



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 15, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a Public Hearing 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 deny this item at its meeting on October 8.

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

- SUP Map
- Aerial Image
- Conceptual layout and imagery
- Mailing notice
- Mailing Labels

STAFF RECOMMENDATION:

The City staff recommends that the City Council keep the Public Hearing open until the November 5, 2025, Regular Council Meeting.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**