

**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, March 18, 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 meeting to order at 6:30 p.m. A quorum was present to include Commissioner 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.

**3.1 Approval of Meeting Minutes from February 26, 2024**

**Commissioner Davis made a motion to approve item 3.1. Commissioner Scrimshire seconded. The motion passed 3-0.**

**3.2 Approval of Meeting Minutes from February through May 2023**

**Commissioner Davis made a motion to table item 3.2 until the next Commission meeting. Commissioner Scrimshire seconded. The motion passed 3-0.**

**3.3 Approval of Invoices for Payment:**

- (a) Legal Services – WHF Invoice #308 (\$5,106.25)
- (b) Nextlink monthly phone service – 3/6/2024 Invoice (\$42.40)
- (c) Town Hall Lease Payment - April through June 2024 (\$2,100)
- (d) Weatherford Democrat Publication-3/2/24 Invoice (\$92.40)
- (e) TML Invoices:
  - 1. Liability Invoice 3/1/2024 (\$396.50)
  - 2. Annual Membership (\$651)
- (f) Provenance Engineering Invoices
  - 1. Wastewater Master Plan 3/7/2024 Invoice (\$42,000)
  - 2. Water Master Plan 3/15/24 Invoice-(\$50,500)
- (g) BMY Financial Audit Services
  - 1. 1/31/24 Invoice - \$4,425
  - 2. 2/29/24 Invoice - \$6,637.50

**Commissioner Davis made a motion to approve item 3.3. Commissioner Scrimshire seconded. The motion passed 3-0.**

### 3.4 Review Monthly Financial Report (checking account deposits/disbursements)

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

**4.1 Public hearing** to consider approval of AN APPLICATION REQUESTING AN AMENDMENT TO THE BROCK ZONING ORDINANCE TO APPROVE A CHANGE OF ZONING DESIGNATION OF APPROXIMATELY 129.768 ACRES OF LAND SITUATED AT 137 OLIVE BRANCH ROAD, 140 OLIVE BRANCH, ROAD, 219 OLIVE BRANCH ROAD, AND 6021 QUANAH HILL ROAD IN BROCK TEXAS, PARKER COUNTY, TEXAS FROM AGRICULTURE “AG” TO PLANNED DEVELOPMENT “PD” AND TO AMEND THE CITY’S ZONING MAP TO REFLECT SAID ZONING CHANGE; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00); PROVIDING FOR SAVINGS, NO SEVERABILITY AND AN EFFECTIVE DATE. Commissioner Davis made a motion to begin the public hearing at 6:37 p.m. Commissioner Scrimshire seconded. The motion passed 3-0. Amy Mathews, Sr. Consultant from Masterplan gave a brief presentation about the proposed plan development. Property Owner Ron Semler introduced himself and his spouse Lisa and provided some information on his prior experience running a ranch with exotic animals and his intent to bring an educational safari experience and tax revenue to the city. A public attendee question was posed about thoughts on daily attendance. Mr. Semler commented that the weekends would be busier, but the focus is more on the community and not to make this too big. 1,000 grapevines have been planted for future potential to make wine. A public attendee question was posed about whether the safari experience would allow people to drive through, like Glen Rose. Mr. Semler said no, they will do tours/education via a specially built Safari vehicle. Mayor Hamilton asked about how revenue will be driven. Mr. Semler commented that they will charge for the Safari tour, to include complementary wine. In the future they may look at a private club option to serve alcohol, but this is not part of the immediate plan. Wine sales may be considered at a later date, to include getting an alcohol license. A public attendee question was posed about what water source is being used. Mr. Semler said that they are using well water to sustain the property and the animals. A public attendee voiced a concern about water, as he used to be on the water board. Concern about a shallow water table. His property backs up to the Semler property. He also has concerns about an increase in traffic in front of his property and that there currently is not the infrastructure in place to handle traffic on Olive Branch and Quanah Hill Rd. Mayor Hamilton asked Mr. Semler the project timeline from start to finish. Mr. Semler said 6 to 8 months to start the tours. Public attendees expressed concern over an increase in traffic and safety. A public attendee asked whether Mr. Semler’s prior business had an uptick in accidents. Mr. Semler responded that he had security who monitored activity and can limit the amount of complementary wine served. Mayor Hamilton acknowledged that traffic and safety are important. Several public attendees commented that the Semlers have been great neighbors and confident they will do it right. Public attendees had a concern about what was approved at this meeting and whether criteria was met for approval of Conditional Use Permits (CUPs) Per Town Attorney Whitt Wyatt, CUPs will require future approval from the Commission. This meeting only addresses zoning and approval for the Safari. Everything currently onsite is allowed by right. Mayor Hamilton also said that Bureau Veritas will ensure that all Ordinances are complied with as part of the process. Commissioner Davis made a motion to approve the Planned Development. Commissioner Scrimshire seconded. The motion passed 3-0. Commissioner Davis made a motion to close the public hearing at 7:45 p.m. Commissioner Scrimshire seconded. The motion passed 3-0.

### 4.2 Brock Crossing Site Plan Update (7415 Quanah Hill) - Josh Harendt

Josh Harendt proposed using a thin brick product which is designed for commercial application. The Town Clerk reiterated that Bureau Veritas specifications were shared with Mr. Harendt via email, and Bureau Veritas will have to approve all components of the build as part of the inspection process. Commissioner Davis made a motion to approve a variance for this special brick product. Commissioner Scrimshire seconded. The motion passed 3-0.

4.3 Town Clerk position classification  
Town Clerk Alyssa Vanesler asked for confirmation on several items included in the Resolution document. The Commission verified at this time, keeping the same rate that is currently paid, which will be paid hourly, and on a biweekly basis. However, in the future, the pay rate can be reviewed by the Commission. Commissioner Davis made a motion to approve Resolution No. R-2024-001. Commissioner Scrimshire seconded. The motion passed 3-0.

4.4 ARPA Contract funds-brief update  
Commission requested update on the status of ARPA funds reimbursement for invoices paid to Provenance Engineering. Town Clerk Alyssa Vanesler will keep the Commission informed as she gets updates from Parker County.

4.5 TABLED FROM THE 10/16/23 TOWN COMMISSION MEETING: Discuss fire certification of occupancy inspection requirements, including information from Travis Scrimshire, Fire Chief.  
**Item 4.5 is tabled until the next meeting.**

4.6 Future meeting items and date  
**The next meeting will be held on 4/15/24.**

## 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 8:02 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, March 15, 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](mailto:townclerk@brocktx.net) or via phone 817-396-5333.*