



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** September 17, 2025  
**PREPARED BY:** Michael Burrell, Director  
**DEPARTMENT:** Development Services

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**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 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 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 postpone this item until the October 8<sup>th</sup> meeting, so this will have to return to Council after that meeting is completed.

**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:**  
It is the City staff’s recommendation that the City Council postpone the regular item until the October 15, 2025, Regular Council Meeting.

