

Draft PIAC Recommendation — Browning Hangar Public Access

Robert Mueller Municipal Airport Plan Implementation Advisory Commission

Community-proposed short form, revised October 19, 2026 — not adopted by PIAC or City Council

WHEREAS, PIAC Recommendation 20240813-004 (August 13, 2024) recommended that Council consider ensuring public accessibility to the Browning Hangar by way of a restrictive covenant, pedestrian access easement, or similar means; and

WHEREAS, PIAC Recommendation 20241112-005 (November 12, 2024) recommended beginning the process of amending Mueller's covenants to establish public access in perpetuity to landmark sites, including the Browning Hangar, even if commercially owned; and

WHEREAS, the Master Development Agreement ends December 31, 2027, and plans for the Hangar's future, including an adaptive reuse proposal, are advancing;

NOW, THEREFORE, BE IT RESOLVED that PIAC recommends that City Council ensure that any sale, lease, or other disposition of the Browning Hangar at 4550 Mueller Blvd includes enforceable public-access protections that:

1. **Public space.** Keep the entire covered Hangar floor open as public space, and protect public use of the surrounding grounds and their connections to Mueller Lake Park, all shown on a map in the controlling documents.
2. **No purchase required.** Allow ordinary public use without requiring a purchase, membership, or reservation.
3. **Public hours.** Guarantee minimum public hours, not limited to tenant business hours.
4. **Durable.** Bind all future owners, tenants, and operators, and survive any change in ownership or management.
5. **Protected from erosion.** Require Council approval, after public notice, for any change that reduces these protections.

These protections are compatible with commercial uses next to the Hangar, events under its roof, and restoration of the structure, and should not impose new financial obligations on the Mueller Property Owners Association or its members without their agreement.

BE IT FURTHER RESOLVED that PIAC recommends that Council direct City staff to use the attached Browning Hangar Public Access Principles as guidance in drafting these provisions, and to publish the proposed provisions for public review before approval.

BE IT FURTHER RESOLVED that PIAC requests a briefing from City staff on the Hangar's current ownership, the approvals that remain before any sale or lease, and the point at which the City would need another party's consent to add public-access conditions.

Attachment: Browning Hangar Public Access Principles (revised September 28, 2026)

References: PIAC Recommendation 20240813-004 — services.austintexas.gov/edims/document.cfm?id=434273; PIAC Recommendation 20241112-005 — services.austintexas.gov/edims/document.cfm?id=441089

Full community draft and background: browninghangar.org/public-access-proposal/