



City Council Agenda Item Summary Report

Meeting Date: July 19, 2022

Submitted by: Jenni Barnes Smith, City Attorney

Consent X

Public Hearing

Action Item

Item Title: Consider a Resolution setting a date, time and place for a public hearing on the proposed annexation of an approximate 76.01 acres located in the John Gregg Survey, Abstract No. 171, Kaufman County, Texas, owned by La Frontera Holdings, LLC.

How this item ties-in with the City's Mission, Vision and Values: We are open to new ideas and acceptive to create solutions to all challenges. [Visionary].

Summary Statement

On September 6, 2016, City Council authorized the City Manager to execute an Industrial District Agreement between the City and La Frontera Holdings, LLC, owner of the Luminant property, and designated said property as an Industrial District.

Under the Agreement, the City agreed to provide all water and wastewater services to the Luminant property. La Frontera Holdings, LLC pays the City for potable water and wastewater services at the same rates applicable to other commercial and industrial customers of the City. Additionally, La Frontera Holdings, LLC agreed to make seven (7) annual payments in lieu of any taxes the City might otherwise be entitled to levy.

The City agreed to rescind the disputed annexation and agreed the Luminant property would be immune from annexation until the agreed annexation to be completed by the City in 2022, placing the Luminant property on the City's tax rolls effective no earlier than January 1, 2023.

The City now petitions to annex the 76.01 acres of Luminant property pursuant to the Industrial District Agreement.

The Resolution calls for the public hearing to be held during the City's regular Council meeting on August 16, 2022. Following the public hearing, the Council may consider adopting the annexation ordinance.