

**ORDINANCE NO. 20200611-019**

**AN ORDINANCE SETTING THE CALENDAR YEAR 2021 RATE OF ASSESSMENT FOR THE AUSTIN SOUTH CONGRESS PRESERVATION AND IMPROVEMENT DISTRICT WITHIN THE CITY OF AUSTIN AND APPROVING THE PROPOSED 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 the South Congress Preservation and Improvement District (District).
- (B) On October 17, 2019, the City Council passed a resolution, which approved the reauthorization the District in accordance with its findings.
- (C) 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 20 cents per \$100.00 property value. Property value is determined by the Travis Central Appraisal District appraisal, subject to an amendment to an assessment made by City Council, after a hearing.

**PART 3.** The City 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 Travis 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 of the Texas Tax Code (*Religious Organizations*);
- (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, or 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) property owned by public colleges, universities, and the State of Texas, and
- (K) all hospitals.

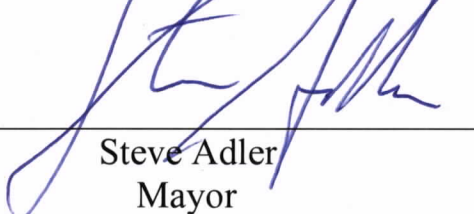
**PART 4.** Property designated by the City as "H" Historic is assessed on the basis of the value prescribed in City Code Section 11-1-22 (*Determination of Exemption Amount*).

**PART 5.** The City Council approves the attached Exhibit A, as the proposed calendar year 2021 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 22, 2020.

**PASSED AND APPROVED**

\_\_\_\_\_, June 11, 2020      §  
   §  
   §        
Steve Adler  
Mayor

**APPROVED:**   
Anne L. Morgan by:   
City Attorney      **ATTEST:**   
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
100852	1220 S CONGRESS AVE	9,193,812.00	9,193,812.00	18
282685	1423 S CONGRESS AVE	1,866,000.00	1,866,000.00	3
282686	1413 S CONGRESS AVE	1,336,877.00	1,336,877.00	2
282687	1401 S CONGRESS AVE	948,321.00	948,321.00	1
282695	1333 S CONGRESS AVE	9,116,083.00	9,116,083.00	18
282696	1325 S CONGRESS AVE	1,513,184.00	1,513,184.00	3
282697	1323 S CONGRESS AVE	653,040.00	653,040.00	1
282698	1321 S CONGRESS AVE	760,114.00	760,114.00	1
282699	1317 S CONGRESS AVE	1,399,376.00	825,632.00	1
282700	1315 S CONGRESS AVE	851,293.00	851,293.00	1
282701	1313 S CONGRESS AVE	1,071,614.00	1,071,614.00	2
282704	1303 S CONGRESS AVE	798,348.00	798,348.00	1
282705	1301 S CONGRESS AVE	559,903.00	559,903.00	1
283161	1711 S CONGRESS AVE	3,379,462.00	3,379,462.00	6
283163	1701 S CONGRESS AVE	1,509,154.00	1,509,154.00	3
283171	1603 S CONGRESS AVE	34,500,000.00	34,500,000.00	69
302142	105 W JAMES ST	415,955.00	415,955.00	
302143	1300 S CONGRESS AVE	785,339.00	785,339.00	1
302144	1306 S CONGRESS AVE	794,190.00	794,190.00	1
302145	1318 S CONGRESS AVE	6,254,752.00	6,254,752.00	12
302146	1316 S CONGRESS AVE	13,101,959.00	13,101,959.00	26
302154	1710 S CONGRESS AVE	1,477,843.00	1,477,843.00	2
302155	1712 S CONGRESS AVE	572,829.00	572,829.00	1
302157	1722 S CONGRESS AVE	3,480,900.00	3,480,900.00	6
302159	1704 S CONGRESS AVE	3,087,486.00	3,087,486.00	6
302165	1600 S CONGRESS AVE	1,490,800.00	1,490,800.00	2
302166	1604 S CONGRESS AVE	1,153,457.00	1,153,457.00	2
302167	1608 S CONGRESS AVE	389,671.00	389,671.00	
302168	1608 S CONGRESS AVE 1	309,080.00	309,080.00	
302169	1608 S CONGRESS AVE 2	1,214,948.00	1,214,948.00	2
302172	1612 S CONGRESS AVE	2,315,091.00	2,315,091.00	4
302179	1500 S CONGRESS AVE	1,336,600.00	1,336,600.00	2
302180	1504 S CONGRESS AVE	1,363,871.00	1,363,871.00	2
302181	1508 S CONGRESS AVE	2,082,171.00	2,082,171.00	4
302182	1512 S CONGRESS AVE	2,475,200.00	2,475,200.00	4
302183	1516 S CONGRESS AVE	1,051,815.00	1,051,815.00	2
302184	1522 S CONGRESS AVE	2,243,344.00	2,243,344.00	4
302188	1400 S CONGRESS AVE B	22,068,650.00	22,068,650.00	44
302189	1412 S CONGRESS AVE	1,907,085.00	1,907,085.00	3
302190	1412 S CONGRESS AVE	1,992,949.00	1,157,868.00	2