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To: _____

From: Realty Texas, LLC (Broker)

Property Address: 4716 Bull Creek Road, Austin, TX, 78731

Date: 02/04/2024

(1) Broker obtained the attached information, identified as 1) Tax Record, 2) A couple of articles about the church property and Austin City Council Minutes, 3) Zonability Report

from 1) TCAD, 2) Highland Village Church of Christ office personel, 3) Texas National Title (TNT)

(2) Broker has relied on the attached information and does not know and has no reason to know that the information is false or inaccurate except: none at this time

(3) **Broker does not warrant or guarantee the accuracy of the attached information. Do not rely on the attached information without verifying its accuracy.**

Realty Texas, LLC

Broker

By: Tonya Barlow

Receipt of this notice is acknowledged by:

Signature _____ Date _____

Signature _____ Date _____

GENERAL INFO

ACCOUNT

Property ID: 850325
Geographic ID: 0128001330
Type: R
Zoning: SF1-2
Agent:
Legal Description: ABS 313 SUR 8 GILBERT D J ACR
2.76
Property Use: 00

OWNER

Name: HIGHLAND VILLAGE CHURCH OF
Secondary Name:
Mailing Address: 4716 BULL CREEK RD AUSTIN TX 78731-5506
Owner ID: 121439
% Ownership: 100.00
Exemptions: EX-XV - Other Exemptions (including

LOCATION

Address: 4716 BULL CREEK RD, AUSTIN TX
78731
Market Area:
Market Area CD: EXE
Map ID: 012608

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

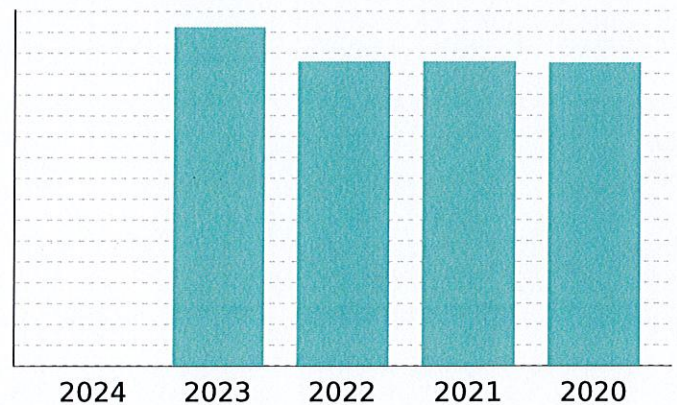
Land Homesite: \$0
Land Non-Homesite: \$2,404,515
Special Use Land Market: \$0
Total Land: \$2,404,515

Improvement Homesite: \$0
Improvement Non-Homesite: \$1,657,903
Total Improvement: \$1,657,903

Market: \$4,062,418
Special Use Exclusion (-): \$0
Appraised: \$4,062,418
Value Limitation Adjustment (-): \$0

Net Appraised: \$4,062,418

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$2,404,515	\$1,657,903	\$0	\$4,062,418	\$0	\$4,062,418
2022	\$2,404,515	\$1,244,560	\$0	\$3,649,075	\$0	\$3,649,075
2021	\$2,404,515	\$1,244,560	\$0	\$3,649,075	\$0	\$3,649,075
2020	\$2,404,515	\$1,228,110	\$0	\$3,632,625	\$0	\$3,632,625

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	0.859500	\$4,062,418	\$0
02	CITY OF AUSTIN	0.445800	\$4,062,418	\$0
03	TRAVIS COUNTY	0.304655	\$4,062,418	\$0
0A	TRAVIS CENTRAL APP DIST	0.000000	\$4,062,418	\$0
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.100692	\$4,062,418	\$0
68	AUSTIN COMM COLL DIST	0.098600	\$4,062,418	\$0

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: OFFICE (SMALL) Improvement Value: \$1,169,177 Main Area: 8,624
State Code: F1 Gross Building Area: 41,242

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	C		0	1980	1958	8,624
551	PAVED AREA	AA		1	1980	1958	32,275
501	CANOPY	A		1	1980	1958	171.5
611	TERRACE	CA		1	1980	1958	171.5

Improvement Features

1ST Floor Factor: 1ST, Grade Factor: A, Shape Factor: I

Improvement #2: OFFICE (SMALL) Improvement Value: \$488,726 Main Area: 3,600
State Code: F1 Gross Building Area: 5,000

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	C		0	1980	1958	3,600
501	CANOPY	A		1	1980	1958	400
501	CANOPY	A		1	1980	1958	300
611	TERRACE	CA		1	1980	1958	400
611	TERRACE	CA		1	1980	1958	300

Improvement Features

1ST Floor Factor: 1ST, Grade Factor: A, Shape Factor: I

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	2.7600	120,225.7	\$20.00	\$2,404,515	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
1/10/14	WD	WARRANTY DEED	HIGHLAND VILLAGE CHURCH	COUNTS MATT K & HOLLIE R				2014005382 TR

PID 491378 | 4716 BULL CREEK RD

Property Summary Report | 2023
Online Services | TRAVIS COUNTY APPRAISAL DISTRICT

GENERAL INFO

ACCOUNT

Property ID: 491378
Geographic ID:
Type: P
Zoning:
Agent:
Legal Description: PERSONAL PROPERTY
COMMERCIAL HIGHLAND VILLAGE
CHURCH OF CHRIST

Property Use:

OWNER

Name: HIGHLAND VILLAGE CHURCH OF
Secondary Name: CHRIST
Mailing Address: 7616 BULL CREEK RD AUSTIN TX 78721
Owner ID: 462300
% Ownership: 100.00
Exemptions: EX-XV - Other Exemptions (including

LOCATION

Address: 4716 BULL CREEK RD, TX 78731

Market Area:
Market Area CD:
Map ID:

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

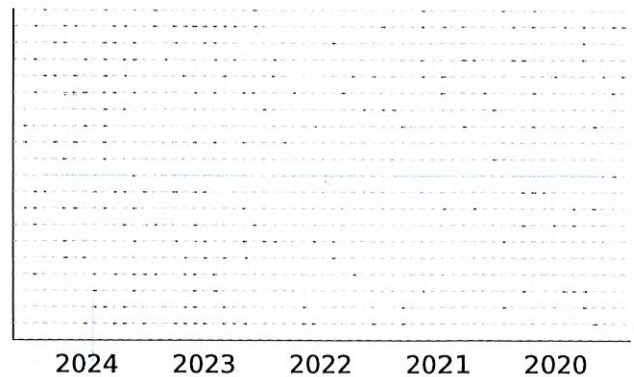
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2021	\$0	\$0	\$0	\$0	\$0	\$0
2020	\$0	\$0	\$0	\$0	\$0	\$0

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03	TRAVIS COUNTY	0.304655	\$0	\$0
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2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.100692	\$0	\$0
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IMPROVEMENT

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
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DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
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News of West and Northwest Austin published every Thursday

Austin American-Statesman

June 7, 1979

Neighbor

Old house may soon be thing of the past

By CHARLES BAUMHAUER
American Statesman Staff

Yielding to advice from the Austin Legal Department, the city Historic Landmark Commission on May 24 withdrew its request to the City Council to grant historical zoning to the oldest existing house in Northwest Austin.

Although the 120-year-old McGarry-Thiel House, sitting on an almost three-acre lot at 4712 Bull Creek Rd., eventually met 10 of 13 of the city's historical zoning criteria, the council was against granting the additional "H" zoning. Instead, the council wanted to establish a restrictive covenant with the owners, the Highland Village Church of Christ, located next door to the old house.

Under a restrictive covenant, the owner must give the city 120 days notification before either utilizing the structure for any new purpose or demolishing it. The method ostensibly gives concerned parties a time for rebuttal, but the commission feels the practice dilutes the 1974 ordinance administratively controlling Austin's historic structures.

In a May 11 letter to Mayor Carol McCellan and the City Council,

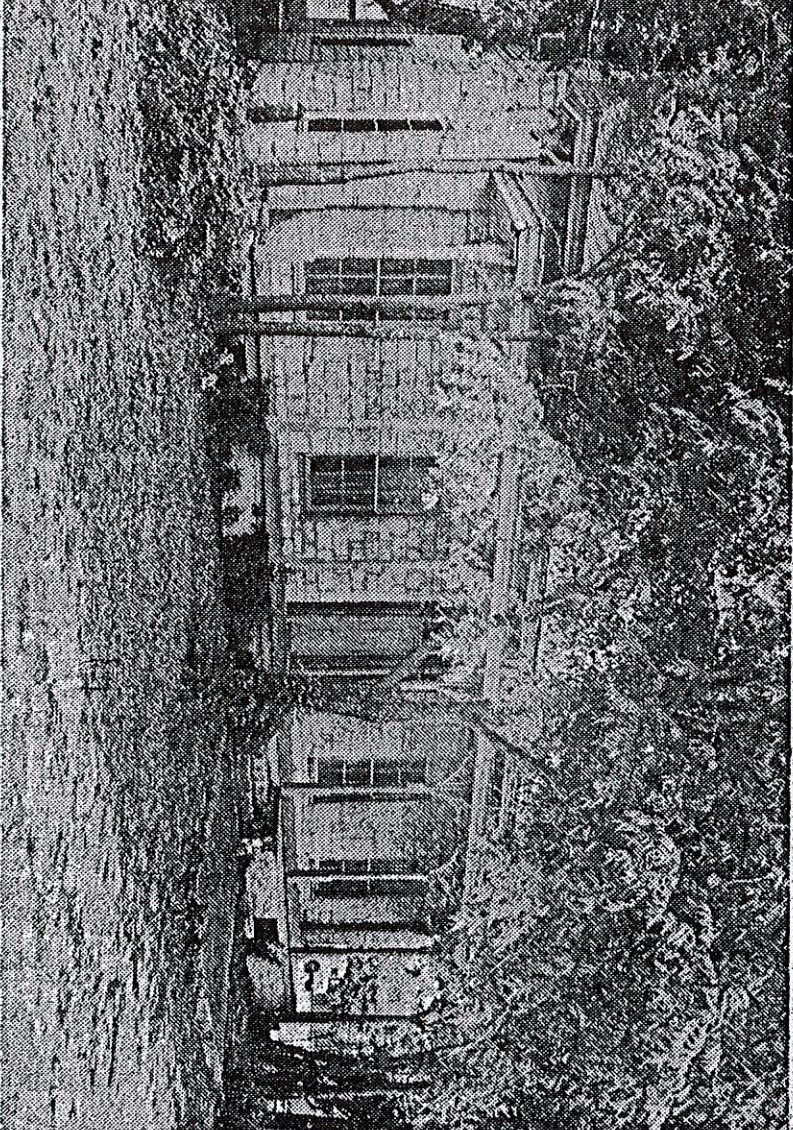
commission chairman Phillip D. Creer urged them to adhere to the existing ordinance and abolish restrictive covenants, a position supported by the Austin Planning Department.

"We have been advised by the Legal Department to avoid any more restrictive covenant agreements," said Betty Baker of the Planning Department, which coordinates historical zoning requests made by the commission. "It is their opinion restrictive covenants are not enforceable, and that the ordinance should provide all that is necessary in respect to the zoning."

Baker said her department recommended the commission ask for full approval of the new zoning or make a motion to withdraw entirely, rather than have the request denied and leave no possible rebuttal. After a year, under a restrictive covenant, opposing parties may again ask for a new hearing. She admitted however, that the church could destroy the building within that period and nothing could be done.

"If that should happen, I think Austin would suffer a tremendous

See House, Page 9



Staff Photo by Charles Baumhauer

the McGarry-Thiel House on Bull Creek Road, subject of a recent debate on historic zoning

Austin History Center The Silent Picture

Shot on location in the Las Hadas land and resort development in Manzanillo, Mexico.

Not pictured, Villas del Palmar, located in Las Hadas land and resort development priced from under \$200,000. Featured are private beaches, tennis, golf, and marina. For more information call:

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(713) 626-3904

Casolar
Suite 100
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Dallas, TX 75219
(214) 559-2311



Manzanillo • Mexico City

This availability good for the residents of Texas, Illinois, New Mexico, and all other states where not prohibited by law.

LIVING COMEDY

Nueces County Historical Commission, the Merriman-Bobys house is one of a handful of Greek Revival structures remaining in Corpus Christi, a city that has lost much of its historic architecture to fierce tropical storms.

MULLALLY HOUSE, LAREDO

The Webb County Heritage Foundation and a new owner have sparked community interest in the historic Judge J.F. Mullally home at 1016 Grant in Laredo.

The house, built about 1915, belonged to 49th District Judge Mullally and is listed on the National Register of Historic Places and the San Agustin Historical Zone, Webb County's only historical district.

A two-story house, it was built with locally made brick during the time bricks were a major industry in the town. The tin roof and simple yet fine Victorian millwork on the balcony enhance the house's charm.

Juan Payan of San Luis, Potosi, Mexico, recently purchased the house with the intent to demolish it and build a one-story, cinder-block novelty shop. The municipal building director refused to grant a demolition permit because of the house's historic status, and the department joins the planning department in supporting the heritage foundation in trying to prevent the demolition.

The house was red-tagged, giving notice that it is in hazardous condition and cannot be occupied; the owner was given 90 days to repair the building. The 90-day period has lapsed without action, and the Laredo Building Standards Board voted to notify Payan to seal the building to prevent vandalism and to rehabilitate it.

McGARY-THIELE HOUSE, AUSTIN

A rock house should be able to stand forever, but in the case of the McGary-Thiele house at 4712 Bull Creek Road in Austin, forever may come too soon.

The two-story rock structure, currently owned by the Highland Village Church of Christ, is the only structure in the northwest area of Austin with such distinctive architectural and historical significance. It was built in 1859 by James D. McGary, a farmer, rancher and merchant who migrated to Texas in the 1850s. He was a prominent landowner: The 1860 Assessment of Property in Travis County indicates that McGary owned 717 acres of land and 11 slaves, who may have constructed this rural farmhouse.

Three other people occupied the house before it was sold to Charles Thiele in

1883. Thiele, who operated a meat market, kept it in his family for 60 years before selling it to Mrs. David Harrell, whose family passed it to the current owners in 1967.

A Greek Revival structure, the house has 18-foot ceilings and 18-inch-thick rock walls, elements providing excellent insulation. Because these walls extend into the ground, it would be virtually impossible to move the house. The house has four fireplaces, and the dog-run hall is 40 feet long, the length of the house, and 10 feet wide.

The Austin city planning department recommended to the landmark commission that the McGary-Thiele house receive historic zoning, which would prevent the owners from demolishing or making changes to the structure.

The Highland Village Church of Christ opposed the zoning, as the property was purchased for expansion and for a new sanctuary site. When the owner objects, the land rarely receives historic zoning because the issue then requires a three-fourths vote by the council, according to city ordinance.

The planning commission is not active-



The Yturri house sits within San Antonio's historic La Villita neighborhood. The house's additions were designed by prominent British architect Alfred Giles.

ly re-campaigning for historic zoning, but the members are hoping that the Highland Village Church of Christ will reconsider and begin rehabilitating the McGary-Thiele house.

YTURRI HOUSE, SAN ANTONIO

La Villita, meaning little town, is one of San Antonio's beautiful historical districts. Restored in 1939, it was once the home of many Mexicans and a few Americans, including Deaf Smith, commander of the scouts in Sam Houston's ar-

my at the Battle of San Jacinto; Capt. Jack Hays of the Texas Rangers; and, in the early 1800s, Sam Maverick. South Presa runs along the perimeter of this historical neighborhood, and at No. 327 stands the prominent Yturri house.

Built by Manuel Yturri y Castillo in 1817, the house is one of the oldest structures in San Antonio. Yturri, who immigrated to Texas from Mexico, constructed the limestone house in the settlement style original to San Antonio. The house was altered by Alfred Giles, an English architect hired by Yturri to enlarge the original by adding to the limestone front in 1881.

The facade now has Victorian details, with gingerbread work, a gable and center bay above the front porch. With a flat roof and arched windows, the house was built in three stages: the original one-story limestone, Giles' additions and finally a two-story brick section in the back. The house is listed as a city and state landmark and has a place on the National Register by virtue of its location in *La Villita*.

Although the house has remained in the hands of the Yturri heirs, it has been

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EL CAMINO

Austin History Center



City of Austin

Austin City Council

Minutes

For

MAY 24, 1979

9:00 A.M.

City Council

Council Chambers, 301 West Second Street,

Carole Keeton McClellan
Mayor

Council Members
Lee Cooke
Richard Goodman
Betty Himmelblau
Ron Mullen
Jimmy Snell
John Trevino, Jr.

Dan H. Davidson
City Manager

Grace Monroe
City Clerk

Memorandum To:

Mayor McClellan called to order the Meeting of the Council scheduled for 9:00 A.M., noting the presence of all Councilmembers.

INVOCATION

The Invocation was given by Reverend Richard E. McCabe, St. Theresa's Church.

SPECIAL OLYMPICS DAY

Mayor McClellan proclaimed May 28-30 Special Olympics Days and presented a proclamation to Dennis Poulos, State Director of Special Olympics; Mark Lett, Recreation Director, Travis State School; and Mike Smith and Claudia Cunningham, contestants in the Special Olympics. Mr. Poulos thanked the Mayor for the proclamation.

VIETNAM VETERANS WEEK

Vietnam Veterans Week will be observed the week of May 28, 1979, according to a proclamation read by the Mayor. Several were in the Council Chamber to accept the proclamation. They were: Robert Chapa U.S. Department of Labor; Major General Thomas S. Bishop, (Ret.); Colonel John Stavast; Colonel Lawson Magruder; Brigadier General Jay Matthews; Colonel Jean K. Woodyard; and Lt. Colonel Sherill Robertson. Colonel Stavast thanked the Mayor and Council for the proclamation.

May 24, 1979

ZONING HEARINGS - (Continued)

C14h79 MCGARY-THIELE HOUSE 4712 Bull Creek Rd. From "A" 1st H&A
003 By City of Austin To "A-H" 1st H&A

RECOMMENDED

WITHDRAWN

(Heard during afternoon recessed meeting.)

Mr. Lillie reveiwed the application by use of slides.

Mr. Alexander Blake, representing the Landmark Commission, told Council that this house is not one of the great ones, but represents the type built in Austin prior to the Civil War.

Mayor McClellan informed Council that there is a valid petition.

Philip Creer, Historic Landmark Commission, appeared to speak in favor of the preservation of the house. He said several local architects are willing to work with the Highland Village Church of Christ, owners of the property, on the restoration of the house. The Allandale Neighborhood Association, who is also behind the preservation of the house has requested a period of 60-90 days to work with the church.

Ms. Dorothy Richter appeared before Council representing Helen S. Hill, Secretary of the Rosedale Neighborhood Association. She read a letter from Ms. Hill as follows: "I am writing to express the consensus of the Rosedale Neighborhood Association Steering Committee to be in favor of granting historical zoning for the McGary-Thiele House in order to preserve it. The house meets more than most of the criteria for historic zoning. It is in a well-preserved condition and can be easily viewed by passing traffic in the area immediately adjacent to the Rosedale Neighborhood Association's boundaries.

Ms. Ada Simon, representing the W.H. Passon Historical Society, appeared before Council, stated the house was an example of slave labor used for building, and thought the house should be preserved.

James D. Scott, Trustee, Highland Village Church of Christ, spoke against historical zoning. He said they had purchased the property and restored the building for their use. It would be too costly to maintain it under "H" zoning. Councilmember Himmelblau asked if they had given any thought to moving the building to the far corner of the property because it will be in the way of the church's contemplated expansion. Mr. Scott said they have not studied that idea.

Winfred Gustafson, an architect and member of the church, appeared before Council to report the building is in a sad state of repair and the church is not financially able to maintain it. He suggested the building could be sold and moved.

Don Clantell, member of the Board of Trustees, appeared before Council and listed four reasons why the church objects to "H" zoning. (1) "H" zoning would prevent the ability of the church to obtain future financing they will need. (2) "H" zoning would destroy their option of being able to build new classroom facilities. (3) The zoning change is opposed by all members whose signatures are on the petition presented to Council as well as friends and associates of the church. (4) The church

ZONING HEARINGS - (Continued)

has demonstrated good faith by keeping the building in use as a classroom and a kitchen.

Councilmember Mullen thought a restrictive covenant to the zoning such as the one attached to the American Legion building would be the best solution.

Motion

Councilmember Mullen made a motion, seconded by Councilmember Snell to continue "A" zoning, with a restrictive covenant that if the church ever decides to sell or demolish the McGary-Thiele House, Council shall receive notice of such action 120 days prior to doing so.

Councilmember Himmelblau asked if the church would look into moving the house to the extreme rear of the property. She said there could be variances.

Blake Alexander returned to tell more about the background of the house and to urge, again, the property be zoned "H". He said the Historical Landmark Commission would be amenable to a postponement while the owners discuss their alternatives. Mr. Alexander also stated the Landmark Commission would rather withdraw its request for "H" zoning than have the restrictive covenant of Councilmember Mullen's motion. He said such a covenant weakens the Historic Zoning Ordinance.

Councilmember Mullen expressed his concern of confiscation without compensation as occurs in historic zoning. He said he thinks there should be some method for the city to fund houses zoned "H" if the owners are not the applicants.

Mr. Alexander reiterated his request to withdraw petition for "H" zoning. Councilmember Mullen pointed out that this is the first time withdrawal in a historic zoning case has been requested by the applicant. Mayor McClellan addressed members of the Landmark Commission in the audience and asked if they were unanimous in their request for withdrawal. They signified Yes. Mr. Alexander stated they wished to see the ordinance followed or not at all.

Substitute Motion

Councilmember Snell made a motion, seconded by Mayor McClellan that the request for a zoning change from "A" 1st H&A to "A-H" 1st H&A, Zoning Case C14-h79-003, be withdrawn.

Roll Call on Substitute Motion

5-2 Councilmembers Goodman and Trevino voted No

RECESS

Council recessed its meeting at 12:05 for lunch and an Executive Session at 1:30 P.M. Council resumed its recessed meeting at 2:15 P.M.



Michelle Piperl, Executive Vice President

Date Prepared: Thu Jan 18 2024

Subject Address: 4716 BULL CREEK RD, AUSTIN, TX 78731

Subject Property ID: 850325

- Do not use this report to make final decisions. A Zonability report is a starting point and should not be viewed as a formal feasibility study or as a complete due diligence review.
- There are no straightforward "yes/no" answers in a Zonability report.
- Many potential factors are not in a Zonability report. These may include, but are not limited to, environmental-related restrictions such as impervious cover, watershed, heritage trees, flood areas and protected species as well as other items like property topography, deed restrictions, utilities easements, neighborhood level restrictions, neighbor input, and prevailing political attitudes at various regulatory bodies.
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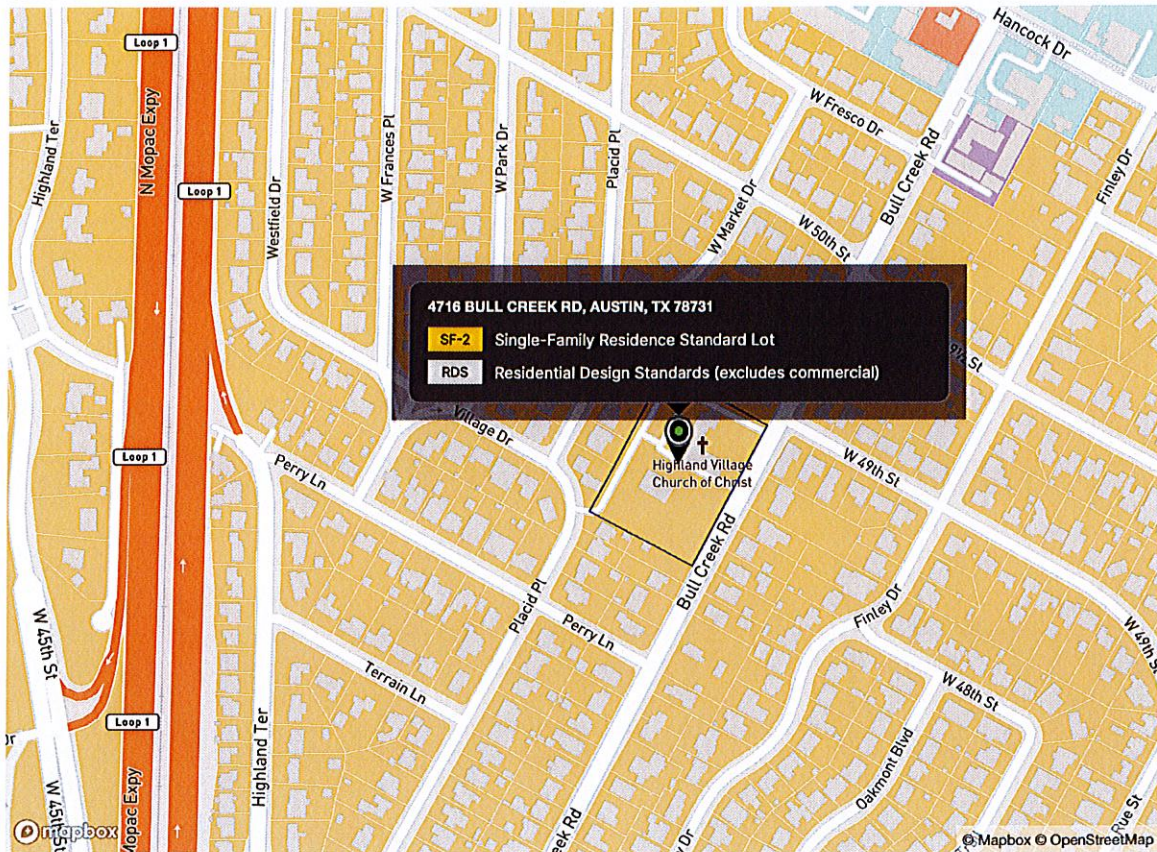
Please see www.zonability.com/tos for Zonability's terms of service.



Disclaimer

The data displayed here may not represent the totality of all data associated with this property which can impact results. Beyond Value, Inc. is not responsible for omissions or inaccuracies. Do not use this report to make final decisions - it is an initial scan only. Consider hiring experts for a complete study.

DO NOT MAKE FINANCIAL DECISIONS BASED ON REPORT FINDINGS. ALL DISCLAIMERS IN THIS REPORT SHOULD BE REVIEWED. DO NOT SEPARATE REPORT PAGES.

**Legend**

- Agricultural
- Government
- Planned Special
- City Limits
- Subject

- Commercial
- Mixed
- Residential
- Potential City Expansion (ETJ)



- Industrial
- Multifamily
- No Zonability Coverage
- Potential Zoning (ex. ETJ)

Basics ①

Property			
Assessor Address	4716 BULL CREEK RD, AUSTIN, TX 78731	Mailing Address	4716 BULL CREEK RD, AUSTIN, TX 78731-5506
Owner(s) of Record	HIGHLAND VILLAGE CHURCH OF CHRIST		
County Property ID	850325	Ownership in Years	not available
Additional ID	0128001330	Appraised Value	\$4,062,418
Year Built	1958	County	Travis, TX
Lot Size	120,226 SF	Incorporated City Status	Inside City Limits
Building Size Estimate	8,624 SF	Legal Description	ABS 313 SUR 8 GILBERT D J ACR 2.76
Existing Use (per assessor)	OFFICE BUILDING		

Current Regulations	
Zoning Abbreviation(s) and Name(s)	<div>SF-2 Single-Family Residence Standard Lot</div> <div>RDS Residential Design Standards (excludes commercial)</div>
Regulatory Entity	<div>CITY</div> City Limits Austin

Zotential

Estimated Potential by District Visit our FAQs to learn more			
<div>SF-2</div> Single-Family Residence Standard Lot		<div>RDS</div> Residential Design Standards (excludes commercial)	
Height	35 feet	Height	32 feet (outside the 100-year floodplain); 35 feet (in the 100-year floodplain)
Improvements	40% lot coverage/45% impervious coverage	Improvements	see description for details
Setbacks	<div>Front</div> <div>Side</div> <div>Back</div> 25 feet 5 feet (interior) 15 feet (street) 10 feet	Setbacks	<div>Front</div> <div>Side</div> <div>Back</div> see base zoning
Density	not applicable	Density	not available
Lot requirements	5,750 sf (50' lot width)	Lot requirements	see base zoning
Estimated Uses	<div>  ADU </div> <div>  House </div>	Estimated Uses	

More

Zoning District

SF-2
Residential

 Single-Family Residence
Standard Lot

Single-family residence standard lot (SF-2) district is the designation for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. An SF-2 district designation may be applied to a use in an existing single-family neighborhood that has moderate sized lots or to new development of single-family housing on lots that are 5,750 square feet or more. Zonability note: Accessory dwelling units (ADU) for this district were voted on by city council in December 2021; the current zoning code does not show this use is ok so please be advised. Once finalized, there may be conditions set such as leaving the existing home intact to discourage tear-downs. Also, individual neighborhood plans (NP) may have restrictions.

RDS
Overlay

 Residential Design Standards
(excludes commercial)

It intended to minimize the impact of new construction, remodeling, and additions to existing buildings on surrounding properties in residential neighborhoods by defining an acceptable buildable area for each lot within which new development may occur. Per the code, "The maximum amount of development permitted on a property subject to this Subchapter is limited to the greater of 0.4 to 1.0 floor-to-area ratio or 2,300 square feet of gross floor area." The sidewalk "may not extend in an unbroken plane for more than 36 feet along a side lot line without a sidewalk articulation." Zonability note: this zoning overlay district may appear for properties that are commercially zoned but the RDS requirements do not apply.

Contact


City Limits Austin

City limits determine whether a property is subject to zoning. While there are exceptions (like some government owned properties), most properties within a city limit boundary are zoned. Keep in mind, an address may note a city that is different. Remember, Zonability uses city boundary data and connects it with that city's zoning so it should be more reliable. Contact the city planning-zoning department to get your specific questions answered and conduct your due diligence.

About This Report

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- There are no straightforward "yes/no" answers in a Zonability report.
- Zonability provides some district level insights but there are many potential factors beyond this report to consider.

Please see www.zonability.com/tos for Zonability's terms of service.


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