

ORDINANCE NO. 20220609-008

AN ORDINANCE SETTING THE CALENDAR YEAR 2023 RATE OF ASSESSMENT FOR THE SOUTH CONGRESS PRESERVATION AND IMPROVEMENT DISTRICT WITHIN THE CITY OF AUSTIN AND APPROVING THE CALENDAR YEAR 2023 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 the South Congress Preservation and Improvement District (District).
- (B) On October 17, 2019, the City Council passed a resolution reauthorizing the District, in accordance with its findings.
- (C) The City Council finds that the assessment roll, attached as Exhibit A and incorporated in this ordinance, by reference, is necessary to fund improvements and services provided through the District.

PART 2. The District assessment rate for calendar year 2023 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 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 Section 11-1-22 of the City Code (Determination of Exemption Amount).

PART 5. The City Council approves the attached Exhibit A, as the calendar year 2023 assessment roll for the District.

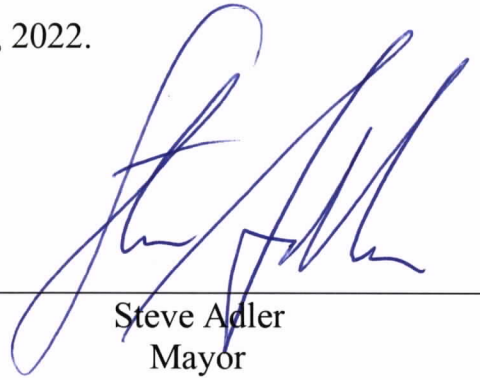
PART 6. The provisions of this ordinance are severable. If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance.

PART 7. This ordinance takes effect on June 20, 2022.

PASSED AND APPROVED

_____, June 9, 2022

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Steve Adler
Mayor

APPROVED: 

Anne L. Morgan
City Attorney

ATTEST:  for

Myrna Rios
City Clerk

Exhibit A
City of Austin
Austin S Congress Public Improvement District
2023 Proposed Assessment Roll and Rate

PropID	Property Address	TCAD 2022 Taxable Value	COA 2022 Assessable Value	2023 Assessment
100851	1200 S CONGRESS AVE	\$3,148,143.00	\$3,148,143.00	\$6,296.29
100852	1220 S CONGRESS AVE	\$8,190,000.00	\$8,190,000.00	\$16,380.00
282684	1511 S CONGRESS AVE	\$0.00	\$0.00	\$0.00
282685	1423 S CONGRESS AVE	\$1,826,749.00	\$1,826,749.00	\$3,653.50
282686	1413 S CONGRESS AVE	\$1,168,632.00	\$1,168,632.00	\$2,337.26
282687	1401 S CONGRESS AVE	\$975,883.00	\$975,883.00	\$1,951.77
282694	1403 S CONGRESS AVE	\$0.00	\$0.00	\$0.00
282695	1333 S CONGRESS AVE	\$8,638,033.00	\$8,638,033.00	\$17,276.07
282696	1325 S CONGRESS AVE	\$1,389,408.00	\$1,389,408.00	\$2,778.82
282697	1323 S CONGRESS AVE	\$599,616.00	\$599,616.00	\$1,199.23
282698	1321 S CONGRESS AVE	\$680,559.00	\$680,559.00	\$1,361.12
282699	1317 S CONGRESS AVE	\$758,107.00	\$758,107.00	\$1,516.21
282700	1315 S CONGRESS AVE	\$721,790.00	\$721,790.00	\$1,443.58
282701	1313 S CONGRESS AVE	\$985,829.00	\$985,829.00	\$1,971.66
282704	1303 S CONGRESS AVE	\$699,082.00	\$699,082.00	\$1,398.16
282705	1301 S CONGRESS AVE	\$321,317.00	\$321,317.00	\$642.63
283161	1711 S CONGRESS AVE	\$3,655,164.00	\$3,655,164.00	\$7,310.33
283162	1705 S CONGRESS AVE	\$0.00	\$0.00	\$0.00
283163	1701 S CONGRESS AVE	\$1,455,938.00	\$1,455,938.00	\$2,911.88
283171	1603 S CONGRESS AVE	\$27,930,000.00	\$27,930,000.00	\$55,860.00
302142	105 W JAMES ST	\$415,955.00	\$415,955.00	\$831.91
302143	1300 S CONGRESS AVE	\$758,697.00	\$758,697.00	\$1,517.39
302144	1306 S CONGRESS AVE	\$794,190.00	\$794,190.00	\$1,588.38
302145	1318 S CONGRESS AVE	\$6,402,915.00	\$6,402,915.00	\$12,805.83
302146	1316 S CONGRESS AVE	\$12,340,000.00	\$12,340,000.00	\$24,680.00
302154	1710 S CONGRESS AVE	\$1,354,586.00	\$1,354,586.00	\$2,709.17
302155	1712 S CONGRESS AVE	\$526,971.00	\$526,971.00	\$1,053.94
302157	1722 S CONGRESS AVE	\$3,190,529.00	\$3,190,529.00	\$6,381.06
302159	1704 S CONGRESS AVE	\$3,109,400.00	\$3,109,400.00	\$6,218.80
302165	1600 S CONGRESS AVE	\$1,303,304.00	\$1,303,304.00	\$2,606.61
302166	1604 S CONGRESS AVE	\$1,061,114.00	\$1,061,114.00	\$2,122.23
302167	1608 S CONGRESS AVE	\$358,486.00	\$358,486.00	\$716.97
302168	1608 S CONGRESS AVE 1	\$309,080.00	\$309,080.00	\$618.16
302172	1612 S CONGRESS AVE	\$2,023,948.00	\$2,023,948.00	\$4,047.90
302179	1500 S CONGRESS AVE	\$1,229,614.00	\$1,229,614.00	\$2,459.23
302180	1504 S CONGRESS AVE	\$1,254,700.00	\$1,254,700.00	\$2,509.40
302181	1508 S CONGRESS AVE	\$1,915,500.00	\$1,915,500.00	\$3,831.00
302182	1512 S CONGRESS AVE	\$2,039,090.00	\$2,039,090.00	\$4,078.18
302183	1516 S CONGRESS AVE	\$792,248.00	\$792,248.00	\$1,584.50
302184	1522 S CONGRESS AVE	\$1,710,469.00	\$1,710,469.00	\$3,420.94
302188	1400 S CONGRESS AVE B	\$21,245,218.00	\$21,245,218.00	\$42,490.44
302189	1412 S CONGRESS AVE	\$1,883,187.00	\$1,883,187.00	\$3,766.37
302190	1412 S CONGRESS AVE	\$1,037,542.00	\$1,037,542.00	\$2,075.08
954251	1608 S CONGRESS AVE	\$2,144,497.00	\$2,144,497.00	\$4,288.99
954252	1608 S CONGRESS AVE	\$1,369,056.00	\$1,369,056.00	\$2,738.11

\$ 133,714,546.00	\$ 133,714,546.00	\$ 267,429.10

South Congress PID 2023 assessment rate - \$0.20/\$100 valuation