

**MINUTES OF A JOINT SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, JANUARY 29, 2018, AT 6:30 P.M. IN THE TRAINING ROOM, PUBLIC SAFETY BUILDING, 2555 CULLEN PARKWAY, PEARLAND, TEXAS.**

Mayor Reid called the meeting to order 7:11 p.m. with the following present:

Mayor	Tom Reid	P&Z Commissioner Thomas Duncan
Mayor Pro-Tem	Derrick Reed	P&Z Commissioner David Selsky
Councilmember	Tony Carbone	P&Z Commissioner Troy Pradia
Councilmember	Gary Moore	P&Z Commissioner Derrell Isenberg
Councilmember	Keith Ordeneaux	P&Z Commissioner Daniel Tunstall
Councilmember	J. David Little	
Councilmember	Trent Perez	
Councilmember	Woody Owens	
Deputy City Manager	Jon Branson	
City Attorney	Darrin Coker	
City Secretary	Young Lorfing	

Absent: P&Z Commissioner Mary Starr.

Others in attendance: Matthew Brown Associate Engineer; Matt Buchanan President of Pearland Economic Development Corporation; Samin Bazargan Planning Technician; Alma Gonzales Office Assistant; Armon Irones Planner; Jimontanae McBride City Planner; John McDonald Director of Community Development; John McCarter Budget Officer; Robert Upton City Engineer.

**Joint Special Meeting No. 1**

**Conditional Use Permit Application No. CUP 17-00020**

A request of TN Associates Inc., applicant, on behalf of SS Sun Power Inc., represented by Surjit Sing and Jing Tan, owners; for approval of a Conditional Use Permit (CUP) to allow for a restaurant (with no drive-in or drive-thru service) (Catfish Station) located in the Light Industrial (M-1) zoning district; on approximately 1.9755 acres of land.

**Legal Description:**

1.9755 acres of land situated in the F.B. Drake Survey, Abstract Number 1181, City of Pearland, Harris County, Texas, being that certain called 1.2934 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number 20140403442 and that certain called 0.6811 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number RP-2016-93906, also being that certain Restricted Reserve "A" of S S Sun Power Inc, a subdivision as shown on map or plat recorded under Film Code Number 676252 of the Map Records of Harris County, Texas.

**General Location:**

2944 South Sam Houston Parkway, Pearland, TX.

**Application Information and Case Summary:**

**Staff Report:**

Planning Technician Samin Bazargan reported on the requested Conditional Use Permit (CUP) to allow for a restaurant (with no drive-in or drive-thru service) (Catfish Station) in Light Industrial (M-1) zoning district.

**Applicant Presentation:**

Applicant Jing Tan provided an overview of the plans for a restaurant Catfish Station.

**Persons wishing to speak for or against the Proposed Request:** None.

**Council/Planning Commissions/Staff Discussion:**

Discussion ensued between P&Z Commissioner Duncan and City Planner Jimontanae McBride regarding the building originally was built for a gas station/retail purposes.

P&Z Commissioner Duncan stated he does not like adding uses that are not for particular zones, but he does not have a problem with this one as long as the applicant is meeting all the other requirements necessary for a restaurant.

P&Z Commissioner Selsky stated he does not have a problem as long as the applicant meets the Unified Development Code (UDC).

Discussion ensued between Councilmember Carbone and City Planner Jimontanae McBride regarding why it is spelled out that the site must meet all Fire Code requirements.

Councilmember Moore stated he does not have a problem with this request.

Councilmember Ordeneaux stated he agrees with Councilmember Carbone regarding when requirements are in the Unified Development Code (UDC) why spell it out.

Discussion ensued between Councilmember Little and City Planner Jimontanae McBride regarding the frontage of the restaurant will be on Sam Houston Parkway.

Councilmember Perez stated with respect to the use he is ok with the request.

**New Business:**

**Council Action – Resolution No. R2018-CUP17-00020** – A Resolution of the City Council of the City of Pearland, Texas, approving a **Conditional Use Permit (CUP) to allow for a restaurant (with no drive-in or drive-thru service) (Catfish Station) in Light Industrial (M-1) zoning district**, 1.9755 acres of land situated in the F.B. Drake Survey, Abstract Number 1181, City of Pearland, Harris County, Texas, being that certain called 1.2934 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number 20140403442 and that certain called 0.6811 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number RP-2016-93906, also being that certain Restricted Reserve "A" of S S Sun Power Inc, a subdivision as shown on map or plat recorded under Film Code Number 676252 of the Map Records of Harris County, Texas. **(Located at 2944 South Sam Houston Parkway, Pearland, TX.) Conditional Use Permit Application No CUP 17-00020**, within the Light Industrial (M-1) zoning district, at the request of TN Associate INC, applicant, on behalf of Surjit Sing, owner, containing a savings clause, a severability clause, and an effective date and other provisions related to the subject.

Mayor Pro-Tem Reed made the motion, seconded by Councilmember Moore to approve Resolution No. R2018-CUP17-00020.

Voting "Aye" Councilmembers Reed, Ordeneaux, Little, Perez, Owens, Carbone and Moore.

Voting "No" None.

Motion Passed 7 to 0.

**Adjournment:**

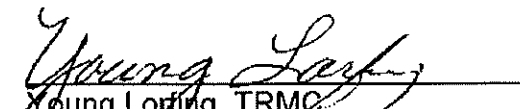
Meeting was adjourned at 7:27 p.m.

Minutes approved as submitted and/or corrected this the 26<sup>th</sup> day of February, A.D., 2018.



Tom Reid  
Mayor

ATTEST:



Young Loring, TRMC  
City Secretary

