



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 19, 2025

PREPARED BY: Michael Burrell, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Specific Use Permit for one (1) lot on 0.2376 acres, more or less, and being TCAD parcel 238889 also known as 100/102 E Parsons St, Manor, TX.

Applicant: Cristian Garcia

Owner: Maqil Inc.

BACKGROUND/SUMMARY:

This property, currently known as Manor Grocery, is requesting a specific use permit for a gas station. Their initial use on this parcel was a gas station, but the property was not in operation for a period longer than 90 days after multiple unforeseen circumstances occurred, preventing ownership from operating their business and losing their legal nonconforming status.

The intent of this submittal is to regain a prior use and invest in downtown. Additional improvements are being proposed in conjunction with the potential approval of the SUP request. The improvements would be to the adjacent tenants along Parsons. The Planning and Zoning Commission voted to deny this item at its meeting on October 8th and the City Council requested data to justify the necessity of a gas station at this location upon its return.

The City Council postponed this item at their October 15th meeting to Nov. 5th to allow time for the applicant to provide additional support material. This item was postponed again to be heard with the SUP on November 5th. An additional postponement to November 19th was requested by the council on November 5th, as the applicant was unable to attend the meeting.

LEGAL REVIEW: No

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

- SUP Map
- Letter of intent
- Concept layout
- Concept images

- Aerial Image
- Mailing notice
- Mailing Labels

STAFF RECOMMENDATION:

The City staff recommends that the City Council approve a Specific Use Permit for one (1) lot on 0.2376 acres, more or less, and being TCAD parcel 238889 also known as 100/102 E Parsons St, Manor, TX with the conditions that the permit only applies to the current owners of the parcel, a development agreement must be approved by council and executed clearly indicating the improvements being made to the subject property and adjacent businesses as shown in presentations to the council, and the SUP expires within 2 years of approval.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
		<input checked="" type="checkbox"/>	X