

ORDINANCE NO. 041104-6

AN ORDINANCE SETTING THE CALENDAR YEAR 2005 RATE OF ASSESSMENT FOR THE EAST SIXTH STREET PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY OF AUSTIN AND APPROVING A PROPOSED CALENDAR YEAR 2005 ASSESSMENT ROLL FOR THE DISTRICT.

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

PART 1. The Council finds that:

- (A) Chapter 372 of the Texas Local Government authorized the creation of the East Sixth Street Public Improvement District (District).
- (B) On August 26, 2004, the City Council passed a resolution, which approved the creation of the District in accordance with its findings.
- (C) The Council finds that the proposed assessment roll attached as Exhibit A, and incorporated in this ordinance, is necessary to fund improvements and services provided through the District.

PART 2. The East Sixth Street Public Improvement District assessment rate for calendar year 2005 is set at ten cents per \$100.00 of property value. Property value is determined by the Travis Central Appraisal District appraisal, subject to an amendment to an assessment made by Council after a hearing.

PART 3. The Council directs that the proposed assessment roll attached as Exhibit A be filed with the City Clerk. The following property shall be excluded from the roll and exempted from payment of the assessment:

- (A) City property used for a public purpose;
- (B) property owned by the County, or a political subdivision of the State of Texas and used for a public purpose;
- (C) property exempt from taxation under Section 11.20 (*Religious Organizations*) of the Texas Property Tax Code;
- (D) property used exclusively for school purposes, as identified by the Travis Central Appraisal District records;

- (E) property owned by an association engaged in promoting the religious, educational, and physical development of boys, girls, young men, or young women operating under a state or national organization and used exclusively for that purpose, including property owned by the Austin Independent School District;
- (F) property owned by an institution of purely public charity, as identified by the Travis Central Appraisal District records;
- (G) property used primarily for a recreational, park, or scenic purpose during the calendar year immediately preceding the effective date of this ordinance;
- (H) property owned by a utility that is located in public streets or rights-of-way;
- (I) property used as a residence that fits the definition of a homestead in Section 41.002 of the Texas Property Code;
- (J) a hospital; and
- (K) the valuation over \$500,000 of all properties liable for assessment.

PART 4. The City Council approves the attached Exhibit "A" as the proposed calendar year 2005 assessment roll for the District.

PART 5. The provisions of this ordinance are severable. If any provision of this ordinance or its application to any person or circumstances is held invalid, the invalidity does not affect other provisions or applications of this ordinance.

PART 6. This ordinance takes effect on November 15, 2004.

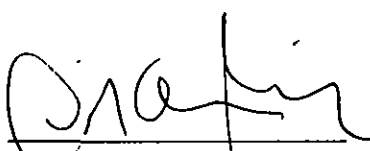
PASSED AND APPROVED

_____, November 4, 2004

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Will Wynn
Mayor

APPROVED: 
David Allan Smith
City Attorney

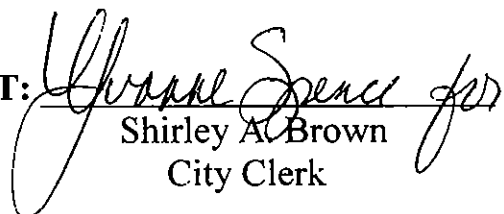
ATTEST: 
Shirley A. Brown
City Clerk

EXHIBIT A

**CITY OF AUSTIN
EAST SIXTH STREET PUBLIC IMPROVEMENT DISTRICT
2005 ASSESSMENT**

Report Date: 09/29/04

Based on 08/15/04 TCAD tax roll

Parcel	Owner	Historical Zone Yes/No	Land		Improvement		Total		Exemption		Net	
			Assessed	Value	Assessed	Value	Assessed	Value			Assessed	Value
02-0603-0611 0000	MERIT LITTLEFIELD MALL L P	No	2,944,000		845,124		3,789,124		3,289,124		500,000	
02-0603-0613 0000	HINES AUSTIN LIMITED PARTNERSH	No	1,472,000		203,000		1,675,000		1,175,000		500,000	
02-0603-0615 0000	HINES AUSTIN LIMITED PARTNERSH	No	2,980,800		734,200		3,715,000		3,215,000		500,000	
02-0603-0616 0000	HINES AUSTIN LIMITED PARTNERSH	No	2,980,800		18,152,200		21,133,000		20,633,000		500,000	
02-0603-0701 0000	MERIT LITTLEFIELD L P	Yes	1,676,700		8,548,300		10,225,000		9,725,000		500,000	
02-0603-0711 0000	WENDLANDT BILL COMPANY INC	No	232,100		336,700		568,800		68,800		500,000	
02-0603-0712 0000	GREAT AMERICAN LIFE INSURANCE	No	2,512,000		9,040,398		11,552,398		11,052,398		500,000	
02-0603-0713 0000	GREAT AMERICAN LIFE INSURANCE	No	1,168,000		6,854,694		8,022,694		7,522,694		500,000	
02-0603-0714 0000	JKP BRAZOS 610 FAMILY LIMITED	No	141,700		778,300		920,000		420,000		500,000	
02-0603-1102 0000	HANG EM HIGH SALOON LLC	Yes	588,800		1,290,500		1,879,300		1,379,300		500,000	
02-0603-1103 0000	209 E 6TH STREET LTD	Yes	147,200		493,664		640,864		140,864		500,000	
02-0603-1104 0000	RENDON ADOLFO & VALERIE VARGAS	No	147,200		269,100		416,300		0		416,300	
02-0603-1105 0000	LAVES BENARD & HAROLD P LAVES	No	147,200		129,276		276,476		0		276,476	
02-0603-1106 0000	LAVES BENARD & HAROLD	No	147,200		229,400		376,600		0		376,600	
02-0603-1107 0000	LAVES BENARD &	No	147,200		253,500		400,700		0		400,700	
02-0603-1108 0000	CEREAL BOWL L C	Yes	155,950		228,750		384,700		0		384,700	
02-0603-1109 0000	TOUCHE INC	No	285,650		422,634		708,284		208,284		500,000	
02-0603-1208 0000	BULLARD THOMAS HUGH	No	262,400		949,600		1,212,000		712,000		500,000	
02-0603-1209 0000	WHITE B O JR & ROBERT E WHITE	No	179,200		321,800		501,000		1,000		500,000	
02-0603-1210 0000	WHIMSICAL NOTIONS INC	No	291,200		682,650		973,850		473,850		500,000	
02-0603-1214 0000	HANNIG ROW PARTNERSHIP	Yes	1,033,600		2,866,400		3,900,000		3,400,000		500,000	
02-0603-1603 0000	ELMIGER FAMILY LTD & BATLIN FA	No	294,400		617,004		911,404		411,404		500,000	
02-0603-1604 0000	RADKEY O H	No	147,200		183,633		330,833		0		330,833	
02-0603-1605 0000	AUSTIN APOLLO ENTERTAINMENT IN	No	147,200		0		147,200		0		147,200	
02-0603-1606 0000	VALENTINE & FRIENDS INC	No	147,200		232,200		379,400		0		379,400	
02-0603-1607 0000	ROGERS CHONG S	No	73,600		48,729		122,329		0		122,329	
02-0603-1608 0000	SIMMS JOHN LEE & JOAN L MCLEOD	No	73,600		32,930		106,530		0		106,530	
02-0603-1609 0000	SIMMS JOHN LEE & JOAN L MCLEOD	No	147,200		48,700		195,900		0		195,900	
02-0603-1610 0000	DENANCY TRUST	No	147,200		107,300		254,500		0		254,500	
02-0603-1611 0000	SILBERTSTEIN NANCY BETH & DENA	No	147,200		203,800		351,000		0		351,000	

Parcel	Owner	Historical Zone Yes/No	Land Assessed Value	Improvement Assessed Value	Total Assessed Value	Exemption	Net	
							Assessed Value	\$:10/\$100 Amount
02-0603-1612 0000	321 EAST 6TH ST LTD	No	140,800	259,200	400,000	0	400,000	400.00
02-0603-1613 0000	SHEA TERESA JOSEPH	No	89,600	127,100	216,700	0	216,700	217.00
02-0603-1614 0000	SMITH-HAGE BUILDING L P	Yes	211,200	788,800	1,000,000	500,000	500,000	500.00
02-0603-1701 0000	JOSEPH MARY Y	Yes	55,300	128,415	183,715	0	183,715	184.00
02-0603-1706 0000	PECAN STREET REAL ESTATE HOLDI	No	294,400	607,500	901,900	401,900	500,000	500.00
02-0603-1707 0000	CRADDOCK LARRY J & BETTIE C PRE	No	137,400	346,900	484,300	0	484,300	484.00
02-0603-1708 0000	CRADDOCK LARRY J & BETTIE C PRE	No	157,000	0	157,000	0	157,000	157.00
02-0603-1709 0000	LINN EMMA L	Yes	147,200	347,111	494,311	0	494,311	494.00
02-0603-1710 0000	MANOS GLORIA ZEGUB & CHARLENE	No	147,200	70,900	218,100	0	218,100	218.00
02-0603-1711 0000	CRADDOCK LARRY J & BETTIE C PRE	No	294,400	545,600	840,000	340,000	500,000	500.00
02-0603-1712 0000	JOSEPH JOSEPH & WILLIAMS PARTN	No	147,200	211,400	358,600	0	358,600	359.00
02-0603-1713 0000	RAMZI CORP	Yes	147,200	374,400	521,600	21,600	500,000	500.00
02-0603-1714 0000	RAMZI CORP	Yes	124,100	325,300	449,400	0	449,400	449.00
02-0603-1715 0000	JIMENEZ CESAR TRUST	Yes	115,000	286,600	401,600	0	401,600	402.00
02-0604-0102 0000	ARMSTRONG HAL B III	Yes	179,200	686,200	865,400	365,400	500,000	500.00
02-0604-0103 0000	FOX SAXON TRUSTEE OF THE FOX	Yes	204,800	421,100	625,900	125,900	500,000	500.00
02-0604-0104 0000	SCHULTZ ENTERPRISE LLC	Yes	211,200	488,800	700,000	200,000	500,000	500.00
02-0604-0105 0000	409-411 EAST 6TH STREET BUILDI	Yes	409,600	757,400	1,167,000	667,000	500,000	500.00
02-0604-0106 0000	JABOUR ARTHUR	No	96,000	126,000	222,000	0	222,000	222.00
02-0604-0107 0000	KOURI & KOURI LTD	No	96,000	145,700	241,700	0	241,700	242.00
02-0604-0108 0000	RATR INC	Yes	185,600	295,100	480,700	0	480,700	481.00
02-0604-0109 0000	421 SIXTH ST LTD	Yes	182,400	599,200	781,600	281,600	500,000	500.00
02-0604-0110 0000	AMITIE L P	Yes	192,000	264,600	456,600	0	456,600	457.00
02-0604-0201 0000	WOOLRIDGE ASSOCIATES LLC	Yes	184,600	340,400	525,000	25,000	500,000	500.00
02-0604-0203 0000	LAKE INVESTMENT & PRODUCTION	No	257,000	35,069	292,069	0	292,069	292.00
02-0604-0208 0000	JO ME NI	Yes	294,400	334,600	629,000	129,000	500,000	500.00
02-0604-0209 0000	HIRSCHFELD PAULINE SIMON ETAL	No	224,000	276,000	500,000	0	500,000	500.00
02-0604-0210 0000	CARLIN JOE	No	134,400	113,800	248,200	0	248,200	248.00
02-0604-0211 0000	JABOUR THEODORE AND ARTHUR	No	121,600	35,213	156,813	0	156,813	157.00
02-0604-0212 0000	SIMS WILLIAM EARL & JANIE M	Yes	105,600	128,625	234,225	0	234,225	234.00
02-0604-0214 0000	408 SIXTH L P	No	127,600	78,300	205,900	0	205,900	206.00
02-0604-0215 0000	406 E SIXTH STREET LTD	Yes	147,200	218,400	365,600	0	365,600	366.00
02-0604-0216 0000	404 E SIXTH STREET LTD	Yes	147,200	183,200	330,400	0	330,400	330.00
02-0604-0217 0000	402 EAST SIXTH VENTURE INC	No	147,200	251,000	398,200	0	398,200	398.00
02-0604-0218 0000	COHEN ANITA MAE TRUSTEE	Yes	147,200	359,042	506,242	6,242	500,000	500.00

Parcel	Owner	Historical Zone Yes/No	Land Assessed Value	Improvement Assessed Value	Total Assessed Value	Exemption	Net	
							Assessed Value	\$.10/\$100 Amount
02-0604-0501 0000	GRIMES DAVID H & ELIZABETH C	No	125,775	83,057	208,832	0	208,832	209.00
02-0604-0502 0000	GRIMES DAVID H & ELIZABETH C	Yes	96,255	193,444	289,699	0	289,699	290.00
02-0604-0503 0000	GARNER DONALD N	No	175,455	299,545	475,000	0	475,000	475.00
02-0604-0504 0000	EAST SIXTH STREET LTD	Yes	173,970	499,723	673,693	173,693	500,000	500.00
02-0604-0505 0000	BOOTHE TERRY E	Yes	118,890	247,210	366,100	0	366,100	366.00
02-0604-0506 0000	AUSTIN PREMIUM PROPERTIES L C	No	215,865	209,635	425,500	0	425,500	426.00
02-0604-0507 0000	SIXTH STREET INVESTMENTS INC	Yes	81,855	58,345	140,200	0	140,200	140.00
02-0604-0508 0000	BERNHARD GARY L & ELIZ	No	143,010	20,280	163,290	0	163,290	163.00
02-0604-0509 0000	CASMARK PROPERTIES LLC	No	127,170	116,530	243,700	0	243,700	244.00
02-0604-0510 0000	3 DH JOINT VENTURE	No	127,170	71,332	198,502	0	198,502	199.00
02-0604-0511 0000	SHELTON MICHAEL L & SHANNON SE	No	397,440	397,560	795,000	295,000	500,000	500.00
02-0604-0514 0000	MAURO CARMELO & HILARY	Yes	1,191,735	627,872	1,819,607	1,319,607	500,000	500.00
02-0604-0516 0000	LAMAR ENTERPRISES INC	Yes	91,755	49,422	141,177	0	141,177	141.00
02-0604-0517 0000	COMPANY 512	No	117,630	74,310	191,940	0	191,940	192.00
02-0604-0606 0000	CARRINGTON GROUP L L C	Yes	397,440	539,967	937,407	437,407	500,000	500.00
02-0604-0607 0000	OLSON LARUE FAMILY TRUST & M L	No	132,480	6,597	139,077	0	139,077	139.00
02-0604-0608 0000	OLSON LARUE FAMILY TRUST & M L	No	132,480	76,039	208,519	0	208,519	209.00
02-0604-0609 0000	OLSON LARUE FAMILY TRUST & M L	No	132,480	133,234	265,714	0	265,714	266.00
02-0604-0610 0000	508 E SIXTH STREET LTD	No	501,552	298,448	800,000	300,000	500,000	500.00
02-0604-0611 0000	500 E 6TH STREET INC	No	132,480	226,920	359,400	0	359,400	359.00
02-0604-0612 0000	CASTRO LUCIANO JR	No	104,850	141,350	246,200	0	246,200	246.00
02-0604-1001 0000	GRANT BUILDINGS L P	No	3,808,800	2,607,200	6,416,000	5,916,000	500,000	500.00
02-0604-1110 0000	DAYWOOD CARL	No	188,416	138,584	327,000	0	327,000	327.00
02-0604-1111 0000	3DH JOINT VENTURE	No	90,112	133,688	223,800	0	223,800	224.00
02-0604-1112 0000	AP3-PPW LTD & MOR/ARR LTD	No	202,752	216,248	419,000	0	419,000	419.00
02-0604-1113 0000	LAHR GREGORY H & PETER BARLIN	No	153,600	0	153,600	0	153,600	154.00
02-0604-1115 0000	HENDRIX FRANK	No	361,000	165,200	526,200	26,200	500,000	500.00
02-0604-1116 0000	RUSH JOYCE	No	94,208	75,640	169,848	0	169,848	170.00
02-0604-1117 0000	PECAN STREET LIMITED PARTNERSH	No	207,320	351,453	558,773	58,773	500,000	500.00
02-0604-1501 0000	LUNDELL LIMITED PARTNERSHIP	Yes	140,616	501,294	641,910	141,910	500,000	500.00
02-0604-1504 0000	OGDEN MARY D	No	158,880	224,920	383,800	0	383,800	384.00
02-0604-1505 0000	CHELF JEANETTE	No	94,040	108,860	202,900	0	202,900	203.00
02-0604-1506 0000	SIXTH STREET INVESTMENTS INC	No	77,376	297,613	374,989	0	374,989	375.00
02-0604-1507 0000	DREYFUS DOMINIQUE & GEORGE H	No	75,232	163,268	238,500	0	238,500	239.00
02-0604-1508 0000	DREYFUS GEORGE & DOMINIQUE D L	No	75,232	163,268	238,500	0	238,500	239.00

Parcel	Owner	Historical Zone Yes/No	Land Assessed Value	Improvement Assessed Value	Total Assessed Value	Exemption	Net Assessed Value	Net \$10/\$100 Amount
02-0604-1510 0000	723 EAST SIXTH STREET LC	No	94,040	102,004	196,044	0	196,044	196.00
02-0604-1517 0000	723 EAST SIXTH STREET LC	No	51,680	58,937	110,617	0	110,617	111.00
02-0604-1518 0000	723 EAST SIXTH STREET LC	No	23,808	0	23,808	0	23,808	24.00
02-0604-1520 0000	THI AUSTIN L P	No	1,118,872	11,351,858	12,470,730	11,970,730	500,000	500.00
02-0604-1607 0000	MANOS VIOLET ETALS	No	147,200	2,623	149,823	0	149,823	150.00
02-0604-1608 0000	MANOS VIOLET ETALS	No	111,872	2,176	114,048	0	114,048	114.00
02-0604-1609 0000	MANOS VIOLET ETALS	No	57,120	1,057	58,177	0	58,177	58.00
02-0604-1610 0000	MANOS VIOLET ETALS	No	60,640	1,144	61,784	0	61,784	62.00
02-0604-1611 0000	HABANA 6TH ST PROPERTIES LTD	Yes	131,520	93,480	225,000	0	225,000	225.00
02-0604-1612 0000	DAYWOOD RUBY TRUSTEE OF ANTHON	No	213,293	195,107	408,400	0	408,400	408.00
Total:			392,738,944	898,207,007	1,290,945,951	143,000,000	38,881,089	38,886.00
Parcel Count:			110					