

**City of Lockhart
Planning and Zoning Commission
June 11, 2025**

MINUTES

Members Present: Philip Ruiz, Phil McBride, Ron Peterson, Julia Haug, Manuel Oliva, Rick Arnic, Bradley Lingvai

Members Absent: None

Staff Present: David Fowler, Romy Brossman

Visitors/Citizens Addressing the Commission: None

1. Call meeting to order. Chair Ruiz called the meeting to order at 6:59 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the May 28, 2025 meeting.

Commissioner Haug moved to approve the May 28, 2025, minutes. Commissioner Arnic seconded, and the motion passed by a vote of 5 - 0.

Commissioner Oliva arrived to the meeting.

4. **SUP-25-08.** Hold a PUBLIC HEARING and consider a request by Charles Hickman on behalf of Guadalupe-Blanco River Authority (GBRA) for a Specific Use Permit to allow a Public Utility or Other Quasi-Governmental Facility on 4.593 acres in the Byrd Lockhart Survey, Abstract No. 17, zoned AO Agricultural-Open Space District located at 1251 Silent Valley Road (FM) 2001.

Commissioner Peterson joined the meeting.

David Fowler presented the case to the Commission. GBRA, the Applicant, proposes to build a Potable Water Booster Pump station at the subject property. This use requires a Specific Use Permit in the AO zoning district, as it is a use permitted in the PI Public and Institutional zoning district. All PI uses require SUPs in the AO zoning district. The proposed improvements would include a booster pump station building, a chlorine facility, an above-ground storage tank, a retention pond, a backup generator and other meters and pipes necessary for site operation. Construction of the project is currently underway. An easement was created to get to the site, but it has yet to be recorded. The parcel on which the proposed use would be located appears to have divided by deed, without a subdivision plat being created, in violation of the City's subdivision ordinance.

The Commission voiced concern that the creation of the subdivision was not done properly, easements were not recorded, a plan review has not occurred, and permits have not been issued for this project.

Mr. Fowler shared that this project has been anticipated by the City and perhaps the Applicant was unaware of procedures needed for formal approval. Mr. Fowler confirmed, permits have yet to be issued, but the application process has been started.

GBRA representative Charles Hickman, 2225 E. Common St. New Braunfels, TX, came to the podium. He stated GBRA and the City of Lockhart have been in discussions about this project since 2018. He stated that City management and Council have been aware of this project's development for several years. Mr. Hickman confirmed GBRA has received access easements and that they are currently being recorded. A contract was signed with the City to deliver water through the project being constructed. Mr. Hickman stated that by the City signing the contract for the facility, GBRA felt that sufficient permission for the project had been received.

Mr. Fowler confirmed that GBRA is now going through the permitting process and recommended approval subject to three conditions, all of which involved the applicant obtaining formal City approvals and permits for the project consistent with City requirements.

Chair Ruiz identified the purpose of the Planning and Zoning Commission. He stated that a member of GBRA should have researched the requirements of the City to make sure all permitting requirements were met.

The Commission and Staff discussed three recommendations for the project, including driveway paving, meeting non-residential appearance requirements, as well as going through required plan reviews, permitting and inspections processes.

*Commissioner Arnica moved to approve **SUP-25-08** with the 3 conditions recommended by Staff including paving an asphalt driveway. Commissioner Peterson seconded, and the motion passed with a vote of 6 - 1.*

5. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.

Mr. Fowler reminded the Commission of the next meeting scheduled on June 25th. Items will include the Maple Park Travel Plaza, a Zoning Case and an SUP for and ADU. Mr. Fowler later added in an e-mail to the Commissioners that the Impact Fee Advisory Committee will also need to meet on June 25th at 6:30 PM.

6. Adjournment.

Commissioner Lingvai moved to adjourn, and Commissioner Haug seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:45 p.m.

Approved: 6-25-25
(date)



Romy Brossman, Recording Secretary



Philip Ruiz, Chair