



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 17, 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.

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

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| <ul style="list-style-type: none">• SUP Map• Letter of intent• Concept layout• Concept images | <ul style="list-style-type: none">• Aerial Image• Mailing notice• Mailing Labels |
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STAFF RECOMMENDATION:
The City staff recommends that the City Council postpone the item until the November 5, 2025, Regular Council Meeting.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
		X	
