

**NOTICE OF MEETING
THE CITY COMMISSION OF BROCK, TEXAS**

MAYOR JAY HAMILTON
COMMISSIONER BEN DAVIS
COMMISSIONER DEBBIE SCRIMSHIRE

ATTORNEY WHITT L. WYATT
TOWN CLERK ALYSSA VANESLER

MEETING DATE AND TIME:

Monday, January 15, 2024, 6:30 PM

MEETING LOCATION:

Brock Community Center
2115 FM 1189 Brock TX 76087

REGULAR AGENDA

Begins at 6:30pm

Unless specifically noted otherwise, action may be taken on any item listed below

1. CALL TO ORDER AND ANNOUNCE QUORUM

Mayor Hamilton called the meetings to order at 6:31 p.m. and announced that a quorum was present. Commissioners present at the meeting: Debbie Scrimshire and Ben Davis. Also present at the meeting: Town Clerk Alyssa Vanesler and via Zoom call, Attorney Whitt Wyatt.

2. INVOCATION AND PLEDGE

Mayor Hamilton led the Commission and attendees in the invocation and the pledge.

3. CONSENT AGENDA: All items listed under the Consent Agenda are considered routine by the City Council and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the Consent Agenda and discussed separately.

Commissioner Davis made a motion to approve all Consent Agenda items. Commissioner Scrimshire seconded. The motion passed 3-0.

3.1 Approve Meeting Minutes from December 11, 2023, meeting.

3.2 Approval of Invoices for Payment:

- (a) Legal Services – WHF Invoice #237 (\$3117.50)
- (b) Nextlink monthly phone service – 2/5/2024 Invoice (\$42.40)
- (c) Provenance Engineering – ARPA Funds
 - A. Wastewater Master Plan (\$32,000)
 - B. Water Master Plan (\$74,500)

3.3 Review Town checking account deposits/disbursements

4. REGULAR AGENDA: Discussion and Possible action on the following

4.1 Review Sign Permit Applications

- (a) Brock Futurity Group
- (b) John McGuire, Brandy Shires
- (c) RTB Custom Homes and DreamWorx
- (d) Scoops Ice Cream
- (e) Brock Liquor

Commissioner Scrimshire made a motion to approve a 90-day temporary sign permit for items 4.1(a), 4.1(b) and 4.1(c), which are considered off-premises signs along I-20. After the 90-day mark, new sign permit applications will need to be submitted for an extension or the signs will need to be taken down.

Commissioner Davis made a motion to approve item 4.1(d), and Commissioner Scrimshire seconded. The motion passed 3-0.

Commissioner Scrimshire made a motion to deny item 4.1(e), and Commissioner Davis seconded. The motion was denied 3-0.

4.2 Buckshot Ranch Plat

Commissioner Davis made a motion to approve the 2-acre residential Buckshot Ranch Plat. Commissioner Scrimshire seconded. The motion passed 3-0.

4.3 TABLED FROM THE JUNE 26, 2023 TOWN COMMISSION MEETING: Public hearing to consider approval of AN ORDINANCE OF THE TOWN OF BROCK, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY REZONING APPROXIMATELY 11.51± ACRES OF LAND GENERALLY LOCATED AT 1700 FM 1189, FROM LOCAL RETAIL (LR), TO A NEW PLANNED DEVELOPMENT (PD) ZONING DISTRICT TO ALLOW A MIXED USE DEVELOPMENT COMPRISED OF OFFICE, RESTAURANT AND RETAIL, USES, AND ASSOCIATED PUBLIC AND PRIVATE OPEN SPACE AND COMMON AREAS; FURTHER PROVIDING FOR THE APPROVAL OF A CONCEPT PLAN AND BUILDING ELEVATIONS; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00); PROVIDING FOR SAVINGS, NO SEVERABILITY AND AN EFFECTIVE DATE.

Jeff Eggleston presented a first-step site plan concept for the Grindstone Creek development. The presentation included front/back/side stucco elevation, with metal in between and a guarantee of 90% masonry facade. A monument sign will be included at the front. There will be 2 phases. Phase 1 will include mixed use of approximately 70% restaurant/retail and 30% office space. There will be concrete around the buildings and a crushed asphalt parking lot. Phase 2 will include chip-seal curb and gutters. In 3 years, there will be hard-surface parking. Phase 2 will be light commercial and potential government office. Jeff said that a Civil Engineer has done a flood plain/run-off analysis. The Commission confirmed that Bureau Veritas will have to approve all plans prior to building. A formal vote on zoning will take place at a Special Commission meeting on February 5, 2024 at 6:30 p.m. at the Brock Community Center. The next regularly scheduled Commission meeting will be on February 26, 2024 at 6:30 p.m.

Commissioner Davis made a motion to approve the concept plan, but subject to final zoning approval. Commissioner Scrimshire seconded. The motion passed 3-0.

Mayor Hamilton opened the public hearing to public comments at 8:02 p.m. No public comments were made. Mayor Hamilton closed the public hearing at 8:03 p.m.

4.4 Provenance Engineering – Water Supply/Wastewater progress update

4.5 Discuss/Review vendor proposal for Comprehensive Plan

Per Town Attorney Whitt Wyatt, Verdunity Group provided a proposal for services to help the Town re-define our comprehensive plan and update our maps/zoning ordinances. Whitt confirmed that we have budgeted \$60,000 for these services. Commissioner Davis made a motion to have Verdunity group do a presentation at our next Commission meeting. Commissioner Scrimshire seconded. The motion passed 3-0.

4.6 Master Fee Schedule

Commissioner Davis made a motion to approve item 4.6, with the contingency that Residential Rental Property Certificate is removed from the fee schedule. Commissioner Scrimshire seconded. The motion passed 3-0.

4.7 Social media policy/Resolution

Commissioner Davis made a motion to approve item 4.7. Commissioner Scrimshire seconded. The motion passed 3-0.

4.8 TABLED FROM THE 10/16/23 TOWN COMMISSION MEETING: Discuss fire certification of occupancy inspection.

Item 4.8 is tabled until the next meeting.

5. REPORTS:

6. **CITIZEN COMMENTS:** The public may address the Commission regarding any item. Persons desiring to address the Commission must register on the sign-in sheet prior to the start of the meeting. Comments are limited to three (3) minutes.

Limited reply by the Commission is allowed under The Texas Open Meetings Act as follows: (a) If, at a meeting of a governmental body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by this subchapter, the notice provisions of this subchapter do not apply to: (1) A statement of specific factual information given in response; or (2) A recitation of existing policy in response; (b) Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting

7. **EXECUTIVE SESSION:** The Commission reserves the right to adjourn into executive session at any time during the meeting to discuss any of the matters listed on the agenda, as authorized by Texas Government Code Section 551.071, CONSULTATION WITH ATTORNEY.

Discuss and consider action following executive session.

8. ADJOURN

Commissioner Davis made a motion to adjourn the meeting at 9:14 p.m. Commissioner Scrimshire seconded. The motion passed 3-0.

CERTIFICATION

I hereby certify that the above notice of meeting was posted on or before Friday, January 12, 2024, prior to 6:30 p.m. at the Brock Community Center, 2115 FM 1189 Brock Texas 76087 and at Brock Town Hall, 2451 FM 1189, Brock, Texas 76087.

Alyssa Vanesler

Alyssa Vanesler
Town Clerk

ACCESSIBILITY STATEMENT

In compliance with the Americans with Disabilities Act, reasonable accommodations for persons attending meetings will be provided. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Alyssa Vanesler at townclerk@brocktx.net or via phone 817-396-5333.