



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 19, 2025

PREPARED BY: Michael Burrell, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Second and Final Reading: Consideration, discussion, and possible action regarding an ordinance 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 from (DB) Downtown Business to (C-1) Light Commercial.

Applicant: Cristian Garcia

Owner: Maqil Inc

BACKGROUND/SUMMARY:

This property, currently known as Manor Grocery, is making another attempt at getting their property rezoned. Their initial attempt in December of last year failed as the intent of this zoning was to allow for an SUP to be obtained for a gas station, which was not desirable to the Planning and Zoning Commission and Council.

That is still the intent of this submittal, but additional improvements are being proposed in conjunction with the potential approval of the zoning and subsequent SUP request. The improvements would benefit the adjacent tenants along Parsons. This item was presented to the Planning and Zoning Commission on 9/10/25. A motion to approve was made but failed in a 3-4 vote (4 opposing). The City Council opted to push the second and final reading to October 15 to hear this item and the SUP on the same night. 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

- Zoning Map
- Letter of intent
- Aerial Image
- Mailing notice
- Mailing Labels
- Draft Ordinance

STAFF RECOMMENDATION:

The City staff recommends that the City Council approve the second and final reading of Ordinance No. 808 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 from (DB) Downtown Business to (C-1) Light Commercial.

PLANNING & ZONING COMMISSION:

Recommend Approval

Disapproval

None

X