chapter was installed with a charter presented by Vice President of the Beta Theta Pi Board of Trustees **Justin Foster, West Chester '11**. It was

recognized that Texas Beta's fall 2017 pledge class had the highest pledge GPA of any fraternity at UT, and the Chapter had the fourth-highest GPA of any fraternity. In spring 2018, the Chapter implemented an even more rigorous academic standard in their education program and they fully expect that the Chapter will be in the top three of all UT fraternities for GPA at the end of the spring semester. They just launched their summer recruiting program and expect to initiate 30-35 men in the fall. For the first time ever, they were able to give a \$1,200 Beta Omicron scholarship to a graduating senior in Texas. It was quite a night to recognize the many accomplishments that the new Chapter has made in such a short time!

Brothers and alumni enjoyed a special installation ritual, joining everyone in the main ball-

room right after for a cocktail hour with live music from Big Wy's Brass Band, which was founded and led by a Texas Beta alumnus. The Texas Beta Student Aid Fund Board and Advisors to Texas Beta were recognized for their invaluable contributions to the growth and support of the Chapter during its recolonization phase, which began in fall 2015. After several remarks from Texas Beta lead Advisor Jennifer Zamora, President of TBSAF **Byron LeFlore '86**, Chapter President **Matthew Maupin '19**, and Justin Foster, everyone hit the casino tables to raise money for the Lone Survivor Foundation.

Texas Beta is back and stronger than ever. From its original founding in 1886 to its refounding in 2018, Texas Beta remains committed to building future leaders and Men of Principle for generations to come.

BETA OMICRON NEW INITIATES

Travis S. Arnold
Spring, Texas

David Garcia
Austin, Texas

Clayton R. Kuhlmann
Liberty Hill, Texas

Jack D. Spicer
Wakefield, Mass.

**Spring 2018
New Members**

William R. Cinclair
Plano, Texas

Zachary D. Harkins
Houston, Texas

John K. McDonald
Spring, Texas

Riley V. Steward
Lantana, Texas

Lucas P. Bowen
Grandview, Texas

Saahil Desai
Cypress, Texas

Michael H. Holzem
Spring, Texas

Alec B. Riley
Austin, Texas

Jared Villarreal
San Antonio, Texas

Jayson Jaquess
San Antonio, Texas

Jack B. DeWolf
Cedar Rapids, Iowa

Zachary R. Holzem
Spring, Texas

James R. Roehm
Houston, Texas

Matthew R. Wilding
Grapevine, Texas

Alexander Merrill
The Woodlands, Texas

Caden C. Donahue
Austin, Texas

Samuel D. Igrisan
Coppell, Texas

Brett Satterfield
Houston, Texas

James M. Woody
Coppell, Texas

Norman B. Nevins
Cypress, Texas

Ross Frick III
Allen, Texas

Robert Keh
Austin, Texas

William E. Siedell
Dallas, Texas

Walker V. Tait
Plano, Texas

CHAPTER OFFICERS

President

Matthew Maupin

president@texasbeta.org

Vice President of Brotherhood

Joaquin Serrano

Vice President of Recruitment

Alec Bancroft

recruitment@texasbeta.org

Vice President of Finance

Anoop Gazulapalli

Vice President of Education

Joshua Nottingham

Vice President of Risk Management

Matthew Batista

Vice President of Communication

Martin Scaria

communications@texasbeta.org

Vice President of Internal Programming

John Georgy

Vice President of External Programming

Colin Dunning



BETA CHRONICLE

Beta Omicron Chapter of Beta Theta Pi
at the University of Texas

Texas Beta Student Aid Fund
of Beta Theta Pi
University of Texas
P.O. Box 442100
Lawrence, KS 66044-2100

Address Service Requested

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U.S. POSTAGE
PAID
66044
PERMIT #570

Please be on the lookout for an invitation to our annual
Alumni Barbecue this October. More details to come.

Alumni News

Memory and Our Mystic Shrine

Dr. John R. Woodward '58 passed away on February 2, 2017. John received his medical degree at Yale University School of Medicine. He served in the military at the American Hospital in Paris and then transferred to the Department of Obstetrics and Gynecology at Supreme Headquarters Allied Powers Europe in Brussels, Belgium. John and his wife, Jacqueline, returned to Texas with their three children in 1968, where he began his medical career at Baylor University Hospital in Dallas. He began his solo practice at Medical City Dallas when it opened in 1974 and remained in practice there until his death. For the past 15 years his practice has focused on bio-identical hormone replacement therapy (BHRT); many years ago he aided the FDA in research of BHRT, including hormone pellets. After losing Jacqueline in 2005 to complications related to breast cancer, he began researching breast cancer and was awarded two United States patents relating to screening, treatment and management of the disease. John loved to hunt and fish and traveled widely with family and friends. Survivors include his wife of 10 years, Dorothy; daughters Julie Haverluk and Catherine Woodward; son Hugh; and grandchildren Elena and Claire Haverluk, Marc and Anne Horschman, Kate and Jack Woodward.

Alumni Update

Ronald C. Crossman '55 reports that he and his wife, Halene, had to move from Kingwood, Texas, due to Hurricane Harvey in August 2017. He is hoping they can return this year. Ron retired in 1992 as an engineer/business analyst for Exxon and has one daughter, Colette Crossman Reyes. E-mail: rccrossman.aol.com

Clayton D. Pledger '67 retired in 2009 from BBVA Compass Bank as senior executive vice president and CEO. He and his wife, Sherri, live in Miramar Beach, Fla., and have five children: Clayton Jr., Rhea, Nick, Lincoln, and Lauren. E-mail: cdpledger@att.net

Bert Huff Jr. '80 is president of Mystaf. He and his wife, Missy, have two children, Claire and Holly, and live in Wichita Falls, Texas. E-mail: bhuff@mystaf.net

Carlton A. Meinhardt Jr. '85 is a financial sales executive with IBM. He and his wife, Tammy, live in Kingwood, Texas, and have three children: Harrison, Preston, and Macy. He says, "Excited to see Beta Omicron reformed and with a new house (on the same street)." E-mail: meinhardt.carl@gmail.com

Connect with Beta Omicron Online

LinkedIn

[www.linkedin.com/groups/
Beta-Theta-Pi-Beta-Omicron-
2769748/about](http://www.linkedin.com/groups/Beta-Theta-Pi-Beta-Omicron-2769748/about)

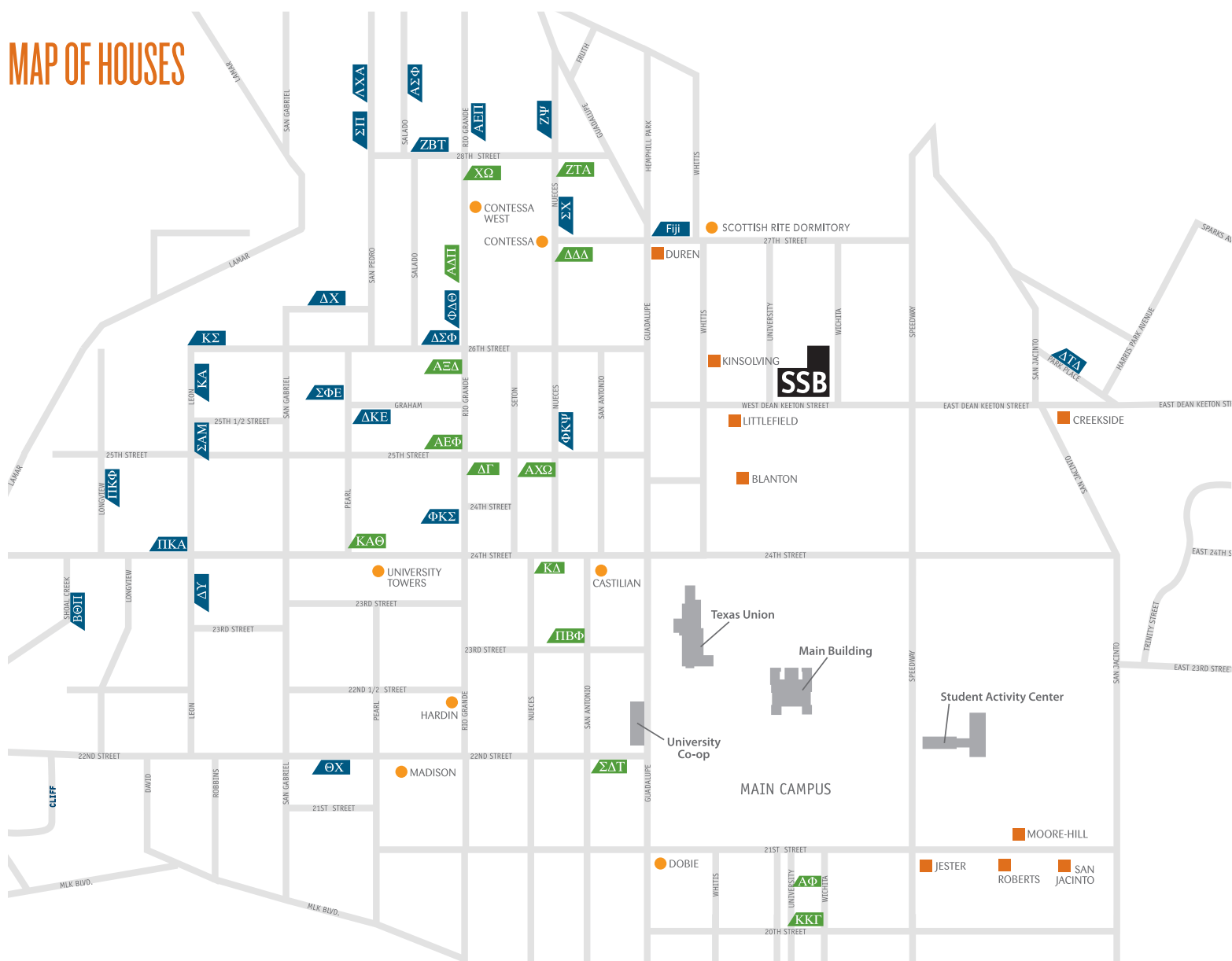
Website

www.texasbeta.org

As Beta Omicron works to recolonize on the UT campus, it is more important than ever for our alumni to be updated on our progress. Our website will feature regular recolonization updates, so we hope you enjoy seeing Beta Omicron's presence grow. Please take the time to check out the new site, reconnect with your brothers, and update your contact information today.

David H. Herrold '92 is a partner with Conner & Winters. He lives in Bixby, Okla., with his wife, Amy, and has three children: Sam, Ben, and John. E-mail: dherrold@cwlaw.com

MAP OF HOUSES



SORORITIES

- AXΩ Alpha Chi Omega: 2420 Nueces Street
 AΔΠ Alpha Delta Pi: 2620 Rio Grande Street
 AEΦ Alpha Epsilon Phi: 2500 Rio Grande Street
 AΦ Alpha Phi: 2005 University Avenue
 AΞΔ Alpha Xi Delta: 2508 Rio Grande Street
 XΩ Chi Omega: 2711 Rio Grande Street
 ΔΔΔ Delta Delta Delta: 503 West 27th Street
 ΔΓ Delta Gamma: 2419 Rio Grande Street
 KAΘ Kappa Alpha Theta: 2401 Pearl Street
 KA Kappa Delta: 2315 Nueces Street
 KKIΓ Kappa Kappa Gamma: 2001 University Avenue
 ΠΒΦ Pi Beta Phi: 2300 San Antonio Street
 ΣΔΤ Sigma Delta Tau: 405 West 22nd Street
 ZTA Zeta Tau Alpha: 2711 Nueces Street

FRATERNITIES

- AEΠ Alpha Epsilon Pi: 2807 Rio Grande Street
 ASΦ Alpha Sigma Phi: 2813 Salado Street
 BΘΠ Beta Theta Pi: 2311 Shoal Creek Boulevard
 ΔKE Delta Kappa Epsilon: 715 Graham Place
 ΔΣΦ Delta Sigma Phi: 706 West 26th Street
 ΔΤΔ Delta Tau Delta: 2801 San Jacinto Boulevard
 ΔΥ Delta Upsilon: 2305 Leon Street
 KA Kappa Alpha Order: 2515 Leon Street
 KΣ Kappa Sigma: 1002 West 26th Street
 ΛXA Lambda Chi Alpha: 2806 San Pedro Street
 ΛΦE Lambda Phi Epsilon: 403 East 33rd Street
 ΦΔΘ Phi Delta Theta: 2614 Rio Grande Street
 Fijj Phi Gamma Delta: 300 West 27th Street
 ΦKΨ Phi Kappa Psi: 2500 San Antonio Street
 ΦKΣ Phi Kappa Sigma: 2402 Rio Grande Street
 ΠKA Pi Kappa Alpha: 2400 Leon Street
 ΠKΦ Pi Kappa Phi: 2411 Longview Street
 ΣAM Sigma Alpha Mu: 2501 Leon Street
 ΣX Sigma Chi: 2701 Nueces Street

- ΣΦE Sigma Phi Epsilon: 2506 Pearl Street
 ΣΠ Sigma Pi: 2802 San Pedro Street
 ΘX Theta Chi: 909 W. 22nd Street
 ZBT Zeta Beta Tau: 710 West 28th Street
 ZΨ Zeta Psi: 2806 Nueces Street

LEGEND

- SSB Student Services Building, **Sorority and Fraternity Life**, Office of the Dean of Students
 ■ UT-operated Residence Hall
 ● Privately-owned Residence Hall
 ■ Fraternities
 ■ Sororities

ZONING USE SUMMARY TABLE (LAND DEVELOPMENT CODE)

J-1/22

P = Permitted Use C = Conditional Use Permit -- = Not Permitted

RESIDENTIAL USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/O	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P		
Bed & Breakfast (Group 1)	--	--	P	P	P	--	--	P	P	P	P	P	P	P	P	--	P	P	P	P	P	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	
Bed & Breakfast (Group 2)	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	--	P	P	P	P	P	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	
Condominium Residential	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	C	P	P	P	--	--	P	--	--	--	--	--	--	--	--	--	--	
Conservation Single Family Residential	--	--	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Duplex Residential	--	--	--	--	P	--	--	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Group Residential	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	--	--	--	--	--	--	--	C	P	P	--	--	--	P	--	--	--	--	--	--	--	--	--	--	
Mobile Home Residential	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Multifamily Residential	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	--	--	--	--	--	--	--	C	P	P	--	--	--	P	--	--	--	--	--	--	--	--	--	--	
Retirement Housing (Small Site)	--	--	--	--	P	--	--	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Retirement Housing (Large Site)	--	--	--	--	--	--	C	C	C	C	C	C	C	C	C	--	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Single-Family Attached Residential	--	--	--	--	P	--	--	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Single-Family Residential	P	P	P	P	P	--	--	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--	--	1	P	--	C	3	4	--	
Small Lot Single-Family Residential	--	--	--	--	--	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Townhouse Residential	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	C	P	P	--	--	--	P	--	--	--	--	--	--	--	--	--	--	
Two-Family Residential	--	--	--	--	P	--	--	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Short -Term Rental ¹³	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	P	--	P	--	--	--	--	--	--	--	--	--	--	--	P	--	
COMMERCIAL USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/O	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P		
Administrative and Business Offices	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	C	P	P	P	P	P	P	P	P	P	1	--	2	--	3	4	--	
Agricultural Sales and Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	1	--	--	--	3	4	--	
Alternative Financial Services ¹²	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	--	--	C	--	P	--	--	--	--	--	--	--	--	--	--	--		
Art Gallery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	1	--	--	--	3	4	--	
Art Workshop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	C	P	P	P	P	P	P	P	P	1	--	--	--	3	4	--	
Automotive Rentals	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	C	C	--	P	P	P	P	P	1	--	2	--	3	4	--	
Automotive Repair Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	C	C	--	P	P	P	P	P	1	--	2	--	3	4	--	
Automotive Sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	C	C	--	P	P	P	P	P	1	--	--	--	3	4	--	
Automotive Washing (of any type)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	C	C	--	P	P	--	P	P	1	--	2	--	3	4	--	
Bail Bond Services ¹⁰	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	PC	--	PC	PC	--	PC	PC	PC	PC	PC	PC	--	--	--	--	--	--	
Building Maintenance Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	1	--	--	--	3	4	--	
Business or Trade School	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	C	P	P	C	P	P	P	P	P	1	--	--	--	3	4	--	
Business Support Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	P	P	P	P	P	P	P	P	1	--	--	--	3	4	--	
Campground	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	--	P	P	--	--	--	P	1	--	--	3	4	--	
Carriage Stable	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	--	--	--	--	C	--	P	--	--	--	
Cocktail Lounge	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	C	--	--	C	C	--	--	--	--	--	--	--	--	--	
Commercial Blood Plasma Center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P5	P5	P5	--	--	--	--	--	--	--	--	--	--	
Commercial Off-Street Parking	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	C	C	--	P	P	--	P	P	1	--	2	--	3	4	--	
Communications Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	P	C	P	P	P	P	P	P	P	P	1	--	2	--	3	4	--	
Construction Sales and Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	P	P	P	1	--	--	--	3	4	--	
Consumer Convenience Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	C	P	P	--	P	P	--	P	1	--	2	--	3	4	--		
Consumer Repair Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	C	P	P	--	P	P	--	--	--	--	--	--	--	--		
Convenience Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	P	P	1	--	--	--	3	4	--	
Drop-Off Recycling Collection Facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P6	--	--	--	--	P	P	--	P	P	--	--	--	--	--	P4	--	
Electronic Prototype Assembly ¹⁵	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	CP	CP	P	P	P	P	P	P	P	--	--	--	--	--	--		
Electronic Testing ¹⁶	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	CP	CP	P	P	--	P	P	--	P	P	--	--	--	--	--	
Equipment Repair Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	--	P	P	--	P	1	--	--	--	3	4	--
Equipment Sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	P	P	--	P	1	--	--	--	3	4	--
Exterminating Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--																				

1-Refers to 25-2-602 (13-2-225); 2-Refers to 25-2-622 (13-2-226); 3-Refers to Subchapter B, Art. 2, Div 5; 4 Refers to 25-2-624 (13-2-227); 5-Refers to 25-2-803 (13-2-233); 6-Subject to 25-2-805 (13-2-224); 7-Subject to 25-2-839 (13-2-235 & 13-2-273); 8-Refers to 25-2-8

ZONING USE SUMMARY TABLE (LAND DEVELOPMENT CODE)

J-1/23

P = Permitted Use C = Conditional Use Permit -- = Not Permitted

COMMERCIAL USES continued	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/O	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P		
Kennels	--	--	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	--	P	P	P	--	--	P	1	C	2	--	3	4		
Laundry Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	C	C	1	--	2	--	3	4	
Liquor Sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4		
Marina	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4		
Medical Offices -- exceeding 5000 sq. ft. gross floor area	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	C	P	C	P	P	--	P	P	P	P	P	1	--	2	--	3	4			
Medical Offices -- not exceeding 5000 sq. ft. gross floor area	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	P	P	C	P	P	--	P	P	P	P	P	1	--	2	--	3	4			
Monument Retail Sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	P	P	1	--	--	--	3	4		
Off-Site Accessory Parking ¹⁴	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	CP	P	--	P	P	C	P	P	--	P	P	P	P	P	1	--	2	--	3	4		
Outdoor Entertainment	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	C	C	C	C	--	C	C	C	C	C	1	--	2	--	3	4		
Outdoor Sports and Recreation	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	P	C	P	P	--	P	P	P	P	P	1	--	2	--	3	4		
Pawn Shop Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	P	P	--	P	P	P	--	--	1	--	2	--	3	4			
Pedicab Storage and Dispatch	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	C	C	P	P	P	P	P	P	1	--	--	--	--	--		
Personal Improvement Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	11	P	C	P	P	--	P	P	P	--	P	P	1	--	2	--	3	4	
Personal Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	--	P	P	C	P	P	--	P	P	P	P	P	1	--	2	--	3	4		
Pet Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	C	P	P	--	P	P	P	--	--	1	--	2	--	3	4		
Plant Nursery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	P	P	P	P	P	P	--	--	--	--	--	--		
Printing and Publishing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	P	P	P	P	P	P	P	P	P	P	P	1	--	2	--	3	4		
Professional Office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	C	P	P	--	P	P	P	P	P	1	--	2	--	3	4		
Recreational Equipment Maint. & Stor.	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--	3	4		
Recreational Equipment Sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--	3	4		
Research Assembly Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--	3	4		
Research Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	P	P	--	P	P	P	P	P	1	--	--	--	3	4		
Research Testing Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--	3	4		
Research Warehousing Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--	3	4		
Restaurant (General)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	11	P	C	P	P	--	P	P	P	P	P	1	--	2	--	3	4		
Restaurant (Limited)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	P	C	P	P	--	P	P	P	P	P	1	--	2	--	3	4	
Scrap and Salvage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	1	--	--	--	3	4	
Service Station	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	C	C	C	--	P	P	P	P	P	1	--	2	--	3	4	
Software Development	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	--	P	P	--	P	P	P	P	P	--	--	--	--	--	--		
Special Use Historic	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	--	--	--	--	--	--	--	--	--	--	1	C	--	P	3	4	
Stables	--	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	C	--	P	3	4	
Theater	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	C	P	P	--	P	P	P	P	P	1	--	2	--	3	4		
Vehicle Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	P	P	P	--	P	P	1	--	2	--	3	4		
Veterinary Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	1	--	2	--	3	4		
INDUSTRIAL USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/O	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P		
Basic Industry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4	
Custom Manufacturing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	P	P	P	P	P	P	P	P	1	--	2	--	3	4		
General Warehousing and Distribution	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4		
Light Manufacturing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4		
Limited Warehousing and Distribution	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4		
Recycling Center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Resource Extraction	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	C	2	--	3	4		
AGRICULTURAL USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/O	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P		
Animal Production	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Crop Production	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	
Horticulture	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	
Indoor Crop Production	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	
Support Housing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	
Urban Farm	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
1-Refers to 25-2-602 (13-2-225); 2-Refers to 25-2-622 (13-2-226); 3-Refers to Subchapter B, Art. 2, Div 5; 4 Refers to 25-2-624 (13-2-227); 5-Refers to 25-2-803 (13-2-233); 6-Subject to 25-2-805 (13-2-224); 7-Subject to 25-2-839 (13-2-235 & 13-2-273); 8-Refers to 25-2-842; 9-Refers to 25-2-863; 10-Subject to 25-2-177 & 25-2-650; 11-Subject to 25-2-587 (D); 12-Subject to 25-2-816; 13-Permitted in MU and V combining districts, subject to 25-2, Subchapter E, Art. 4, Subsec. 4.2.1.C; 14-Refers to 25-6-501; 15-Refers to 25-2-817; 16-Refers to 25-2-811. PC - Permitted in the district, but under some circumstances may be conditional; CP - Conditional in the district, but under some circumstances may be permitted																																								

1-Refers to 25-2-602 (13-2-225); 2-Refers to 25-2-622 (13-2-226); 3-Refers to Subchapter B, Art. 2, Div 5; 4 Refers to 25-2-624 (13-2-227); 5-Refers to 25-2-803 (13-2-233); 6-Subject to 25-2-805 (13-2-224); 7-Subject to 25-2-839 (13-2-235 & 13-2-273); 8-Refers to 25-2-842; 9-Refers to 25-2-863; 10-Subject to 25-2-177 & 25-2-650; 11-Subject to 25-2-587 (D); 12-Subject to 25-2-816; 13-Permitted in MU and V combining districts, subject to 25-2, Subchapter E, Art. 4, Subsec. 4.2.1.C; 14-Refers to 25-6-501; 15-Refers to 25-2-817; 16-Refers to 25-2-811.
 PC - Permitted in the district, but under some circumstances may be conditional; CP - Conditional in the district, but under some circumstances may be permitted

ZONING USE SUMMARY TABLE (LAND DEVELOPMENT CODE)

J-1/24

P = Permitted Use C = Conditional Use Permit -- = Not Permitted

CIVIC USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/O	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P	
Administrative Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4	
Aviation Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4	
Camp	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	P	--	--	3	4	
Cemetery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--	3	4	
Club or Lodge	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	--	C	C	--	C	C	C	C	C	C	C	C	C	C	C	C	1	C	--	C	3	4	
College and University Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	P	C	P	P	C	P	P	P	P	--	P	1	P	1	--	3	4
Communication Service Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	C	P	P	P	P	P	P	P	P	1	P	2	P	3	4	
Community Events	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	
Community Recreation (Private)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C	P	P	C	P	P	P	P	P	1	--	2	--	3	4	
Community Recreation (Public)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C	P	P	C	P	P	P	P	P	1	--	2	--	3	4	
Congregate Living	--	--	--	--	--	--	--	--	--	C	C	C	C	C	C	C	C	C	C	C	P	--	C	P	C	P	P	--	P	P	P	P	P	1	--	--	--	3	4
Convalescent Services	--	--	--	--	--	--	--	--	--	--	--	C	C	C	C	--	--	--	P	P	--	--	--	--	P	--	P	--	--	--	--	--	1	--	--	--	3	4	
Convention Center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Counseling Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	--	--	--	--	--	
Cultural Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	--	P	P	P	P	P	C	P	P	P	P	P	P	P	P	P	1	--	2	--	3	4
Day Care Services (Commercial)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	C	P	P	C	P	P	P	P	P	P	P	P	P	1	--	2	--	3	4
Day Care Services (General)	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	--	P	P	C	P	P	P	P	P	P	P	P	P	1	--	2	--	3	4	
Day Care Services (Limited)	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P	P	C	P	P	P	P	P	P	P	P	P	1	--	2	--	3	4	
Detention Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--	3	4	
Employee Recreation	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	1	P	--	--	3	4
Family Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P	P	C	P	P	--	P	P	P	--	--	--	1	--	--	--	3	4	
Group Home, Class I (General)	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	--	P	P	C	P	P	--	P	P	P	P	P	P	1	--	--	--	3	4	
Group Home, Class I (Limited)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P	P	C	P	P	--	P	P	P	P	P	P	1	--	--	--	3	4	
Group Home, Class II	--	--	--	--	--	--	--	--	--	C	C	C	C	C	C	C	C	C	P	--	C	P	C	P	P	--	P	P	P	P	P	P	1	--	--	--	3	4	
Guidance Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	P	P	C	P	P	--	P	P	P	--	--	--	1	--	--	--	3	4	
Hospital Services (General)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	C	C	C	--	C	C	C	--	--	--	--	1	--	2	--	3	4	
Hospital Services (Limited)	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	C	P	C	C	P	C	P	P	--	P	P	P	--	--	--	1	--	2	--	3	4	
Local Utility Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	C	P	C	P	C	P	P	P	P	P	P	P	P	1	--	2	--	3	4	
Maintenance and Service Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	P	P	P	P	P	P	1	--	2	--	3	4	
Major Public Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4	
Major Utility Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4	
Military Installations	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4	
Park and Recreation Services (General)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4	
Park and Recreation Services (Special)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4	
Postal Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4	
Private Primary Educational Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	C	P	P	C	P	P	P	P	P	P	--	--	--	1	--	--	--	3	4	
Private Secondary Educational Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	P	C	P	P	C	P	P	P	--	--	--	1	--	--	--	3	4	
Public Primary Educational Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	C	P	P	P	P	P	P	--	--	--	1	--	--	--	3	4	
Public Secondary Educational Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	C	P	P	C	P	P	P	--	--	--	1	--	--	--	3	4	
Railroad Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4	
Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	C	P	P	P	P	P	P	P	P	P	1	P	2	--	3	4	
Residential Treatment	--	--	--	--	--	--	--	--	--	C	C	C	C	C	C	C	C	C	C	--	C	P	C	P	P	--	P	P	P	P	P	P	1	--	--	--	3	4	
Safety Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	--	P	P	C	P	P	P	P	P	P	P	P	P	1	--	2	--	3	4	
Telecommunication Tower ⁷	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	--	--	--	--	--	4	
Transitional Housing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	C	C	C	C	C	1	--	--	--	3	4	
Transportation Terminal	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	C	C	C	C	C	1	--	2	--	3	4	
All other Civic Uses	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	2	--	3	4	

1-Refers to 25-2-602 (13-2-225); 2-Refers to 25-2-622 (13-2-226); 3-Refers to Subchapter B, Art. 2, Div 5; 4 Refers to 25-2-624 (13-2-227); 5-Refers to 25-2-803 (13-2-233); 6-Subject to 25-2-805 (13-2-224); 7-Subject to 25-2-839 (13-2-235 & 13-2-273); 8-Refers to 25-2-842; 9-Refers to 25-2-863; 10-Subject to 25-2-177 & 25-2-650; 11-Subject to 25-2-587 (D); 12-Subject to 25-2-816; 13-Permitted in MU and V combining districts, subject to 25-2, Subchapter E, Art. 4, Subsec. 4.2.1.C; 14-Refers to 25-6-501; 15-Refers to 25-2-817; 16-Refers to 25-2-811.

PC - Permitted in the district, but under some circumstances may be conditional; CP - Conditional in the district, but under some circumstances may be permitted



Map data ©2019 Google 200 ft



Texas Beta Theta Pi

5.0 ★★★★★ · 3 reviews

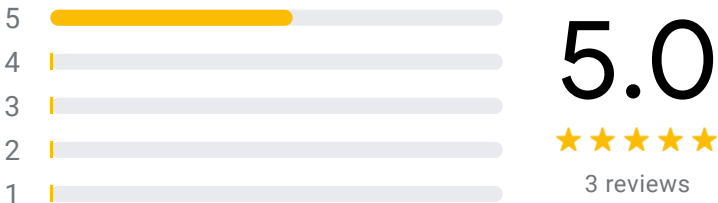
Fraternal organization

- Location pin icon: 2311 Shoal Creek Blvd, Austin, TX 78705
- Address icon: 76PX+WF Austin, Texas
- Globe icon: texasbeta.org
- Phone icon: (830) 832-2581
- Clock icon: Open now: 9AM–5PM

Photos



Review summary



All reviews



Kyn Villarreal

Local Guide • 106 reviews • 18 photos

★★★★★ 11 months ago

The Best Fraternity at UT, hands down!

👍 2 ➦ Share





Matthew Driggers

1 photo

★★★★★ 3 months ago







Dongshizzle

★★★★★ a year ago



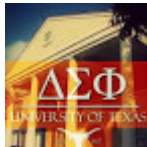
People also search for

- 

Pi Kappa Alpha

School
- 

Kappa Alpha Order

Fraternal organization
- 

Delta Sigma Phi

Fraternal organization
- 

Alpha Xi Delta

Fraternal organization

J-1/27



J-1/28

Fraternity Houses in Austin



Fraternities in Austin Operate as Either “Group Residential” or “Club or Lodge”

- (5) GROUP RESIDENTIAL use is the use of a site for occupancy by a group of more than six persons who are not a family, on a weekly or longer basis. This use includes **fraternity** and sorority houses, dormitories, residence halls, and boarding houses.

OR

Land Development Code, Sec. 25-2-3(B)(5)

- (5) CLUB OR LODGE use is the use of a site for provision of meeting, recreational, or social facilities by a private or nonprofit association, primarily for use by members and guests. This use includes **private social clubs and fraternal organizations.**

Land Development Code, Sec. 25-2-6(B)(5)

Multiple Home Residential

Club or Lodge is Permitted with a Conditional Use Permit in Most Categories

ZONING USE SUMMARY TABLE (LAN

P = Permitted Use C = Conditional Use

CIVIC USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-4B	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6
Administrative Services	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I
Aviation Facilities	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I
Camp	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I
Cemetery	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I
Club or Lodge	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Cultural and Recreation Facilities	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I

Note: SF-3 zoning would permit a Fraternity House, as a Club or Lodge, with a conditional use permit.

From: joe prather
Sent: Monday, April 01, 2019 1:53 PM
To: Heldenfels, Leane <Leane.Heldenfels@austintexas.gov>
Subject: 2311 Shoal Creek/ C15-2019-0018

My response is to an appeal of the Land Development Code in reference to C15-2019-0018.

My response is attached Below.

My comments are that I do not want an SF3 property to be changed to a property that can be used as a fraternity, or used as a non-profit to aid students in the mission statement by the owners of the home, Beta Student Aid Fund.

Mission

Aid students of the University of Texas, who are members of the Beta Omicron Chapter of the Beta Theta Pi Fraternity, with scholarships, maintaining of lands and buildings serving as housing for these students, and to ensure that their higher education is attained.

Our neighborhood does currently house both single family residents, and students leasing homes, that attend UT. This land use, could open other larger homes. in the area, to try and change their current SF3 property, into a fraternity, and thus house more than six unrelated people in the home. This would create a huge parking problem, in our already crowded neighborhood.

Thank you for your time./ Member of the Caswell Heights Neighborhood Association.

Joe Prather
Central Metro Realty
512 796 5539

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend.** However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our website:

www.austintexas.gov/department/development-services

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. **All comments received will become part of the public record of this case.**

Case Number: C15-2019-0018, 2311 Shoal Creek Blvd.

Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, April 8, 2019

JOE PRATHER ☐ I am in favor
☒ I object

Your Name (please print)

2304 HONGKIU ST.

Your address(es) affected by this application

[Signature]
 Signature

05/02/19
 Date

Daytime Telephone: _____

Comments: _____

Comments must be returned by 10am the day of the hearing for the Board to see them at this hearing. They may be sent by:

Mail: City of Austin-Development Services Department/ 1st Floor
 Leane Heldenfels
 P. O. Box 1088
 Austin, TX 78767-1088

(NOTE: mailed comments must be postmarked by the Wed before the hearing to be receive in time for this hearing)

Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

J-1/34**FAX COVER SHEET**

TO

COMPANY

FAX NUMBER 15129746305

FROM Olivia Ruiz

DATE 2019-04-08 14:31:07 GMT

RE Case No. C15-2019-0018

COVER MESSAGE

Ms. Leane Heldenfels:

Enclosed is my notice in favor of the above mentioned case:

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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 - appearing and speaking for the record at the public hearing;
- and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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J-1/35

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Case Number: C15-2019-0018, 2311 Shoal Creek Blvd.

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, April 8, 2019

Olivia B. Ruiz

Your Name (please print)

☒ I am in favor
☐ I object

11.15 W. 22nd St.

Your address(es) affected by this application

Olivia B. Ruiz

Signature

4/7/19

Date

Daytime Telephone: _____

Comments: _____

Comments must be returned by 10am the day of the hearing for the Board to see them at this hearing. They may be sent by:

Mail: City of Austin-Development Services Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

(NOTE: mailed comments must be postmarked by the Wed before the hearing to be receive in time for this hearing)

Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

From: Betsy Greenberg
Sent: Thursday, April 04, 2019 9:24 AM
To: Heldenfels, Leane <Leane.Heldenfels@austintexas.gov>
Subject: C15-2019-0018

Members of the Board of Adjustment,

This case involves the Beta Theta Pi fraternity house located at 2311 Shoal Creek Boulevard. The property is owned, advertised and signed (with large Greek letters) as a fraternity house. Even if I were to stretch credulity and believe that this house isn't being used for group residential, there is no question that house is used as a site for large and frequent fraternity meetings and parties. This use exactly meets the definition of "Club or Lodge", i.e. the use of a site for provision of meeting, recreational, or social facilities by a private or nonprofit association, primarily for use by members and guests. This use specifically includes private social clubs and fraternal organizations and it baffles me how Planning and Zoning and other City staff could interpret this otherwise.

Please use your common sense and not staff's convoluted logic when you make your determination on this case.

Thank you for your service,
Betsy Greenberg

From: Muriel Wright

Sent: Monday, April 08, 2019 3:07 AM

To: Heldenfels, Leane <Leane.Heldenfels@austintexas.gov>

Subject: Board of Adjustment Hearing, Case Number C15-2019-0018, 2311 Shoal Creek Blvd., April 8, 2019

Dear Ms. Heldenfels:

I am writing in wholehearted support of the appeal submitted by Ronald Sawey challenging the Land Use Determination of 2311 Shoal Creek Blvd. as a single-family residence use in a SF-3-NP neighborhood. I share the opinion that the current use of that property should be classified as either club/lodge or group residential. It is operated as a fraternity house.

Muriel Wright
1211 West 22-1/2 Street
Austin, TX 78705
512-477-7239

From: Anne Heinen
Sent: Thursday, April 04, 2019 8:46 AM
To: Heldenfels, Leane <Leane.Heldenfels@austintexas.gov>
Subject: Deny C15-2019.0018

Dear Board of Adjustment,

Please disallow the current operation of a fraternity in a house with single family zoning at 2311 Shoal Creek Blvd. and do not grant the owners a conditional use permit. This is a use explicitly denied in SF-3 zoning, for good reason. The activities of a fraternity, which are being carried out at 2311 Shoal Creek, are not in keeping with SF-3 zoned single-family neighborhoods. Club or Lodge is a conditional use (which is clearly the current use) and the fraternity does not have the conditional use permit, nor should it be granted one. You might argue that the property in question is close to UT, and thus deserves a conditional permit. However, that thinking would spell the end for many SF-3 zoned areas near UT that currently offer close-in housing for people from all walks and stages of life, not just UT students.

Thank you,

Anne Heinen
3010 Washington Sq. 78705 (included in the Central Austin Neighborhood Area
Planning group)
512-426-1124

From: Bobby Levinski

Sent: Thursday, April 04, 2019 1:27 PM

To: Heldenfels, Leane <Leane.Heldenfels@austintexas.gov>; Ronald M Sawey

Cc: mary ingle

Subject: Re: FW: Beta Theta Pi Land Use Appeal

Hi Leane,

Thank you for forwarding this postponement request to us. As we discussed earlier via the phone, we will be opposing the request for postponement. When the application for this code interpretation was filed (on December 19th), the City was responsible for making a decision within 14 days of the application (ie., January 10th). That decision was delayed for almost two months, because the City wanted to meet and discuss the situation with the fraternity. Now, we are being asked to delay the process further, without any changes in material fact for a fairly simple code interpretation.

Importantly, while the fraternity might be considered an interested party for this code interpretation, they are not a direct party to the appeal. This is not an appeal attached to a project. Rather, the ~\$5,000 expense that my clients have been burdened with from the request for code interpretation and the subsequent appeal are the result of the fraternity not following the mandated code process. We respect the need of the fraternity to seek legal counsel, but we believe they have had ample opportunity to consider the facts and how this decision might impact their operations of the site.

Many thanks,
Bobby

On Wed, 3 Apr 2019 at 15:25, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

Hi Bobby and Mary – received this request for postponement today from the property owner. I'll announce it at the beginning of the hearing when the Chair calls for postponement requests.

FYI –
Leane Heldenfels
Board of Adjustment Liaison
City of Austin

--

Bobby Levinski

Attorney,

The Levinski Law Office

512-636-7649 (mobile)

Meredith Maycotte

2301 Shoal Creek Blvd
Austin, Texas 78705
512-674-5207
meredith@maycotte.com

4th April 2019

Leane Heldenfels

City of Austin-Development Services Department
P.O. Box 1088
Austin, Texas 78767-1088

RE: Voting **IN FAVOR** of Case Number: C15-2019-0018, 2311 Shoal Creek Blvd

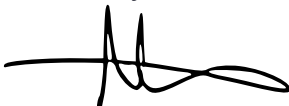
Dear Ms. Heldenfels,

I have lived on Shoal Creek Blvd with my family for nearly 15 years. I have two young daughters who walk to school every day and pass the house at 2311 Shoal Creek Blvd. We are very invested in this neighborhood and care deeply about its future as a safe, family-friendly place to raise our children. We live harmoniously with the tennis center, the loft complex, and we value the wonderful single family neighbors that make up the majority of the homes on our street.

We always refer to 2311 Shoal Creek as "The Ann Richards House," since it is the former governor's residence. Before that, it served as the home of an architect who built the second floor as a ballet studio for his ballerina wife. We adore that historical home and were disappointed to see it turn into a fraternity house when it was sold last year by a family with a young son who decided to move to Westlake where it was "better for kids."

We don't want to move to Westlake. We want to keep the family-friendly nature of our Central Austin neighborhood. It was clear to us that the house had become a fraternity home because of the increased vehicle traffic that we noticed. There are also huge greek letters displayed in front of the home. We agree with Ronald Sawey's appeal that the usage of the home is club/lodge or group residential. This seems to be an incompatible use with the neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to be 'M Maycotte', with a horizontal line extending to the left.

Meredith Maycotte

Homeowner