



City Council Agenda Item Summary Report

Meeting Date: November 15, 2022

Submitted by: Carrie Morris, Assistant City Attorney

Consent	Public Hearing	Action Item X
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Item Title: Proposed annexation of approximately 76.01 acres of land situated in the John Gregg Survey, Abstract No. 171, Kaufman County, Texas, located on US Highway 80, owned by La Frontera Holdings, LLC		
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How this item ties-in with the City’s Mission, Vision and Values: The City of Forney seeks to ensure a safe environment with quality growth.

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 first public hearing was held on September 6, 2022. Following the second public hearing on November 15, 2022, the Council may consider adopting the annexation ordinance.