

### Texas Senate Bill 1844 Disannexation – 1810 Rockcliff Road

CASE: C7d-2026-0017

DISTRICT: Council District 8

AREA IMPACTED: 1810 Rockcliff Road

SITE AREA: This site is comprised of one single-family property adjacent to Lake Austin. A portion of the property is located in Austin's full purpose jurisdiction, and the remaining portion is located in Austin's limited purpose jurisdiction. The area eligible for disannexation, which is located within Austin's full purpose jurisdiction, is approximately 0.198 acres, with the remaining area retained in the limited purpose jurisdiction.

TOTAL ACREAGE DISANNEXED: approx. 0.198 acres

CASE MANAGER: Kate Castles, Austin Planning, 512-974-2709, Kate.Castles@austintexas.gov

STAFF RECOMMENDATION:

**The staff recommendation is to approve the disannexation ordinance pursuant to 89<sup>th</sup> 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 March 2, 2026, the City Clerk received a petition for the disannexation of properties located at 1810 Rockcliff Road and 4646 Rockcliff Road. Subsequently, 4646 Rockcliff Road was withdrawn from the petition. City staff has reviewed the amended petition and has determined its validity under the requirements of state law.

Therefore, this item proposes disannexation of approximately 0.198 acres within District 8 in Austin. The subject property is located adjacent to Lake Austin on the north side of Rockcliff Road.

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 1810 Rockcliff Road. 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