

**ORDINANCE NO.**

**AN ORDINANCE LEVYING ASSESSMENTS FOR CALENDAR YEAR 2016  
FOR PROPERTY IN THE ESTANCIA HILL COUNTRY PUBLIC  
IMPROVEMENT DISTRICT.**

**PART 1. Findings:** The Council finds that:

- November 23, 2015  
Estancia Hill Country PID Levy draft ordinance

1 (2) are in proportion to the benefits to the property for the services and  
2 improvements in the District; and  
3

4 (3) establish substantial justice, equality, and uniformity in the amount  
5 assessed against each property owner for the benefits received and  
6 burdens imposed.  
7

8 (G) In each case, the property assessed is benefited by the services and  
9 improvements provided in the District.  
10

11 (H) The exclusion of certain property from assessment is reasonable because the  
12 excluded property will not receive a benefit from the District that is sufficient  
13 to justify an assessment and the exclusions promote efficient management of  
14 the District.  
15

16 (I) The procedures followed and apportionment of the cost of the services and  
17 improvements in the District comply with applicable law and the purpose for  
18 which the District was formed.  
19

20 (J) The assessments are based on the Travis Central Appraisal District appraised  
21 value of property within the District.  
22

23 **PART 2. Exemptions and Exclusions.** The Council exempts the following from  
24 payment of the assessment and excludes from the roll:

25 (A) property of the City used for public purpose;

26 (B) property owned by the County and property owned by political subdivisions of  
27 the State of Texas and used for public purpose; and

28 (C) other property that is excluded by law or by agreement of the City and the  
29 petitioners.

1 **PART 3. Assessment and Levy.** The assessments shown on Exhibit A are levied and  
2 assessed against the property in the District and against the record owner of the property  
3 identified by the Travis Central Appraisal District records.

4 **PART 4. Liability of Multiple Owners.** Each owner of property in the District owned  
5 by two or more individuals or entities is personally liable for the amount of the  
6 assessment equal to the share of the total assessment against the property based on the  
7 owner's partial interest in the total property ownership. A property owner's interest in  
8 property may be released from an assessment lien if the owner pays the owner's  
9 proportionate share of an assessment.

10 **PART 5. Interest and Lien.**

11 (A) An assessment shown on Exhibit A:

- 12 (1) accrues interest at the rate of 0% from the effective date of this ordinance  
13 until January 31, 2016;
- 14 (2) accrues interest, penalties, and attorney's fees in the same manner as a  
15 delinquent ad valorem tax after January 31, 2016, until paid; and
- 16 (3) is a lien on the property shown in Exhibit "A" and the personal liability  
17 of the property owner.

18 **PART 6. Due Date and Collection.** An assessment is due and payable in full on or  
19 before January 31, 2016. If a property owner defaults on payment of an assessment  
20 against the owner's property, the city manager may file suit to collect the assessment and  
21 may initiate a lien foreclosure, including interest, penalties, costs and attorney's fees.

22 **PART 7. Statutory Authority.** The assessments levied by this ordinance are made  
23 under the authority of Chapter 372 (*Public Improvement District Assessment Act*) of the  
24 Texas Local Government Code.

25 **PART 8. Severability.** The provisions of this ordinance are severable. If any provision  
26 of this ordinance or its application to any person or circumstances is held invalid, the  
27 invalidity does not affect other provisions or applications of this ordinance.

**PART 9.** This ordinance takes effect on \_\_\_\_\_, 2015.

**PASSED AND APPROVED**

\_\_\_\_\_, 2015      § \_\_\_\_\_  
§ \_\_\_\_\_

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

**ATTEST:** \_\_\_\_\_

Jannette S. Goodall  
City Clerk