

**ORDINANCE NO. 20230601-009**

**AN ORDINANCE SETTING THE CALENDAR YEAR 2024 RATE OF ASSESSMENT FOR THE SOUTH CONGRESS PRESERVATION AND IMPROVEMENT DISTRICT WITHIN THE CITY OF AUSTIN AND APPROVING THE CALENDAR YEAR 2024 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 2024 is set at \$0.20 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 2024 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 12, 2023.

**PASSED AND APPROVED**

\_\_\_\_\_, June 1, 2023

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§  
§ Kirk Watson  
Kirk Watson  
Mayor

**APPROVED:** Ah  
Anne L. Morgan  
City Attorney

**ATTEST:** Stephanie Hall for  
Myrna Rios  
City Clerk



**Exhibit A**  
**City of Austin**  
**Austin S Congress Public Improvement District**  
**2024 Proposed Assessment Roll and Rate**

PropID	Geo ID/Ref ID 2	Property Address	TCAD 2023 Taxable Value	COA 2023 Assessable Value	2024 Assessment
100851	1010003180000	1200 S CONGRESS AVE	\$ 4,269,755.00	\$ 4,269,755.00	\$ 8,539.51
100852	1010003190000	1220 S CONGRESS AVE	\$ 12,653,954.00	\$ 12,653,954.00	\$ 25,307.91
282684	3000101090000	1511 S CONGRESS AVE	\$ -	\$ -	\$ -
282685	3000102010000	1423 S CONGRESS AVE	\$ 3,091,194.00	\$ 3,091,194.00	\$ 6,182.39
282686	3000102020000	1413 S CONGRESS AVE	\$ 1,493,090.00	\$ 1,493,090.00	\$ 2,986.18
282687	3000102030000	1401 S CONGRESS AVE	\$ 1,668,306.00	\$ 1,668,306.00	\$ 3,336.61
282694	3000102100000	1403 S CONGRESS AVE	\$ -	\$ -	\$ -
282695	3000103020000	1333 S CONGRESS AVE	\$ 9,020,370.00	\$ 9,020,370.00	\$ 18,040.74
282696	3000103030000	1325 S CONGRESS AVE	\$ 1,499,334.00	\$ 1,499,334.00	\$ 2,998.67
282697	3000103040000	1323 S CONGRESS AVE	\$ 647,061.00	\$ 647,061.00	\$ 1,294.12
282698	3000103050000	1321 S CONGRESS AVE	\$ 778,611.00	\$ 778,611.00	\$ 1,557.22
282699	3000103060000	1317 S CONGRESS AVE	\$ 818,070.00	\$ 818,070.00	\$ 1,636.14
282700	3000103070000	1315 S CONGRESS AVE	\$ 833,614.00	\$ 833,614.00	\$ 1,667.23
282701	3000103080000	1313 S CONGRESS AVE	\$ 1,063,174.00	\$ 1,063,174.00	\$ 2,126.35
282704	3000104010000	1303 S CONGRESS AVE	\$ 734,159.00	\$ 734,159.00	\$ 1,468.32
282705	3000104020000	1301 S CONGRESS AVE	\$ 372,919.00	\$ 372,919.00	\$ 745.84
283161	3020004020000	1711 S CONGRESS AVE	\$ 3,545,166.00	\$ 3,545,166.00	\$ 7,090.33
283162	3020004030000	1705 S CONGRESS AVE	\$ -	\$ -	\$ -
283163	3020004040000	1701 S CONGRESS AVE	\$ 2,184,917.00	\$ 2,184,917.00	\$ 4,369.83
283171	3020005040000	1603 S CONGRESS AVE	\$ 30,743,753.00	\$ 30,743,753.00	\$ 61,487.51
302142	4000011080000	105 W JAMES ST	\$ 759,570.00	\$ 759,570.00	\$ 1,519.14
302143	4000011090000	1300 S CONGRESS AVE	\$ 1,381,400.00	\$ 1,381,400.00	\$ 2,762.80
302144	4000011100000	1306 S CONGRESS AVE	\$ 1,450,260.00	\$ 1,450,260.00	\$ 2,900.52
302145	4000011130000	1318 S CONGRESS AVE	\$ 11,879,154.00	\$ 11,879,154.00	\$ 23,758.31
302146	4000011140000	1316 S CONGRESS AVE	\$ 13,944,402.00	\$ 13,944,402.00	\$ 27,888.80
302154	4000012090000	1710 S CONGRESS AVE	\$ 2,070,608.00	\$ 2,070,608.00	\$ 4,141.22
302155	4000012100000	1712 S CONGRESS AVE	\$ 568,315.00	\$ 568,315.00	\$ 1,136.63
302157	4000012120000	1722 S CONGRESS AVE	\$ 4,398,860.00	\$ 4,398,860.00	\$ 8,797.72
302159	4000012140000	1704 S CONGRESS AVE	\$ 3,249,145.00	\$ 3,249,145.00	\$ 6,498.29
302165	4000013070000	1600 S CONGRESS AVE	\$ 1,758,973.00	\$ 1,758,973.00	\$ 3,517.95
302172	4000013180000	1612 S CONGRESS AVE	\$ 3,028,486.00	\$ 3,028,486.00	\$ 6,056.97
302179	4000014070000	1500 S CONGRESS AVE	\$ 1,488,830.00	\$ 1,488,830.00	\$ 2,977.66
302180	4000014080000	1504 S CONGRESS AVE	\$ 1,492,869.00	\$ 1,492,869.00	\$ 2,985.74
302181	4000014090000	1508 S CONGRESS AVE	\$ 2,065,780.00	\$ 2,065,780.00	\$ 4,131.56
302182	4000014100000	1512 S CONGRESS AVE	\$ 2,129,965.00	\$ 2,129,965.00	\$ 4,259.93
302183	4000014110000	1516 S CONGRESS AVE	\$ 1,047,653.00	\$ 1,047,653.00	\$ 2,095.31
302184	4000014120000	1522 S CONGRESS AVE	\$ 2,259,258.00	\$ 2,259,258.00	\$ 4,518.52
302188	4000015040000	1400 S CONGRESS AVE B	\$ 15,387,253.00	\$ 15,387,253.00	\$ 30,774.51
302189	4000015060000	1412 S CONGRESS AVE	\$ 3,250,819.00	\$ 3,250,819.00	\$ 6,501.64
302190	4000015070000	1412 S CONGRESS AVE	\$ 1,119,757.00	\$ 1,119,757.00	\$ 2,239.51
954251	4000028020000	1608 S CONGRESS AVE	\$ 4,140,538.00	\$ 4,140,538.00	\$ 8,281.08
954252	4000028030000	1608 S CONGRESS AVE	\$ 873,792.00	\$ 873,792.00	\$ 1,747.58
974852	4000028040000	1604 S CONGRESS AVE 3	\$ 1,033,936.00	\$ 1,033,936.00	\$ 2,067.87
			\$ 156,197,070.00	\$ 156,197,070.00	\$ 312,394.16

South Congress PID 2024 assessment rate - \$0.20/\$100 valuation