

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**FEBRUARY 20, 2024**

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**Item A: Call to Order and Announce that a Quorum is Present**

With a quorum present, the Lewisville Planning and Zoning Commission meeting was called to order by Chair MaryEllen Miksa at 6:36 p.m. on Tuesday, February 20, 2024, in the Council Chambers, of the Lewisville City Hall, 151 West Church Street, Lewisville, Texas.

Members present: Chair - MaryEllen Miksa, Vice-Chair Erum Ali, Jack Tidwell, Rick Lewellen, Karen Locke, and Ryan Conway

Members absent: Francisca Al-waely

Staff members present: Richard Luedke, Planning Director; Michele Berry, Planning Manager; Jon Beckham, Senior Planner; Grace Martin-Young, Planner I

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**Item D: Public Hearings**

5. Public Hearing: Consideration of Removing Deed Restriction File Number 2012-3565, on 1.029 Acres, Being a Portion of Riverview Industrial Park, Block A, Lot 11R1; Located on the South Side of Stonewall Drive, Approximately 200 Feet West of Huffines Boulevard; as Requested by Paul Bartel, Half Associates Inc., on Behalf of Prologis-Exchange TX 2004 LLV, the Property Owner.

Jon Beckham, Senior Planner, gave a brief overview of the subject property with a recommendation to recommend approval of the deed restriction removal as presented. Staff addressed questions as to why the deed restriction was not found in title search, why it needs city council approval first and clarified that the deed restriction applies only to portion of the lot. Chair Miksa opened the public hearing. With no one indicating a desire to speak the public hearing was then closed. There was no discussion on this item. *A motion was made by Rick Lewellen to recommend approval of the deed restriction removal as presented. The motion was seconded by Erum Ali. The motion passed unanimously (6-0).* Richard Luedke, Planning Director, stated that the item would appear before the Lewisville City Council on Monday, March 4, 2024 at 7:00 p.m. for a second public hearing and final decision.