

ORDINANCE NO. 20200730-014

AN ORDINANCE SETTING THE CALENDAR YEAR 2021 RATE OF ASSESSMENT FOR THE SOUTH CONGRESS PRESERVATION AND IMPROVEMENT DISTRICT WITHIN THE CITY OF AUSTIN AND APPROVING THE CALENDAR YEAR 2021 ASSESSMENT ROLL FOR THE DISTRICT.

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

PART 1. The City Council finds that:

- (A) Chapter 372 of the Texas Local Government Code authorizes the creation of Public Improvement Districts.
- (B) On October 17, 2019, the City Council passed a resolution reauthorizing the South Congress Preservation and Improvement District (District) in accordance with its findings.
- (C) The City 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 District assessment rate for calendar year 2021 is set at twenty cents per \$100.00 property value. Property value is determined by the Travis Central Appraisal District appraisal, subject to an amendment to the assessment made by City Council, after a public hearing.

PART 3. The City Council directs that the 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 (provided, however, that during each year in which the District remain in effect and the City Council appropriates sufficient funds, the City may pay an amount in lieu of an assessment);
- (B) Property owned by the County, or a political subdivision of the State of Texas and used for a public purpose;

- (C) Property owned by a religious organization, if the property qualifies for the tax exemption under §11.20, Texas Tax Code;
- (D) Property owned by persons or associations of persons which is 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, or physical development of girls, boys, young women, or young men operating under a state or national organization of like character and used exclusively and necessarily for such 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 that was used primarily for recreational, park, or scenic purposes during the calendar year immediately preceding the effective date of this ordinance;
- (H) Property owned by public or private utilities that is located in public streets or rights-of way;
- (I) Property used for residential purposes and fitting the definition of a homestead provided in §11.13(j)(1), Texas Tax Code;
- (J) All hospitals; and
- (K) Property owned by public colleges, universities, and the State of Texas.

PART 4. Property designated by the City as “H” Historic is assessed on the basis of the value prescribed in §11-1-22 of the City Code (*Determination of Exemption Amount*).

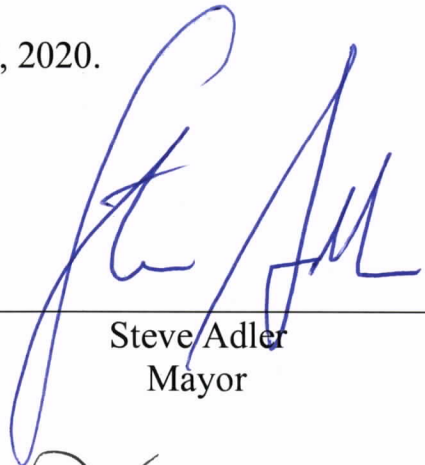
PART 5. The provisions of this ordinance are severable. If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance.

PART 6. This ordinance takes effect on August 10, 2020.

PASSED AND APPROVED

July 30, 2020

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Steve Adler
Mayor

APPROVED: Anne L. Morgan
Anne L. Morgan *by*
City Attorney *N Thomas*

ATTEST: Jannette S. Goodall
Jannette S. Goodall
City Clerk

Exhibit A

City of Austin South Congress Public Improvement District 2021 Proposed Assessment Roll and Rate

| PropID | Property Address | TCAD 2021 Taxable Value | COA 2021 Assessable Value | 2021 Assessment |
|--------|-----------------------|----------------------------|------------------------------|--------------------|
| 100851 | 1200 S CONGRESS AVE | 3,289,886.00 | 3,289,886.00 | 6,579.77 |
| 100852 | 1220 S CONGRESS AVE | 9,193,812.00 | 9,193,812.00 | 18,387.62 |
| 282685 | 1423 S CONGRESS AVE | 1,866,000.00 | 1,866,000.00 | 3,732.00 |
| 282686 | 1413 S CONGRESS AVE | 1,336,877.00 | 1,336,877.00 | 2,673.75 |
| 282687 | 1401 S CONGRESS AVE | 948,321.00 | 948,321.00 | 1,896.64 |
| 282695 | 1333 S CONGRESS AVE | 9,116,083.00 | 9,116,083.00 | 18,232.17 |
| 282696 | 1325 S CONGRESS AVE | 1,513,184.00 | 1,513,184.00 | 3,026.37 |
| 282697 | 1323 S CONGRESS AVE | 653,040.00 | 653,040.00 | 1,306.08 |
| 282698 | 1321 S CONGRESS AVE | 760,114.00 | 760,114.00 | 1,520.23 |
| 282699 | 1317 S CONGRESS AVE | 1,399,376.00 | 825,632.00 | 1,651.26 |
| 282700 | 1315 S CONGRESS AVE | 851,293.00 | 851,293.00 | 1,702.59 |
| 282701 | 1313 S CONGRESS AVE | 1,071,614.00 | 1,071,614.00 | 2,143.23 |
| 282704 | 1303 S CONGRESS AVE | 798,348.00 | 798,348.00 | 1,596.70 |
| 282705 | 1301 S CONGRESS AVE | 559,903.00 | 559,903.00 | 1,119.81 |
| 283161 | 1711 S CONGRESS AVE | 3,379,462.00 | 3,379,462.00 | 6,758.92 |
| 283163 | 1701 S CONGRESS AVE | 1,509,154.00 | 1,509,154.00 | 3,018.31 |
| 283171 | 1603 S CONGRESS AVE | 34,500,000.00 | 34,500,000.00 | 69,000.00 |
| 302142 | 105 W JAMES ST | 415,955.00 | 415,955.00 | 831.91 |
| 302143 | 1300 S CONGRESS AVE | 785,339.00 | 785,339.00 | 1,570.68 |
| 302144 | 1306 S CONGRESS AVE | 794,190.00 | 794,190.00 | 1,588.38 |
| 302145 | 1318 S CONGRESS AVE | 6,254,752.00 | 6,254,752.00 | 12,509.50 |
| 302146 | 1316 S CONGRESS AVE | 13,101,959.00 | 13,101,959.00 | 26,203.92 |
| 302154 | 1710 S CONGRESS AVE | 1,477,843.00 | 1,477,843.00 | 2,955.69 |
| 302155 | 1712 S CONGRESS AVE | 572,829.00 | 572,829.00 | 1,145.66 |
| 302157 | 1722 S CONGRESS AVE | 3,480,900.00 | 3,480,900.00 | 6,961.80 |
| 302159 | 1704 S CONGRESS AVE | 3,087,486.00 | 3,087,486.00 | 6,174.97 |
| 302165 | 1600 S CONGRESS AVE | 1,490,800.00 | 1,490,800.00 | 2,981.60 |
| 302166 | 1604 S CONGRESS AVE | 1,153,457.00 | 1,153,457.00 | 2,306.91 |
| 302167 | 1608 S CONGRESS AVE | 389,671.00 | 389,671.00 | 779.34 |
| 302168 | 1608 S CONGRESS AVE 1 | 309,080.00 | 309,080.00 | 618.16 |
| 302169 | 1608 S CONGRESS AVE 2 | 1,214,948.00 | 1,214,948.00 | 2,429.90 |
| 302172 | 1612 S CONGRESS AVE | 2,315,091.00 | 2,315,091.00 | 4,630.18 |
| 302179 | 1500 S CONGRESS AVE | 1,336,600.00 | 1,336,600.00 | 2,673.20 |
| 302180 | 1504 S CONGRESS AVE | 1,363,871.00 | 1,363,871.00 | 2,727.74 |
| 302181 | 1508 S CONGRESS AVE | 2,082,171.00 | 2,082,171.00 | 4,164.34 |
| 302182 | 1512 S CONGRESS AVE | 2,475,200.00 | 2,475,200.00 | 4,950.40 |
| 302183 | 1516 S CONGRESS AVE | 1,051,815.00 | 1,051,815.00 | 2,103.63 |
| 302184 | 1522 S CONGRESS AVE | 2,243,344.00 | 2,243,344.00 | 4,486.69 |
| 302188 | 1400 S CONGRESS AVE B | 22,068,650.00 | 22,068,650.00 | 44,137.30 |
| 302189 | 1412 S CONGRESS AVE | 1,907,085.00 | 1,907,085.00 | 3,814.17 |
| 302190 | 1412 S CONGRESS AVE | 1,992,949.00 | 1,157,868.00 | 2,315.74 |
| | | 146,112,452.00 | 144,703,627.00 | 289,407.25 |

South Congress PID 2021 assessment rate - \$.20/\$100 valuation