



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 10, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:
Consideration, discussion, and possible action on a Rezoning application 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 with this submittal, but additional improvements are being proposed in conjunction with the potential approval of the zoning and subsequent SUP request. The improvements would be to the adjacent tenants along Parsons.

LEGAL REVIEW:	No
FISCAL IMPACT:	No
PRESENTATION:	No
ATTACHMENTS:	Yes

- Zoning Map
- Aerial Image
- Mailing Notice

- Letter of Intent
- Concept Layout
- Mailing Labels

ACTIONS:	
<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Approve, Approve with Conditions, Deny

STAFF RECOMMENDATION:
It is the City Staff’s recommendation that the Planning and Zoning Commission approve a Rezoning application 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
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