

# ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** C14H-2018-0010

**HLC DATE:**

December 11, 2017

February 26, 2018

**PC DATE:**

**April 10, 2018**

**APPLICANT:** Historic Landmark Commission

**HISTORIC NAME:** Robert Mueller Airport Control Tower

**WATERSHED:** Harper's Branch

**ADDRESS OF PROPOSED ZONING CHANGE:** 3952 Berkman Drive

**ZONING FROM:** PUD to PUD-H

**SUMMARY STAFF RECOMMENDATION:** Staff recommends the proposed zoning change from planned unit development (PUD) district to planned unit development – Historic Landmark (PUD-H) combining district zoning.

**QUALIFICATIONS FOR LANDMARK DESIGNATION:**

Architecture, historical associations, and community value.

**HISTORIC LANDMARK COMMISSION ACTION:** **December 11, 2017:** Initiated historic zoning. **Vote:** 9-0. **February 26 2018:** Recommend historic zoning for the control tower and the associated tract identified in the metes and bounds description and survey. **Vote:** 8-0 (Reed, Brown, and Hudson absent).

**PLANNING COMMISSION ACTION:**

**DEPARTMENT COMMENTS:** The control tower is beyond the bounds of any City survey to date.

**CITY COUNCIL DATE:**

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Steve Sadowsky

**PHONE:** 974-6454

**NEIGHBORHOOD ORGANIZATION:** Mueller

**BASIS FOR RECOMMENDATION:**

**Architecture:**

The tower has a concrete frame, with aluminum and glass panels on the exterior. The original structure had alternating light blue and dark blue porcelain panels set in vertical bands; much of this was covered by glass in a renovation, but restored to its original materials and configuration today. The control tower is 18 feet by 18 feet at its base, and 9 stories tall, rising 83 feet, 10 inches to the top of the roof. It begins to flare at the 3<sup>rd</sup> floor, eventually to a space that is 30 feet, 7 inches square at the control room on the 9<sup>th</sup> floor of the structure.

**Historical Associations:**

Austin's municipal airport dates back to 1928, when local voters authorized bonds to purchase property on the northeastern edge of the city. The airport opened in October, 1930, and was named for Robert Mueller, a city commissioner who died unexpectedly in 1927. The first

facilities at the airport were very basic – small wooden buildings and gravel runways. The airport improved its facilities in the 1930s with the introduction of commercial air travel to Austin in 1936, paving runways and constructing facilities for passengers. By the mid-1950s, the airport had expanded considerably with additional runways to handle the increasing air traffic; propeller planes offered service to most other cities in Texas and beyond. However, Austin's airport was wholly inadequate to handle the jet traffic that began to dominate the skies in the late 1950s. In an effort to maintain the city's status as a progressive, modern place, new bonds were passed in the late 1950s to construct a new airport terminal and control tower, and expand the runways necessary for jet aircraft to serve Austin.

Local architects Fehr and Granger were chosen to design the new airport facilities, which won a runner-up award from Progressive Architect in 1959. Fehr and Granger were noted for their mid-century Modern designs throughout the city, and proposed a very modern design for the new airport terminal and control tower. The new facilities embodied the aesthetics of mid-century Modern style in its long, low profile and horizontal configuration, with ample glass at the entries and a series of continuous extruded lozenge-shaped motifs along the cornice of the entry promenade. Rising from the terminal building was the airport control tower, which was designed to have a dramatic and modern presence, pleasing to the eye whether in the air or on the ground. It had a flared top and observation deck, and was covered with alternating bands of vertical light and dark blue porcelain panels. The new terminal and control tower opened in late May, 1961; Vice-President Lyndon Baines Johnson as well as Austin mayor Lester Palmer attended the celebrations.

The airport continued to be expanded over the next few decades as air traffic in Austin continued to increase. However, the city also grew up around the airport, with many residents of new subdivisions complaining of the noise from the nearby airport. In 1999, the city decided to close Robert Mueller Municipal Airport in favor of the current facilities at the old Bergstrom Air Force Base, southeast of the city. The airport terminal was demolished in 2002, leaving the distinctive control tower as the iconic symbol of the airport's past.

**PARCEL NO.:** See attached field notes for the 1,024-square foot tract for historic zoning.

**LEGAL DESCRIPTION:** See attached field notes for the portion of Lot 1, Block 94B, Mueller Sec VII-C Subd Amended proposed for historic zoning.

**ESTIMATED ANNUAL TAX ABATEMENT:** N/A (public property).

**APPRAISED VALUE:** N/A

**PRESENT USE:** Vacant

**CONDITION:** Good

**PRESENT OWNERS:** City of Austin

**DATE BUILT:** ca. 1961

**ALTERATIONS/ADDITIONS:** The control tower remains as an artifact on the site; the rest of the airport terminal building was demolished in 2002.

**ORIGINAL OWNER(S):** City of Austin

**OTHER HISTORICAL DESIGNATIONS:** None.

# LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 250'

## NOTIFICATIONS

CASE#: C14H-2018-0010  
 LOCATION: 3952 BERKMAN DR

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.





**BOARD/COMMISSION RECOMMENDATION**

**Robert Mueller Municipal Airport Plan Implementation Advisory Commission**

**Recommendation Number: (20180410-004A):**

**Mueller Control Tower Historic Zoning**

**WHEREAS** the Robert Mueller Municipal Airport Plan Implementation Advisory Commission (RMMAPIAC) is charged with informing and advising the Austin City Council regarding issues affecting the execution of the Mueller Master Plan, especially when Council action is required, as it is for zoning and rezoning cases; and

**WHEREAS** the desire to retain the Mueller Air Traffic Control Tower was expressed by the neighborhoods surrounding Mueller early on in the discussions regarding the redevelopment of Austin's former airport; and

**WHEREAS**, per the City of Austin Historic Preservation Office's criteria, the Tower, as a part of the terminal building that opened in 1961, represents a period of significance of at least 50 years ago, and retains a high degree of integrity that clearly conveys its historical significance; and

**WHEREAS**, the Tower embodies the distinguishing characteristics of the mid-century modern architectural style, represents a relatively rare example of that architectural style in the City of Austin, serves as an outstanding example of the work of the Austin architectural firm Fehr and Granger who significantly contributed to the modern architecture movement in Austin, and possesses cultural, historical, and architectural value as a particularly fine and unique example of a one-of-a-kind building; and

**WHEREAS**, the Tower has long-standing significant associations with persons, groups, institutions, businesses, and events of historic importance which contributed to the history of the city, and represents a significant portrayal of the cultural practices and way of life of the citizens of Austin in the early jet age; and

**WHEREAS** the City of Austin's Historic Landmark Commission and Planning Commission have both recommended the historic zoning overlay for the Mueller Control Tower.

**NOW, THEREFORE, BE IT RESOLVED** that the Robert Mueller Municipal Airport Plan Implementation Advisory Commission recommends that the Austin City Council support the historic zoning overlay for the Mueller Control Tower property.

Date of Approval: 04/10/2018

Record of the vote: Unanimous on a 9-0 vote

*Michael Jones*

Attest: \_\_\_\_\_



December 7, 2017

City of Austin Historic Landmark Commission  
PO Box 1088  
Austin, TX 78767

Re: Mueller Control Tower

Dear Commissioners,

Mid Tex Mod, the nonprofit voice for preserving Central Texas' mid-century heritage, respectfully and enthusiastically supports historic zoning for the Mueller Control Tower. This iconic civic landmark is one of the most prominent works of high-style modernism in Austin. The building is the last, but no less distinctive, component of Fehr & Granger's nationally-recognized design for the Robert Mueller Municipal Airport. Our organization supports historic zoning as a means to honor the tower's place in Austin's history and preserve it for generations to come.

The Mueller Control Tower was the centerpiece of Fehr & Granger's Robert Mueller Municipal Airport, completed in 1961. Arthur Fehr (1904–1969) and Charles Granger (1913-1966) were pioneers in Central Texas modernism. Both Fellows of the American Institute of Architects, their award-winning work garnered national attention and helped put Austin on the map for modern design. *Architectural Record* and *Progressive Architecture* regularly featured their works. This includes the Robert Mueller Municipal Airport, which *Progressive Architecture* recognized in 1959 and 1961. Other important landmarks include the Granger House and Perch (City of Austin Landmark – 2007; National Register of Historic Places – 2006); Darnall House (City of Austin Landmark – 2017); St. Stephen's Episcopal Chapel and School; and O. Henry Middle School. This year the Austin History Center and AIA Austin celebrated Fehr & Granger's legacy with an extensive photography exhibition. The Robert Mueller Municipal Airport is widely regarded as Fehr & Granger's most important civic work, ushering countless travelers to and from the city for a generation.

The Mueller Control Tower's graceful design and historical prominence make it one of Austin's most memorable landmarks. It survives as a beloved symbol of the new Mueller development, firmly rooting this new community to our past. Historic zoning will ensure that the tower will be preserved and properly maintained as it should be. Mid Tex Mod is further excited that the building could be returned to public use, so that we can all experience the building and its history as never before.

Sincerely,

A handwritten signature in black ink, appearing to read "Lindsey Derrington". The signature is fluid and cursive, with a large loop at the end.

Lindsey Derrington  
President, Mid Tex Mod

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**STAFF**

Kate Singleton, Executive Director  
Lindsey Derrington, Programs Director

December 9, 2017

Ms. Mary Jo Galindo and Historic Landmark Commissioners  
City of Austin  
Post Office Box 1088  
Austin, TX 78767-8865  
Sent via E-mail

Re: Robert Mueller Airport Control Tower, Berkman Drive

Dear Chair Galindo and Commissioners:

Preservation Austin supports the initiation of local historic designation for the Robert Mueller Airport Control Tower located on Berkman Drive. The Control Tower is the last physical vestige of the Mueller Airport and retains a high degree of integrity. We are pleased that the City of Austin is taking the steps to protect this icon structure. Preservation Austin hopes the City will continue to designate more of their historic places, parks and structures.

The Tower and airport were designed by notable local architects, Fehr and Granger, and constructed between 1960 and 1961. The airport received a design award in 1959 from *Progressive Architecture* magazine. The Jury noted that the building was “an excellent solution in planning as well as design expression.” The Control Tower still maintains its integrity and is a reminder of Mueller Airport and the growth and development of aviation in Austin.

For 64 years, Preservation Austin has been the leading protector of Austin’s diverse cultural heritage through the preservation of historic treasures and places. As such, we believe that preservation of this unique resource celebrates our past, enhances livability and a sense of identity for our city.

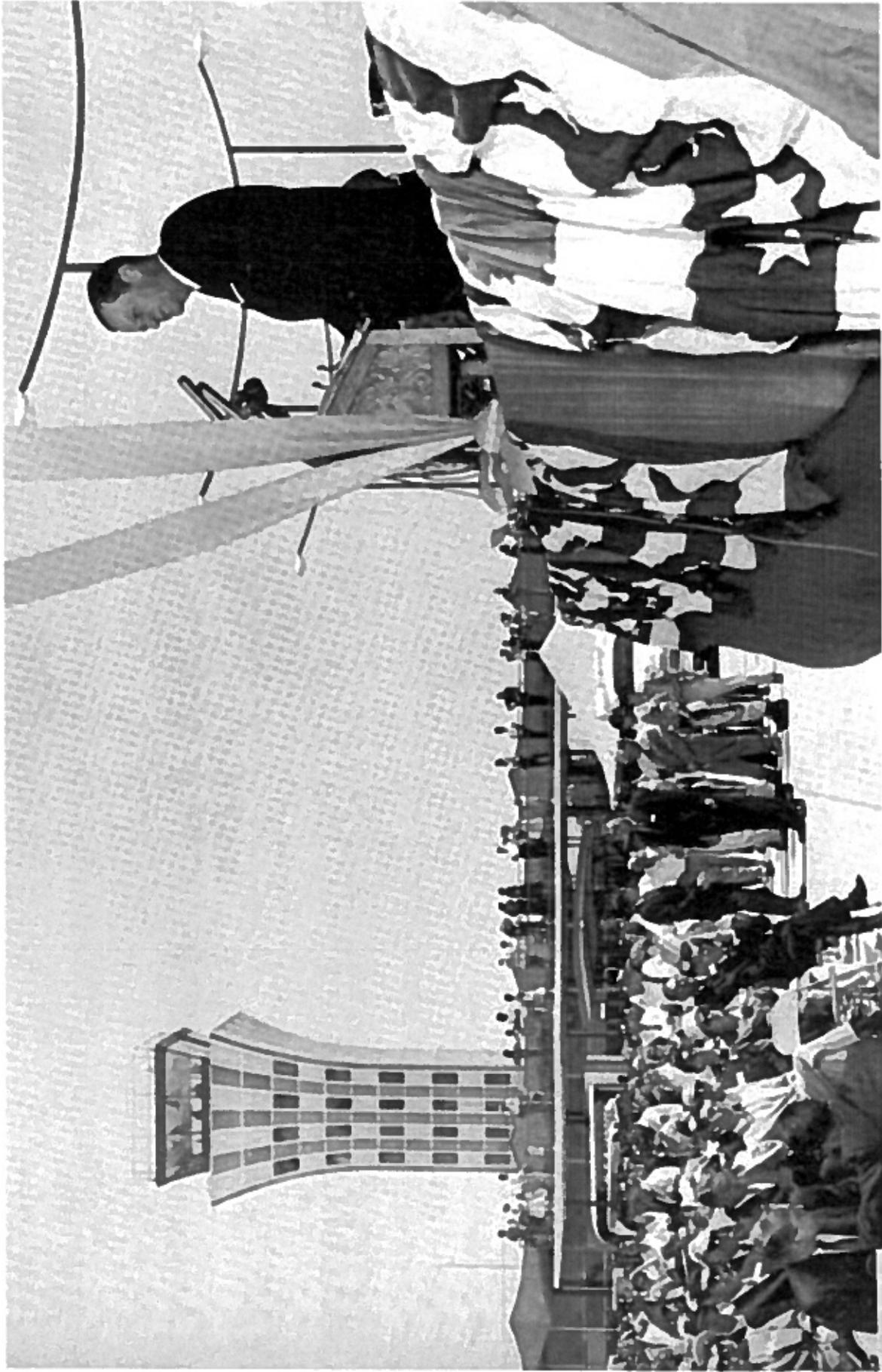
Sincerely,

Ken Johnson

President, Preservation Austin



**NORTH ELEVATION**



MAYOR LEESTER PALMER, ROBER MUELLER MUNICIPAL AIRPORT DEDICATION, 1961

[http://airportjournals.com/wp-content/uploads/0811008\\_1-1024x659.jpg](http://airportjournals.com/wp-content/uploads/0811008_1-1024x659.jpg)



**PICA 37129 AUSTIN MUNICIPAL AIRPORT 1961, BILL MALONE, PHOTOGRAPHER**  
AUSTIN HISTORY CENTER <http://library.austintexas.gov/ahc/favorite-35-344512>



ROBERT MUELLER MUNICIPAL AIRPORT, UNDATED

[http://www.statesman.com/rf/image\\_lowres/Pub/p5/Statesman/2014/08/29/Images/photos.medleyphoto.59993335.jpg](http://www.statesman.com/rf/image_lowres/Pub/p5/Statesman/2014/08/29/Images/photos.medleyphoto.59993335.jpg)

# SEC 4-5 ZONING SURVEY

1,024 SQUARE FEET  
CATELLUS - RMMA  
MUELLER CONTROL TOWER

FN NO. 17-261(MJJ)  
AUGUST 29, 2017  
JOB NO. 222010927

## DESCRIPTION

OF 1,024 SQUARE FEET OF SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 94 AMENDED PLAT OF MUELLER SECTION VII-C SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201400036 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1,024 SQUARE FEET ALSO BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN BY DEED OF RECORD VOLUME 1964, PAGE 397 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1,024 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING**, at a 1/2 inch iron rod with "BURY" cap found in the curving southerly right-of-way line of Sorin Street (60' R.O.W.), being the northerly line of said Lot 1, from which a 1/2 inch iron rod with "BURY" cap found in the southerly right-of-way line of Sorin Street, being the northerly line of said Lot 1 bears, N74°13'39"E, a chord distance of 119.38 feet;

**THENCE**, S06°00'25"E, leaving the southerly right-of-way line of Sorin Street, over and across said Lot 1, a distance of 274.79 feet to a 1/2 inch iron rod with "STANTEC" cap set for the **POINT OF BEGINNING**, and northeasterly corner hereof;

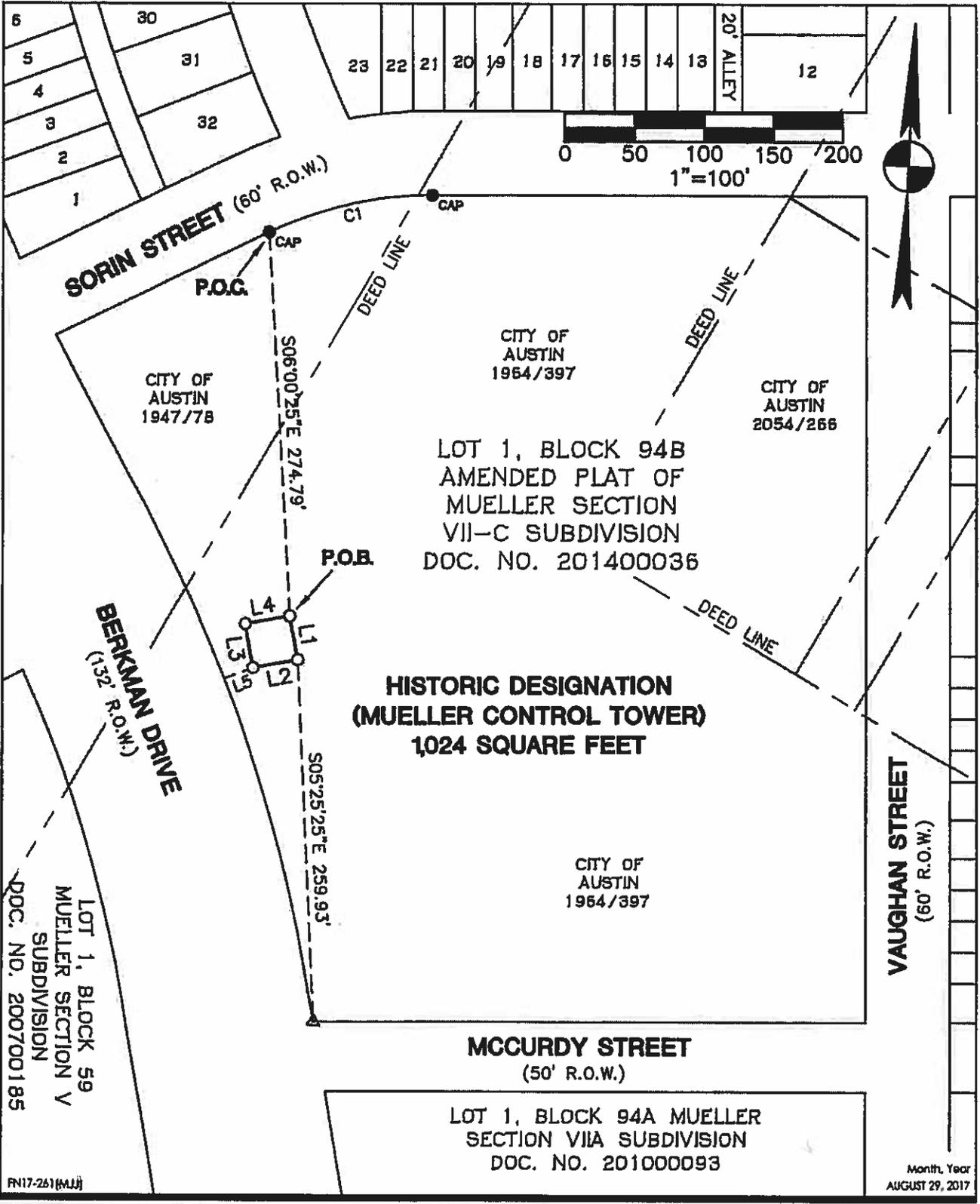
**THENCE**, continuing over and across said Lot 1, for the easterly, southerly, westerly and northerly lines hereof, the following four (4) courses and distances:

- 1) S13°09'19"E, a distance of 32.00 feet to a 1/2 inch iron rod with "STANTEC" cap set for the southeasterly corner hereof, from which the intersection of the easterly right-of-way line of Berkman Drive (132' R.O.W.) with the northerly right-of-way line of McCurdy Street (50' R.O.W.), same being the southwesterly corner of said Lot 1 bears, S05°25'25"E, a distance of 259.93 feet;
- 2) S76°50'41"W, a distance of 32.00 feet to a 1/2 inch iron rod with "STANTEC" cap set for the southwesterly corner hereof;
- 3) N13°09'19"W, a distance of 32.00 feet to a 1/2 inch iron rod with "STANTEC" cap set for the northwesterly corner hereof;
- 4) N76°50'41"E, a distance of 32.00 feet to the **POINT OF BEGINNING**, containing an area of 1,024 square feet of land, more or less, within these metes and bounds.

STANTEC CONSULTING  
SERVICES INC.  
221 WEST SIXTH ST.  
SUITE 600  
AUSTIN, TEXAS 78701

  
MARK J. JEZISEK      DATE 8/29/17  
R.P.L.S. NO. 5267  
STATE OF TEXAS  
TBPLS # F-10194230  
mark.jezisek@stantec.com





V:\2220\active\222010927\survey\222010927EX2.dwg  
 2017/08/30 10:14 AM By: Jezisek, Mark

LOT 1, BLOCK 59  
 MUELLER SECTION V  
 SUBDIVISION  
 DOC. NO. 200700185

FN17-261 (MLJ)

Month, Year  
 AUGUST 29, 2017



221 West Sixth Street, Suite 600  
 Austin, TX 78701  
 TBPE # F-6324 TBPLS # 10194230  
 www.stantec.com

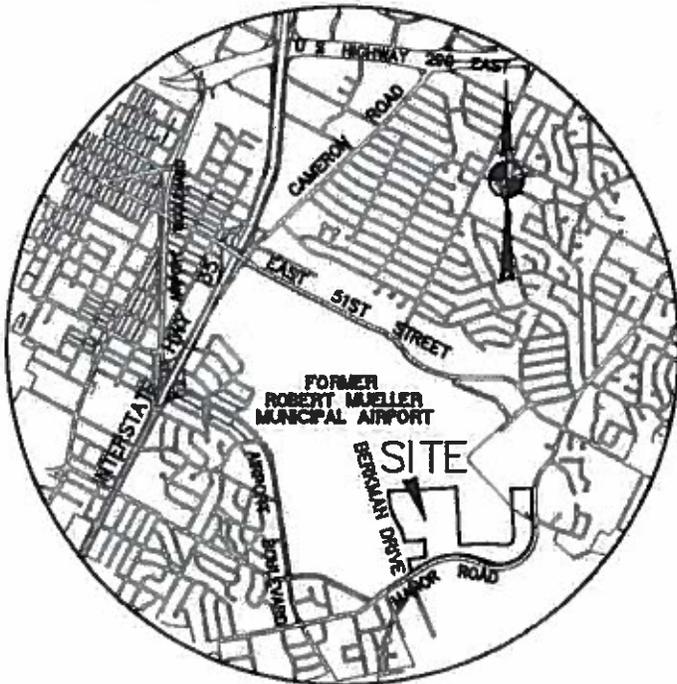


Client/Project  
 CLIENT  
 CATELLUS  
 RMMA

Figure No.  
 SHEET 1 OF 2

Title  
 MUELLER CONTROL TOWER  
 AUSTIN, TEXAS

V:\2220\active\222010927\survey\222010927EX2.dwg  
 2017/08/30 10:14 AM By: Jezisek, Mark



VICINITY MAP  
 N.T.S.

**BEARING BASIS:**

TEXAS COORDINATE SYSTEM, NAD 83(93), CENTRAL ZONE, UTILIZING CITY OF AUSTIN PROVIDED RMMA GPS CONTROL MONUMENTS RM01-RM10.

**LINE TABLE**

NO.	BEARING	DISTANCE
L1	S13°09'19"E	32.00'
L2	S76°50'41"W	32.00'
L3	N13°09'19"W	32.00'
L4	N76°50'41"E	32.00'
L5	S65°57'05"W	22.10'

**LEGEND**

- CAP 1/2" IRON ROD WITH "BURY" CAP FOUND
- 1/2" IRON ROD WITH "STANTEC" CAP SET
- △ CALCULATED CORNER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

**CURVE TABLE**

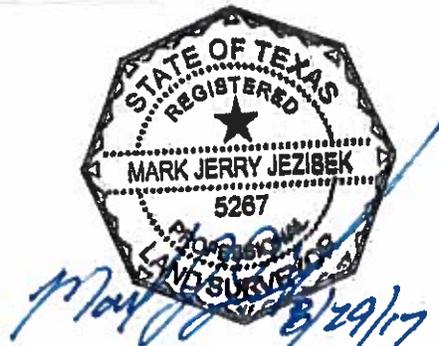
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	120.38'	270.00'	25°32'42"	N74°13'39"E	119.38'

FN17-261(MJJ)

Month, Year  
 AUGUST 29, 2017



221 West Sixth Street, Suite 600  
 Austin, TX 78701  
 TBPE # F-6324 TBPLS # 10194230  
 www.stantec.com



Client/Project

CLIENT  
 CATELLUS  
 RMMA

Figure No.

SHEET 2 OF 2

Title

MUELLER CONTROL TOWER  
 AUSTIN, TEXAS

**TAX CERTIFICATE**  
**Bruce Elfant**  
**Travis County Tax Assessor-Collector**  
**P.O. Box 1748**  
**Austin, Texas 78767**  
**(512) 854-9473**

**NO 9015**

**ACCOUNT NUMBER: 02-1516-2601-0000**

**PROPERTY OWNER:**  
CITY OF AUSTIN  
2110-A COSA RATON DR STE 103  
AUSTIN, TX 78747

**PROPERTY DESCRIPTION:**  
LOT 1 BLK 94B MUELLER SEC VII-C  
SUBD AMENDED

**SITUS INFORMATION: 3925 BERKMAN DR 78723**

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interest are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2016	AUSTIN ISD	* EXEMPT *
	CITY OF AUSTIN	* EXEMPT *
	TRAVIS COUNTY	* EXEMPT *
	TRAVIS COUNTY HEALTHCARE DISTRICT	* EXEMPT *
	AUSTIN COMMUNITY COLLEGE	* EXEMPT *

<b>TOTAL TAX:</b>	* EXEMPT *
<b>UNPAID FEES:</b>	* NONE *
<b>INTEREST ON FEES:</b>	* NONE *
<b>COMMISSION:</b>	* NONE *
<b>TOTAL DUE == &gt;</b>	* EXEMPT *

**ALL TAXES ABOVE ARE EXEMPT FOR TAX YEAR 2016.**

The above-described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).  
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF SEPTEMBER 1, 2017.

**Fee Paid: \$10.00**

BRUCE ELFANT  
Tax Assessor-Collector

By: 