



Rick Staigle, Chair  
Patrick Linquist, Member  
Bob McDonald, Member  
Bryan Swinney, Member  
Travis Tanner, Member  
Heidi Case, Alternate Member

Janice M. Moore, City Secretary

**PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES  
MARCH 11, 2014**

Present were Chair Rick Staigle, and Commission Members Patrick Linquist, Bob McDonald, Travis Tanner and Alternate Member Heidi Case. Also present was Licensing & Permits Clerk Mimi Boos and Mayor Charles D. Jessup. Absent was Commission Member Brian Swinney.

**1. Call to Order:**

Chair Staigle called the meeting to order at 5:37 p.m.

**2. Oath of Office – Heidi Case, Alternate Member**

Mayor Jessup administered the oath of office to Alternate Member Heidi Case.

**3. Minutes for Approval:**

Commission Member Tanner moved to **approve** the minutes of January 8, 2014 Commission Member Patrick Lindquist seconded the motion, which passed unanimously.

**4. New Business:**

- a. Tackxas Saddle & Leather Superstore, 12002 Southwest Freeway, Request for New Paint Colors

Chair Staigle said no action would be taken at this time; he would open the floor for discussion. He provided an overview of the application and invited Maaz Hilal owner of Tackxas Saddle & Leather Superstore to speak to P & Z.

Mr. Hilal spoke on his behalf as to why he changed the paint color. He claimed he was told by TDA before signing a lease 2 years ago that the façade of the building was going to change. It never was. Mr. Hilal wanted and needed to attract more business. He also claimed to have asked the lessee (Texas Direct Auto) of the property if he could paint and said he was told that he could.

Alternate Commission Member Case asked would be a time limit on the paint color?

Chair Staigle offered that Texas Direct Auto had 3 designs for the façade – and then asked Mayor Jessup to tell the P & Z members about the three (3) designs.

Mayor Jessup had three (3) photocopies of the TDA designs for P& Z to review & decide which they prefer. He suggested the Tackxas as color change is a huge improvement and said he would like to postpone the color change for 90 days or approve when TDA makes changes. He also said he would like to ask P & Z for a favor and leave the color of Tackxas conditional upon TDA, so he has some kind of leverage for TDA to fulfill their promise.

Commission Member McDonald said he would not want his neighbor painting their house that color, but a business along the freeway is different. He suggests leaving it alone. Commission Member Tanner agreed with Mayor's comments, however, he wished Tackxas would have come to P & Z first before making the paint change and agrees to leave it until TDA comes up with a design. Chair Staigle indicated if Mr. Hilal would have come before P & Z first, he would have been denied because it is the owner's responsibility to apply for paint color not the tenant. Chair Staigle asked the Mayor what kind of time frame to allow the paint color? Mayor Jessup said he would hope for 90 days. Chair Staigle then announced his recommendation give TDA 90 days to commit to a design change and 180 days to contract or TDA will have to repaint.

Commission Member Tanner moved to **defer action**. Commission Member Lindquist seconded the motion, which passed unanimously.

**5. Old Business:**

- a. Discussion & Possible Action on Amendments to Ordinance 2013-05 Regarding Solar Energy Devices

Chair Staigle pointed it out, it would not be fair to allow only 50 % of the residents to have solar panels the way the ordinance reads (can not being visible from the street). Chair Staigle continued saying, residents living on the north side of the street would not be allowed solar panels due to visibility from the front of the home. Mayor Jessup was asked why Council approved it *before* coming to P & Z. He explained, because a resident (Mary Lockwood) had been waiting for a while to get her solar panels. Commission Member McDonald suggested City Attorney Randle make 3 & 4 as an amendment. Maintain no changes - with a variance option for the front of house & a street side variance.

**6. Adjournment:**

Commission Member McDonald moved to **adjourn** the meeting at 6:27 p.m. Commission Member Lindquist seconded the motion, which passed unanimously.

**These minutes were approved by the  
Planning & Zoning Commission on December 2, 2014.**

Transcribed by Mimi Books, Licensing & Permits Clerk

ATTEST:



Janice M. Moore, City Secretary  
(SEAL)



Rick Staigle, Chair