

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING ORDINANCE NO. 040826-61 TO MODIFY THE LAND USE PLAN FOR MUELLER PLANNED UNIT DEVELOPMENT PROJECT, REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE ROBERT MUELLER AIRPORT CONTROL TOWER LOCATED AT 3952 BERKMAN DRIVE FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT-HISTORIC LANDMARK(PUD-H) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

**PART 1.** Mueller planned unit development is comprised of approximately 697.026 acres of land located generally in the vicinity of North IH-35 and East 51<sup>st</sup> Street and more particularly described by metes and bounds in the land use plan incorporated into Ordinance No. 040826-61.

**PART 2.** Mueller planned unit development was approved August 26, 2004, under Ordinance No. 040826-61 (the "Original Ordinance"), and amended under Ordinance Nos. 20070503-065 and 20090423-087.

**PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development (PUD) district to planned unit development-historic landmark (PUD-H) combining district on the property described in Zoning Case No. C14H-2018-0010, on file at the Planning and Zoning Department, as follows:

1,024 square feet of land situated in the City of Austin, Travis County, Texas, being a portion of Lot 1, Block 94, Amended Plat Document No. 201400035 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 acres more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance,

generally known as the Robert Mueller Airport Control Center, locally known as 3952 Berkman Drive in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

1 **PART 4.** Except as otherwise provided for in this ordinance, the terms and conditions of  
2 the Original Ordinance, as amended, remain in effect.  
3

4 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2018.  
5

6 **PASSED AND APPROVED**  
7

8 §  
9 §  
10 \_\_\_\_\_, 2018 § \_\_\_\_\_  
11 Steve Adler  
12 Mayor  
13

14 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
15 Anne L. Morgan Jannette S. Goodall  
16 City Attorney City Clerk  
17  
18

## 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:

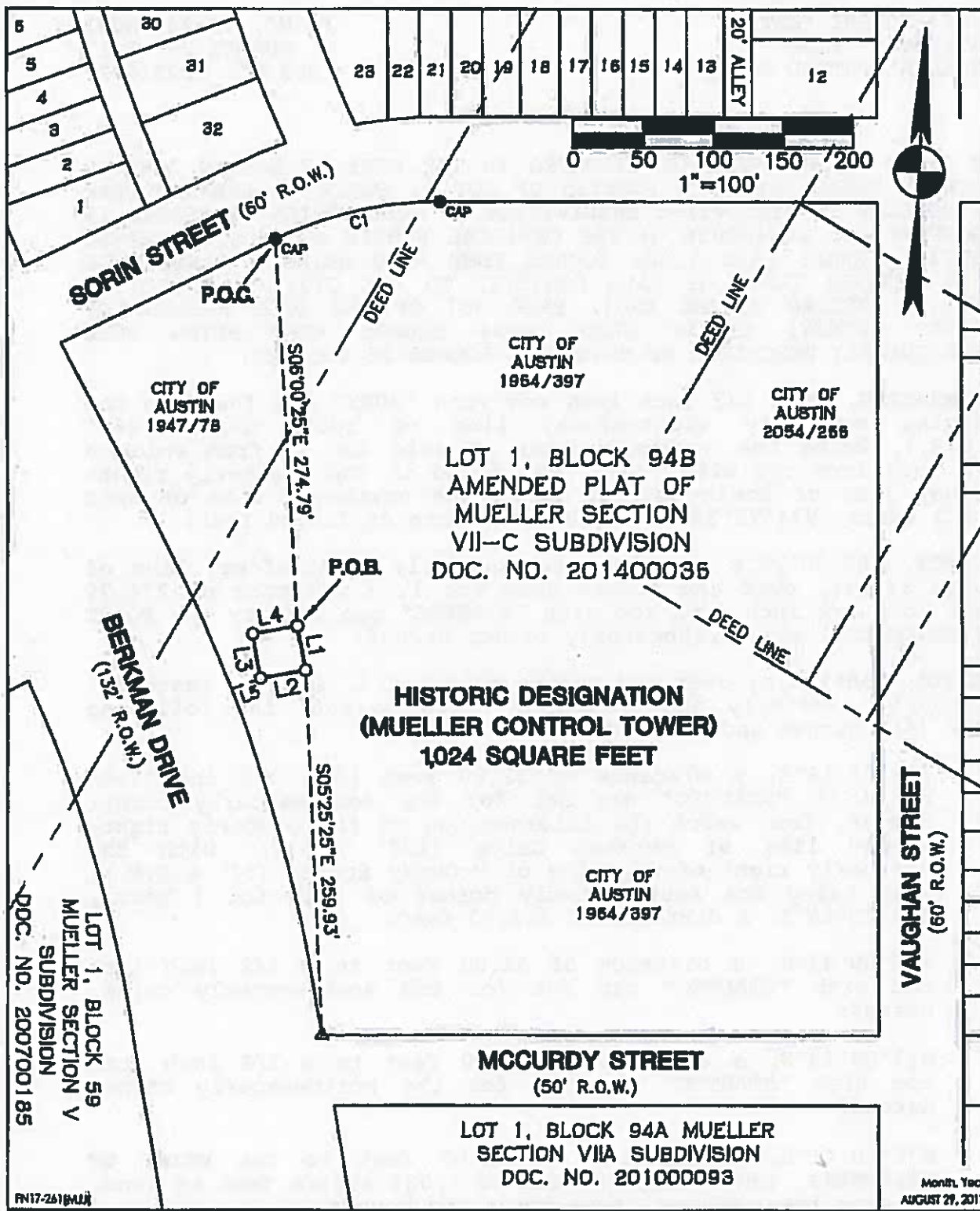
- 1) S13°09'19"E, a distance of 32.00 feet to a 1/2 inch iron rod with "STANTEC" cap set for the southeasterly corner hereof, from which the intersection of the easterly right-of-way line of Berkman Drive (132' R.O.W.) with the northerly right-of-way line of McCurdy Street (50' R.O.W.), same being the 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*  
MARK J. JEZISEK  
R.P.L.S. NO. 5267  
STATE OF TEXAS  
TBPLS # F-10194230  
mark.jezisek@stantec.com



Exhibit A



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

PN17-261(BAU)



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



Client/Project

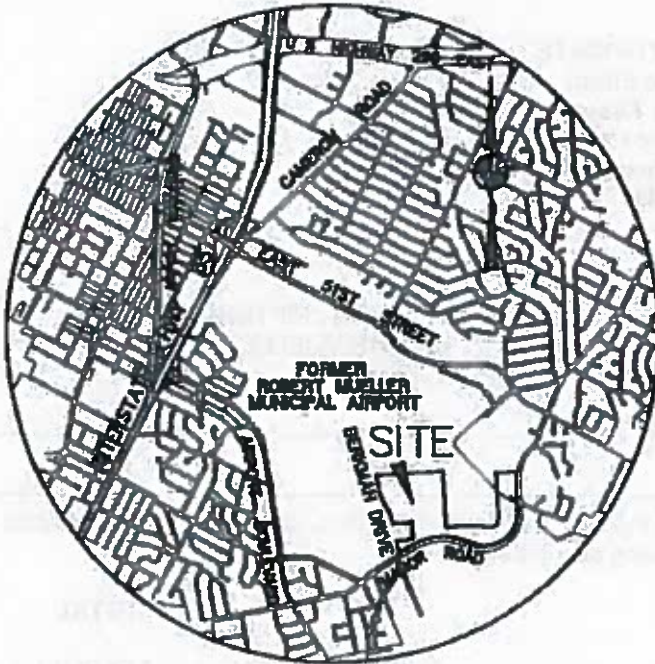
CUENT  
CAPELLUS  
RMMA

Figure No.

**SHEET 1 OF 2**

Title

**MUELLER CONTROL TOWER  
AUSTIN, TEXAS**



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**

- <sub>CAP</sub> 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'

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

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 2 OF 2

Title

MUELLER CONTROL TOWER  
AUSTIN, TEXAS




ORIGINAL OWNER(S): City of Austin

OTHER HISTORICAL DESIGNATIONS: None.

LOCATION MAP



1" = 250'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**

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

Exhibit B

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.

