

Texas Senate Bill 1844 Disannexation – Manana Street Petition 2

CASE: C7d-2026-0015

DISTRICT: Council District 10

AREA IMPACTED: 2103 Manana Street, 2201 Manana Street, 2203 Manana Street, 2205 Manana Street, and 2301 Manana Street

SITE AREA: This site is comprised of five properties adjacent to Lake Austin on Manana Street. Portions of the properties are located in Austin’s full purpose jurisdiction, which comprises the area eligible for disannexation. The total disannexation area is approximately 4.047 acres.

TOTAL ACREAGE DISANNEXED: approx. 4.047 acres

CASE MANAGER: Evan Waring, Austin Planning, 512-978-1376, Evan.Waring@austintexas.gov

STAFF RECOMMENDATION:

The staff recommendation is to approve the disannexation ordinance pursuant to 89th Texas Legislature Senate Bill (S.B.) 1844.

BACKGROUND:

S.B. 1844, which amended Texas Local Government Code Sec. 43.141 and took effect September 1, 2025, requires the City to approve disannexation petitions from property owners whose property is adjacent to a navigable waterway and located in an area where a majority of the properties in the petition do not receive water and wastewater services from Austin Water.

On February 18, 2026, the City Clerk received a petition for the disannexation of five properties located at 2103 Manana Street, 2201 Manana Street, 2203 Manana Street, 2205 Manana Street, and 2301 Manana Street. City staff has reviewed the petition and has determined its validity under the requirements of state law.

Therefore, this item proposes disannexation of approximately 4.047 acres within District 10 in Austin. The subject properties are located adjacent to Lake Austin on the southeast side of Manana Street.

Texas Local Government Code Section 43.142 authorizes the City to disannex an area in accordance with the City's Charter. The City's Charter, Article I, Section 6, provides that the City may disannex an area after a public hearing.

IMPACTS OF S.B. 1844 DISANNEXATION:

Ad Valorem Taxation:

The City will no longer collect property taxes from properties which disannex from the City’s full purpose jurisdiction under the requirements of S.B. 1844.

SUMMARY OF SERVICE CHANGES:

The disannexed area refers to 2103 Manana Street, 2201 Manana Street, 2203 Manana Street, 2205 Manana Street, and 2301 Manana Street. City of Austin services that may be impacted on the effective date of disannexation:

1. **Police Protection.** Law enforcement services will be provided by the Travis County Sheriff’s Office (TCSO).

2. **Fire Protection.** Austin Fire may no longer operate as the primary jurisdictional fire emergency response services provider. Austin Fire, through the "Automatic Aid Agreement Between Emergency Services Districts of Travis and Williamson Counties and the Cities of Austin, Leander, Cedar Park, Round Rock, and Georgetown" may continue fire emergency response.
3. **Solid Waste Collection.** Austin Resource Recovery will not provide solid waste collection, including trash, recycling, composting, brush, and bulk.
4. **Watershed Protection.** Austin Watershed Protection will no longer provide drainage planning, drainage inspection, maintenance, and water quality enforcement services in the disannexed area.
5. **Planning.** Austin Planning will no longer provide zoning or comprehensive planning services in the disannexed area.
6. **Code Compliance.** The Austin Development Services Code Compliance team will only provide education, enforcement, and abatement services relating to sign regulations and development work without a permit where applicable.
7. **Clean Community Services.** Austin Resource Recovery will not provide clean community services, such as street sweeping, dead animal collection, and litter management, in the disannexed area.
8. **Capital Improvements Planning.** The disannexed area will no longer be included with other territory in connection with planning for new or expanded facilities, functions, and services.

City of Austin services that may continue to be provided in the area, which will be located in the extraterritorial jurisdiction (ETJ), after the effective date of disannexation:

9. **Emergency Medical Service.** City of Austin/Travis County Emergency Medical Services will continue to provide emergency medical services.
10. **Electric Utility Service.** Austin Energy will continue to provide electric utility service to the disannexed area.
11. **Austin Animal Services.** Austin Animal Services will continue to provide services in the disannexed area through its agreements with Travis County.
12. **Public Health, Social, and Environmental Services.** The Austin/Travis County Health and Human Services Department will continue provide services through its agreements with Travis County.
13. **Library.** Residents in the disannexed area, which is in the ETJ, may utilize all Austin Public Library facilities.
14. **Operation and Maintenance of Roads and Streets, Including Street Lighting.** Austin Transportation and Public Works may continue to maintain public streets, regulate signage services, and perform street lighting maintenance. The City may continue to offer any residential parking programs, and maintain Dynamic Speed Display Devices, if such services are currently maintained by the City.
15. **Watershed Protection.** Austin Watershed has the authority to regulate floodplains and protect environmentally sensitive areas such as watersheds that are within the City's ETJ. Floodplain and environmental regulations are enforced through the Land Development Code regulations.
16. **Development Review.** There are some City of Austin development regulations that may apply in the disannexed area. In the event that those regulations apply, Austin Development Services will continue to provide development review and inspection services in accordance with and as limited by applicable codes, laws, ordinances and special agreements.

ATTACHMENTS:

Exhibit A: Map of area