



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 6, 2025
PREPARED BY: Scott Jones, Director
DEPARTMENT: Economic Development

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Second Amendment to the Chapter 380 Agreement for the Lexington at Boyce with Davis Capital Investments, LLC.

BACKGROUND/SUMMARY:

Davis Capital Investments, LLC, has encountered numerous delays in the construction of the project located at 109 North Lexington due to circumstances beyond his control. The developer received a 6-month extension on certain deadlines in December 2024 and, now, due to issues regarding completion of the wastewater line on the adjacent property owned by BuildBlock requiring future work affecting the parking lot of 109 Lexington, this owner can only receive a Temporary Certificate of Occupancy from the City of Manor, city staff has opined. A Temporary CO will not comply with the Chapter 380 Agreement, as written. In order to remain in compliance with the existing Chapter 380 Agreement, the owner now requires a Second Amendment to the Chapter 380 Agreement to remain in compliance due to additional circumstances beyond his control. A one-year extension deadline is recommended due to the current unknown completion date of BuildBlock's future improvements.

LEGAL REVIEW: Yes, Deron Henry, Associate City Attorney

FISCAL IMPACT:

PRESENTATION:

ATTACHMENTS: Yes

- Second Amendment to Chapter 380 Agreement
- First Amendment to Chapter 380 Agreement
- Chapter 380 Agreement

STAFF RECOMMENDATION:

Staff recommends approval of the Second Amendment to the Chapter 380 Agreement for the Lexington at Boyce with Davis Capital Investments, LLC.
