

**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

2. INVOCATION AND 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

3.2 Approval of Meeting Minutes from February through May 2023

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

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.

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

4.3 Town Clerk position classification

4.4 ARPA Contract funds-brief update

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.

4.6 Future meeting items and date

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

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 or via phone 817-396-5333.

**TOWN OF BROCK
COMMISSION AGENDA BRIEFING
March 18, 2024**

Agenda Item 3.1

Title

Meeting Minutes from the February 26, 2024 Commission Meeting

Item Summary

Approval of the meeting minutes from the February 26, 2024 Commission Meeting

Attachments

1. February 26, 2024 Meeting Minutes

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

MAYOR JAY HAMILTON
COMMISSIONER BEN DAVIS
COMMISSIONER DEBBIE SCRIMSHIRE **Absent**

ATTORNEY WHITT L. WYATT
TOWN CLERK ALYSSA VANESLER

MEETING DATE AND TIME:

Monday, February 26, 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 6:31 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 Approve Meeting Minutes from February 5, 2024, and January 15, 2024, Commission meetings. Commissioner Davis made a motion to approve item 3.1. Mayor Hamilton seconded. The motion passed 2-0.

3.2 Review Meeting Minutes from February through May 2023 Mayor Hamilton made a motion to table item 3.2 until the next Commission meeting. Commissioner Hamilton seconded. The motion passed 2-0.

3.3 Approval of Invoices for Payment:

- (a) Legal Services – WHF Invoice #284 (\$5,643.75)
- (b) Nextlink monthly phone service – 2/06/24 Invoice (\$42.40)
- (c) Weatherford Democrat Publication Invoices-1/20/24 (\$82.80) & 2/15/24 (\$49.60)
- (d) Bureau Veritas –
 - 1. January 2024 Invoices: Residential Inspection (\$76.92) & Cert. Of Occupancy Inspection (\$76.92)
 - 2. September 2023 Invoice: Commercial Plan Review/Inspection (\$1,810.79)
 - 3. August 2023 Invoices: 2 Residential Inspections (\$76.92 each)
 - 4. 2021 Outstanding Invoices: Residential Permit (\$69.30) & Commercial Inspection (\$76.92)

Commissioner Davis made a motion to approve item 3.3. Mayor Hamilton seconded. The motion passed 2-0.

3.4 Review Town checking account deposits/disbursements

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

4.1 Discuss thin brick masonry for Brock Crossing Commercial Site
Commissioner Davis made a motion to conditionally approve thin brick masonry based on approval from Bureau Veritas. Mayor Hamilton seconded. The motion conditionally passed 2-0.

4.2 Sign Applications/Violation Letters

(a) Burleson Septic Cleaning Temporary Sign Application

(b) Status of Violation Letters

The Commission stated that off-premises signs are not allowed, violating the sign ordinance. The Town Clerk will send denial letters to the applicants listed above.

4.3 ARPA Contract Period

Commissioner Davis made a motion to apply for a one-year extension with the County. Mayor Hamilton seconded. The motion passed 2-0.

4.4 Collection of Brock Sales Tax

The Town Clerk will contact the TX State Comptroller to get information on the process to notify businesses in Brock who are not paying sales tax.

4.5 Provenance Engineering

(a) Parker Co. Water Commission meeting information.

(b) TWDB Clean Water State Revolving Fund application

Kent Riker discussed the Texas Water Development Fund, which is a result of the passing of Prop 6. To apply for these funds, an application is due Thursday. Kent confirmed that this is a no-obligation application at this point in the process. Commissioner Davis made a motion to move forward with the Town working with Kent to complete the application. Mayor Hamilton seconded. The motion passed 2-0.

4.6 Discuss fire certification of occupancy inspection requirements, including information from Travis Scrimshire, Fire Chief.

The Commission agreed to Table item 4.6 as the Fire Chief was not in attendance at the meeting.

5. FUTURE MEETING DATE/ITEMS

Next meeting will be held on 3/18/24. Alyssa Vanesler discussed adding an agenda item to the next meeting to discuss changing the Town Clerk position classification. The Commissioners agreed to discuss at the next meeting.

6. REPORTS:

7. 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

8. 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.

9. ADJOURN

Commissioner Davis made a motion to adjourn the meeting at 7:34 p.m. Mayor Hamilton seconded. The motion passed 2-0.

CERTIFICATION

I hereby certify that the above notice of meeting was posted on or before Friday, February 23, 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.

**TOWN OF BROCK
COMMISSION AGENDA BRIEFING
March 18, 2024**

Agenda Item 3.2

Title

Meeting Minutes from the February through May 2023 Commission Meetings

Item Summary

Approval of the meeting minutes from the February through May 2023 Commission Meetings

Attachments

1. February 20, 2023 Meeting Minutes
2. March 20, 2023 Meeting Minutes
3. April 17, 2023 Meeting Minutes
4. May 15, 2023 Meeting Minutes

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

MAYOR JAY HAMILTON
COMMISSIONER BEN DAVIS
COMMISSIONER DEBBIE SCRIMSHIRE

ATTORNEY WHITT L. WYATT

MEETING DATE AND TIME:

Monday, February 20, 2023 at 6:30 PM

MEETING LOCATION:

Brock Community Center
2115 FM 1189 Brock TX 76087

REGULAR AGENDA

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

1. CALL TO ORDER AND ANNOUNCE QUORUM

2. INVOCATION AND PLEDGE

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

- 3.1. Approve the January 23, 2023 Commission meeting minutes
- 3.2. Discuss hiring Town Clerk position
In progress – will transfer information to WHF (phone/email).
- 3.3. Discuss Town Hall office lease
Nobody's been referred to and the office has not been set up yet.
- 3.4. Transition Update
 - QuickBooks (assign new administrator(s))
 - Town data migration to cloud services and allocation of funding for the same
 - Storage of existing physical Town files and allocation of funding for the same
Have them moved to Google; Commissioner Davis will pick up physical files then store them in the office.
- 3.5. Authorize Mayor to execute a Professional Services Agreement with Provenance Engineering for Water Master Plan Services
Waiting on ILA with the County.
- 3.6. Sales Tax Reports
 - Review 2022 sales tax revenue
- 3.7. Accounting Audit
 - Discuss and consider engaging an audit firm for the Town's annual audit and updates to the Town website and allocation of funding for the same.

4. REPORTS:

- 4.1. Update from Mayor regarding ARPA grant funding
- 4.2. Update from Brock Water Committee
- 4.3. Update from Dakota Tawater at Parker County SUD
- 4.4. Update from Travis Scrimshire at Brock Fire Department
- 4.5. Update from Whitt Wyatt, Town Attorney
 - Update on anticipated zoning application for the 1700 block of FM 1189 (The Grindstone)
Town Attorney Whitt Wyatt and Mayor Hamilton provided an update regarding meetings with the developer

5. **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, as authorized by Texas Government Code **Section 551.071, CONSULTATION WITH ATTORNEY**--To seek the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

5.1. Reconvene and Take Action if needed from Executive Session.

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.

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7. FUTURE MEETING ITEMS AND DATE

8. ADJOURN

Meeting adjourned at 7:44pm

CERTIFICATION

I hereby certify that the above notice of meeting was posted on Friday, February 17, 2023, on or before 6:30 p.m. at the Brock Community Center, 2115 FM 1189 Brock TX 76087, interim City Hall for the Town of Brock, Texas.

For the Commission of Brock

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 Mallory Meeks at mallory@whflegal.com or via phone (214) 675-1434.

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

MAYOR JAY HAMILTON
COMMISSIONER BEN DAVIS
COMMISSIONER DEBBIE SCRIMSHIRE

ATTORNEY WHITT L. WYATT

MEETING DATE AND TIME:
Monday, March 20, 2023 at 6:30 PM

MEETING LOCATION:
Brock Community Center
2115 FM 1189 Brock TX 76087

REGULAR AGENDA

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

1. CALL TO ORDER AND ANNOUNCE QUORUM

2. INVOCATION AND PLEDGE

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

- 3.1. Approve minutes for the January 23, 2023 and February 20, 2023 Commission meetings
No action.
- 3.2. Payment of TML Annual Membership Dues
Commissioner Davis made a motion to approve item 3.2. Commissioner Scrimshire seconded. The motion passed.
- 3.3. Parker County Road Repair Project Addendum in the total amount of \$17,551.12:
 - Olive Branch - \$12,849.11
 - Savannah Drive - \$4,702.01**Commissioner Davis made a motion to approve item 3.3. Commissioner Scrimshire seconded. The motion passed.**
- 3.4. Discuss issuing RFQ for Water Utility design services
Kent Riker spoke and advised that the County requires an RFQ – County purchasing agent (not Kent) may have form. Commissioner Davis made a motion to approve item 3.4. Commissioner Scrimshire seconded. The motion passed.
- 3.5. Update on Town Hall Office
Commissioner Scrimshire advised that the Town Hall office is pretty much set up. Commissioner Davis made a motion. Commissioner Scrimshire seconded. Item 3.5 passed.
- 3.6. Discuss Accounting and Audit Services
 - Hiring an audit firm for the Town's annual audit
Mayor Hamilton will contact local firm – will present this item at the next meeting
 - Hiring accountant to handle Town's books –
Moved to discussion with Item 3.8
- 3.7. Transition Update
 - Town data migration to cloud city attorney advised they've been transitioned
Discussion Only - will confirm with Kerri Prentice.

- Storage of existing physical Town files
Discussion Only - Debbie will pick-up files per Kerri – City Attorney will confirm the ‘master binder’ is included.

3.8. Town Clerk Position – Discussion

Will send City Attorney Whitt Wyatt questions – compile – will set date for special meeting interviews (via Zoom) – will notify all accordingly.

4. REPORTS:

- 4.1. Update from Mayor regarding ARPA grant funding
- 4.2. Update from Brock Water Committee
- 4.3. Update from Dakota Tawater at Parker County SUD
- 4.4. Update from Travis Scrimshire at Brock Fire Department
- 4.5. Update from Whitt Wyatt, Town Attorney
 - Update on anticipated zoning application for the 1700 block of FM 1189 (The Grindstone)

5. 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, as authorized by Texas Government Code **Section 551.071, CONSULTATION WITH ATTORNEY**--To seek the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

- 5.1. Reconvene and Take Action if needed from Executive Session.

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.

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7. FUTURE MEETING ITEMS AND DATE -April 17, 2023

8. ADJOURN

CERTIFICATION

I hereby certify that the above notice of meeting was posted on Friday, March 17, 2023, on or before 6:30 p.m. at the Brock Community Center, 2115 FM 1189 Brock TX 76087, interim City Hall for the Town of Brock, Texas.

For the Commission of Brock

ACCESSIBILITY STATEMENT

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

MAYOR JAY HAMILTON
COMMISSIONER BEN DAVIS
COMMISSIONER DEBBIE SCRIMSHIRE **Absent**

ATTORNEY WHITT L. WYATT

MEETING DATE AND TIME:
Monday, April 17, 2023 at 6:30 PM

MEETING LOCATION:
Brock Community Center
2115 FM 1189 Brock TX 76087

REGULAR AGENDA

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

1. CALL TO ORDER AND ANNOUNCE QUORUM

2. INVOCATION AND PLEDGE

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

- 3.1. Approve minutes for the January 23, February 20, and March 20, 2023 Town Commission meetings
Moved by the Mayor to the next meeting following City attorney update.
- 3.2. Transition Update re Town's physical office and files
Ben updated the Council that the files were picked up, the Mayor advised of the new office
- 3.3. Discuss ARPA grant funding
The Mayor gave update that Parker County has approved the City's ARPA - \$500,000 for the Water Study and \$250,000 for the Wastewater. Will require two scopes of work. Will send to City
- 3.4. Discuss and consider an annexation request for
The City Attorney advised that state law appears to require
- 3.5. Discuss application for TABC zoning certification from Jack Verlanders (sp Vanderlands)
Motion by Commissioner Davis to approve zoning certification. Mayor Hamilton seconded. The motion passed 2-0.
- 3.6. Discuss zoning application for the 1700 block of FM 1189 (The Grindstone)
The City Attorney gave an update on draft application; Mayor Hamilton noted that TxDOT may be a hold up due to vehicle ingress/egress issue.
- 3.7. Discuss hiring audit firm for the Town's annual audit
Mayor Hamilton to reach out to local firm – will bring contract back to May meeting.
- 3.8. Town Clerk Position –
No action – deferred to executive.

4. REPORTS:

- 4.1. Update from Brock Water Committee – **No update.**
- 4.2. Update from Dakota Tawater at Parker County SUD – **No update.**
- 4.3. Update from Travis Scrimshire at Brock Fire Department – **No update.**
- 4.4. Update from Whitt Wyatt, Town Attorney – **Update on Grindstone, vet clinic, and future plats**

5. 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.

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- 6. 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, as authorized by Texas Government Code **Section 551.071, CONSULTATION WITH ATTORNEY**--To seek the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

- 6.1. Zoning application for the 1700 block of FM 1189 (The Grindstone)
- 6.2. Pursuant to Section 552.074, discussion of the appointment, employment, evaluation, reassignment, duties discipline or dismissal of a public officer or employee – Interviews for the Town’s Clerk position.

Reconvene and Take Action if needed from Executive Session.

7. FUTURE MEETING ITEMS AND DATE – May 15, 2023

8. ADJOURN – 8:22pm

CERTIFICATION

I hereby certify that the above notice of meeting was posted on Friday, April 14, 2023, on or before 6:30 p.m. at the Brock Community Center, 2115 FM 1189 Brock TX 76087, interim City Hall for the Town of Brock, Texas.

For the Commission of Brock

ACCESSIBILITY STATEMENT

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

MAYOR JAY HAMILTON
COMMISSIONER BEN DAVIS
COMMISSIONER DEBBIE SCRIMSHIRE

ATTORNEY WHITT L. WYATT

MEETING DATE AND TIME:
Monday, May 15, 2023 at 6:30 PM

MEETING LOCATION:
Brock Community Center
2115 FM 1189 Brock TX 76087

REGULAR AGENDA

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

1. CALL TO ORDER AND ANNOUNCE QUORUM 6:36pm

2. INVOCATION AND PLEDGE

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

- 3.1.** Voluntary Annexation Petition for approximately 129.768 acres of land described as 6021 Quanah Hill Rd, 140 Olive Branch Rd and 219 Olive Branch Rd. – *Schedule Future Public Hearing*
Mayor Hamilton called on Wes (MasterPlan) to present a plan for beer/wine/safari - advised that they are requesting to voluntarily annex into the Town. Mayor Hamilton called on City Attorney Whitt Wyatt to summarize the process in connection with the Town. Wes gave a summary of beer/wine sales. Announced public hearing for May 31, 2023. No action taken.
- 3.2.** Planned Development PD-23-001 Application (the Grindstone) – *Schedule Future Public Hearing* -
Mayor called on applicant (twins appeared) to present plan and discuss w/Commission – announced public hearing for May 31, 2023.
- 3.3.** Schedule a special meeting during the week of May 29th
Motion by Commissioner Scrimshire, Seconded by Commissioner Davis. Approved by a vote of 3-0.
- 3.4.** Consider issuing RFQ for engineering services for water and sewer services (ARPA Funded)
Commission directed City Attorney Whitt Wyatt publication of the RFQ. No action taken.
- 3.5.** Discuss Ordinance providing for distance regulations for the sale of alcohol
No action taken (direction to bring ordinance back).
- 3.6.** Approve minutes for the following Town Commission Meetings:
 - (a) January 23, 2023
 - (b) February 20, 2023
 - (c) March 20, 2023
 - (d) April 17, 2023
- 3.7.** Town Clerk Position
Motion by Commissioner Scrimshire, seconded by Commissioner Davis to enter into executive session (8:03p); exited executive session 8:28 pm.

4. REPORTS:

- 4.1.** Update from Whitt Wyatt, Town Attorney
 - (a) Riverstone Vet Clinic zoning application update

5. 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.

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- 6. 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.

6.1. Discuss and consider action following executive session.

7. ADJOURN

Motion to adjourn meeting by Commissioner Davis at 8:28 pm and seconded by Commissioner Scrimshire. The motion passed 3-0.

CERTIFICATION

I hereby certify that the above notice of meeting was posted on or before Friday, May 12, 2023, prior to 6:30 p.m. at the Brock Community Center, 2115 FM 1189 Brock TX 76087, interim City Hall for the Town of Brock, Texas.

For the Commission of Brock

ACCESSIBILITY STATEMENT

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**TOWN OF BROCK
COMMISSION AGENDA BRIEFING
March 18, 2024**

Agenda Item 3.3

Title

Review of Invoices for Payment

Item Summary

Approval of attached invoices for payment.

Attachments

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



BILLING STATEMENT

NextLink Internet
P.O. Box 224704
Dallas, TX 75222-4704
855-698-5465
www.nextlinkinternet.com

Alyssa Vanesler
City Of Brock
2451 FM 1189, STE B,
BROCK, TX 76087-5602

Billing Statement Summary

Account	125199003
Reference	Billing Statement B125199003-42
Date	03/06/2024
Beginning Balance (\$)	42.40
Amount Due (\$)	84.80
Due Date	04/05/2024
Login to your account online at nextlinkinternet.com/my-account	

*paid
2/20/24*

SALES

VoIP Line	19.95
Service Dates: 03/06/2024 to 04/05/2024	
Phone Rental	11.00
Service Dates: 03/06/2024 to 04/05/2024	
Phone Rental	0.00
Service Dates: 03/06/2024 to 04/05/2024	
Sub Total	30.95

TAXES AND FEES

FUSF (VoIP)	1.92
FCC Regulatory Fee (VoIP)	0.03
TX Sales Tax	2.24
TX E911 Equalization Surcharge	0.06
TX Texas Universal Service	1.73
Parker County Sales Tax	0.18
Parker County E-911 (VoIP Business)	0.50
Hudson Oaks Sales Tax	0.54
E911 Recovery Fee	0.99
Paper Statement Fee	2.99
State Cost - Recovery Fee	0.27
Sub Total	11.45

TOTAL DUE**84.80**

Please tear off and return the bottom portion below with your check
to expedite the payment being applied to your account. Thank you.

Alyssa Vanesler
City Of Brock
2451 FM 1189
BROCK, TX 76087-5602



NextLink Internet
P.O. Box 224704
Dallas, TX 75222-4704

Payment Summary

Account	125199003
Reference	Billing Statement B125199003-42
Due Date	04/05/2024
Amount Due (\$)	84.80
Amount Enclosed	
Check Number	
Please make checks payable to NextLink Internet	

\$42.40



CNHI NORTH TEXAS

ORDER CONFIRMATION

Salesperson: LEGALS (WEATHERFORD)

Printed at 02/28/24 15:07 by bdahn-bv

Acct #: 23431

Ad #: 27195

Status: New WHOLD

TOWN OF BROCK
ALYSSA VANESIER
2451 FM 1189
WEATHERFORD TX 76087

Start: 03/02/2024 Stop: 03/02/2024
Times Ord: 1 Times Run: ***
10LEG 2.00 X 2.26 Words: 161
Total 10LEG 4.52
Class: J105 PUBLIC NOTICES
Rate: LEGAL Cost: 92.40
Affidavits: 1
Ad Descrpt: PH 3/18 ZONING
Descr Cont: NOTICE OF PUBLIC HEARING
Given by: *
P.O. #: PH 3/18 ZONING
Created: bdahn 02/28/24 15:03
Last Changed: bdahn 02/28/24 15:07

Contact:
Phone: (817)396-5333
Fax#: (000)000-0000
Email: townclerk@brocktx.net
Agency:

PUB	ZONE	EDT	TP	START	INS	STOP	SMTWTFS
WD	A	95	W	Sat 03/02/24	1	Sat 03/02/24	T S
WDOL	A	95	W	Sat 03/02/24	1	Sat 03/02/24	SMTWTFS

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

NOTICE OF PUBLIC HEARING

The Town of Brock, Texas will hold a Public Hearing at its Regular Meeting 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 137 Olive Branch Road, 140 Olive Branch Road, 219 Olive Branch Road, and 6021 Quanah Hill Road in Brock, Texas, Parker County, Texas. (a complete description can be requested via email to townclerk@brocktx.net) from Agricultural "AG" to Planned Development "PD", and to amend the City's Zoning map to reflect said zoning change. A public hearing will be held by and before the Town Commission of the Town of Brock, Texas on March 18, 2024, at 6:30 pm at the Brock Community Center, 2115 FM 1189 Brock TX 76087, for all persons interested in the above proposed zoning change. At said time and place all such persons shall have the right to appear and be heard.

Questions? Please contact
Carol Platt at cplatt@tmlirp.org
or extension 2415

**Texas Municipal League
Intergovernmental Risk Pool**
www.tmlirp.org • 512-491-2300
Billing Payment Address:
P.O. Box 388
San Antonio, Texas 78292-0388

Statement Date	03/01/2024
Due Date	DUE UPON RECEIPT
Contract Number	3520

03/01/2024	Cyber Liability	\$43.75
03/01/2024	Errors & Omissions Liability	\$215.25
03/01/2024	General Liability	\$137.50
Subtotal - Contribution Installment		\$396.50
Subtotal - Contribution Changes		\$0.00
Subtotal - Other Charges / (Credits)		\$0.00
Grand Total - New Charges / (Credits)		\$396.50

Balance from Previous Statement:	\$0.00
Total Payments Received:	\$0.00
Total New Charges / (Credits):	\$396.50
Balance:	\$396.50

[illegible]

Please send your payment to:

TML Intergovernmental Risk Pool
PO Box 388
San Antonio, TX 78292-0388



1821 Rutherford Lane, Ste 400
Austin, TX 78754
512-231-7400

Renewal Notice

Town of Brock
Alyssa Vanesler
Clerk
2451 FM 1189, Ste B
Brock, TX 76087

Account No.	C-81318
Date:	2024-03-05
Amount Due:	\$651.00

TML Federal ID No: 74-6000125

Member Service Fee

For the City's share of the cost of League services for the period 2024-06-01 - 2025-05-31.

Member Service Fees are based on population reported by the member city and supplemented by COG population estimates and/or Bureau of Census estimates, when available.

Texas Local Government Code Section 140.0045 requires that your proposed annual budget reflect expenditures your city makes for directly or indirectly influencing or attempting to influence the outcome of legislative or administrative action. TML member service fees are not used for advocacy and need not be included in that calculation.

If you would like TML to submit a conflict disclosure "form 1295," please contact Rachael Pitts on our staff at 512-231-7472 or rpitts@tml.org.

Please make a copy of this statement and return it with your remittance.

For Payments by EFT/ACH:

Bank: JPMorgan Chase
ABA# 111000614
Account # 9440682815

BILLED	\$651.00
PAID	\$0.00
ADJ	\$0.00
BALANCE	\$651.00

If you have any questions regarding this renewal notice, please call Sharon Ball @ 512-231-7420



PROVENANCE
ENGINEERING
Rooted to Be Uniquely Different

February 28, 2024

Mrs. Alyssa Vanesler
Town of Brock
2481 FM 1189
Brock, Texas 76087

Subject: Brock Wastewater Master Plan – Project Status Report February 2024

Dear Mrs. Alyssa Vanesler:

Provenance Engineering is pleased to provide this Project Status Report (PSR) for the Wastewater Master Plan. The following table shows the work completed to date.

Task	Due By	Prior % Complete	Current % Complete	Status
1 Project Management	08/30/24	25%	30%	In Progress
2 Data Gathering & Review	01/31/24	100%	100%	Completed
3 Wastewater Flow Projections	02/29/24	80%	100%	Completed
4 Wastewater Infrastructure Analysis	03/31/24	20%	45%	In Progress
5 Wastewater Treatment & Disposal Analysis	04/31/24	0%	0%	Not Started
6 Capital Improvements Plan	05/30/24	10%	20%	In Progress
7 Rate Study Analysis	08/30/24	0%	0%	Not Started
8 Regulatory & Stakeholder Coordination	08/30/24	10%	15%	In Progress
Total Project	08/30/24	20%	30%	In Progress

We continued our wastewater Flow Projections and completed 100% the task; we continue working on the wastewater infrastructure analysis completing 45% of the task; we continued the conceptual layout of the wastewater infrastructure needed for the CIP; we had another meeting with regulatory and stakeholder through the Parker Co. Water Committee and meeting(s) with Town of Brock Commission during this work time. Should you have any questions, please do not hesitate to call me at 817.694.6324.

Sincerely,

Kent Riker, PE
President | Servant Leader



PROVENANCE ENGINEERING

Rooted to Be *Uniquely Different*

Provenance Engineering, LLC.
ATTN: Kent Riker
401 Russell Ln.
Weatherford, TX 76087
817.785.7172

INVOICE

INVOICE #007.23.02 - 02
DATE: 03/07/24

BILLED TO:

Town of Brock
2481 FM 1189
Brock, Texas 76087
email: townclerk@brocktx.net

FOR:

Engineering Master Services Agreement
Brock Wastewater Master Plan
Provenance Engineering PN 007.23.02

PHASE	CONTRACT AMOUNT	PERCENT COMPLETE	PRIOR BILLED	CURRENT BILLED	TOTAL BILLED
1.0 – Project Management	\$20,000.00	30%	\$4,000.00	\$2,000.00	\$6,000.00
2.0 – Data Gathering & Review	\$10,000.00	100%	\$10,000.00	\$0.00	\$10,000.00
3.0 – WW Flow Projections	\$25,000.00	100%	\$10,000.00	\$15,000.00	\$25,000.00
4.0 – WW Infrastructure Analysis	\$40,000.00	45%	\$4,000.00	\$14,000.00	\$18,000.00
5.0 – WW Treatment & Disposal Analysis	\$40,000.00	0%	\$0.00	\$0.00	\$0.00
6.0 – Capital Improvements Plan	\$60,000.00	20%	\$3,000.00	\$9,000.00	\$12,000.00
7.0 – Rate Study Analysis	\$35,000.00	0%	\$0.00	\$0.00	\$0.00
8.0 – Regulatory and Stakeholder Coordination	\$20,000.00	15%	\$1,000.00	\$2,000.00	\$3,000.00
	\$250,000.00	30%	\$32,000.00	\$42,000.00	\$74,000.00

PAID 3/12/24

We appreciate the opportunity to serve you and your staff.

Thank you in advance for payment of **\$42,000.00**

TERMS Net 30 days

Thank you for your business!

Kent Riker, PE
President | Servant Leader



PROVENANCE
ENGINEERING
Rooted to Be Uniquely Different

February 28, 2024

Mrs. Alyssa Vanesler
Town of Brock
2481 FM 1189
Brock, Texas 76087

Subject: Brock Water Master Plan – Project Status Report February 2024

Dear Mrs. Alyssa Vanesler:

Provenance Engineering is pleased to provide this Project Status Report (PSR) for the Water Master Plan. The following table shows the work completed to date.

Task	Due By	Prior % Complete	Current % Complete	Status
1 Project Management	03/31/25	25%	30%	In Progress
2 Data Gathering & Review	02/29/24	100%	100%	Completed
3 Demand Projections	03/31/24	90%	100%	Completed
4 Water Supply Planning	08/31/24	15%	20%	In Progress
5 Capital Improvements Plan	12/31/24	10%	15%	In Progress
6 Rate Study Analysis	02/28/25	0%	0%	Not Started
7 Regulatory & Stakeholder Coordination	03/31/25	10%	10%	In Progress
Total Project	03/31/25		25%	In Progress

We completed water demand projections task; we continue working on the water supply options analysis completing 20% of the task; we continued the conceptual layout of the water infrastructure needed for the CIP; we had another meeting with regulatory and stakeholder through the Parker Co. Water Committee and meeting(s) with Town of Brock Commission during this work time. Should you have any questions, please do not hesitate to call me at 817.694.6324.

Sincerely,

Kent Riker, PE
President | Servant Leader



PROVENANCE ENGINEERING

Rooted to Be *Uniquely Different*

Provenance Engineering, LLC.
ATTN: Kent Riker
401 Russell Ln.
Weatherford, TX 76087
817.785.7172

INVOICE

INVOICE #007.23.01 - 02
DATE: 03/15/24

BILLED TO:

Town of Brock
2481 FM 1189
Brock, Texas 76087
email: townclerk@brocktx.net

FOR:

Engineering Master Services Agreement
Brock Water Master Plan
Provenance Engineering PN 007.23.01

PHASE	CONTRACT AMOUNT	PERCENT COMPLETE	PRIOR BILLED	CURRENT BILLED	TOTAL BILLED
1.0 – Project Management	\$40,000.00	30%	\$8,000.00	\$4,000.00	\$12,000.00
2.0 – Data Gathering & Review	\$25,000.00	100%	\$25,000.00	\$0.00	\$25,000.00
3.0 – Demand Projections	\$20,000.00	100%	\$10,000.00	\$10,000.00	\$20,000.00
4.0 – Water Supply Planning	\$250,000.00	20%	\$25,000.00	\$25,000.00	\$50,000.00
5.0 – Capital Improvements Plan	\$100,000.00	15%	\$5,000.00	\$10,000.00	\$15,000.00
6.0 – Rate Study Analysis	\$35,000.00	0%	\$0.00	\$0.00	\$0.00
7.0 – Regulatory and Stakeholder Coordination	\$30,000.00	10%	\$1,500.00	\$1,500.00	\$3,000.00
	\$500,000.00	25%	\$74,500.00	\$50,500.00	\$125,000.00

PAID 3/12/24

We appreciate the opportunity to serve you and your staff.

Thank you in advance for payment of **\$50,500.00**

TERMS Net 30 days

Thank you for your business!

Kent Riker, PE
President | Servant Leader

BMV

Certified Public Accountants

P O Box 203

Stephenville, TX 76401

Phone: (254) 965-7321

E-mail: kfisher@bmy-cpa.com

Web: www.bmy-cpa.com

Invoice: 242746

Date: 01/31/2024

ID: 98037

Town of Brock
2451 FM 1189, Suite B
Brock, TX 76087

For professional service rendered as follows:

Assurance Services- Progress Bill 2023 Audit 4,425.00

Billed Time & Expenses	\$4,425.00
Invoice Total	\$4,425.00

<u>01/31/2024</u>	<u>12/31/2023</u>	<u>11/30/2023</u>	<u>10/31/2023</u>	<u>09/30/2023+</u>	<u>Total</u>
4,425.00	0.00	0.00	0.00	0.00	\$4,425.00

Please return this portion with payment.

Invoice: 242746

ID: 98037
Town of Brock

Date: 01/31/2024

Mastercard or Visa: _____ Exp Date: _____

Card #: _____ V Code: _____ Amount Enclosed: \$ _____

Signature: _____

**Due Upon Receipt. A finance charge will be added to invoices not paid
within 30 days from date of invoice.**

BMV

Certified Public Accountants
P O Box 203
Stephenville, TX 76401

Phone: (254) 965-7321

E-mail: kfisher@bmy-cpa.com

Web: www.bmy-cpa.com

Invoice: 243461

Date: 02/29/2024

ID: 98037

Town of Brock
2451 FM 1189, Suite B
Brock, TX 76087

For professional service rendered as follows:

6,637.50

Assurance Services- Progress Bill 2023 Audit

Billed Time & Expenses

\$6,637.50

Invoice Total

\$6,637.50

<u>02/29/2024</u>	<u>01/31/2024</u>	<u>12/31/2023</u>	<u>11/30/2023</u>	<u>10/31/2023+</u>	<u>Total</u>
6,637.50	4,425.00	0.00	0.00	0.00	\$11,062.50

Please return this portion with payment.

Invoice: 243461

ID: 98037

Date: 02/29/2024

Town of Brock

Mastercard or Visa: _____ Exp Date: _____

Card #: _____ V Code: _____

Amount Enclosed: \$ _____

Signature: _____

**Due Upon Receipt. A finance charge will be added to invoices not paid
within 30 days from date of invoice.**

**TOWN OF BROCK
COMMISSION AGENDA BRIEFING
March 18, 2024**

Agenda Item 3.4

Title

Review Town monthly financial report

Item Summary

Review recent activity of public funds checking account

Attachments

1. Town of Brock-Public Funds checking account activity

Town of Brock - Public Funds Checking Account

Per Bank Activity:

Beginning Balance (as of June 30, 2023)	\$645,433.87
Deposits	\$29,186.90
Disbursements	<u>-\$30,535.72</u>
Ending Balance (As of July 14, 2023)	<u><u>\$644,085.05</u></u>
Beginning Balance (as of July 31, 2023)	\$636,850.17
Deposits	\$228,619.80
Disbursements	<u>-\$4,130.89</u>
Ending Balance (As of August 18, 2023)	<u><u>\$861,339.08</u></u>
Beginning Balance (as of August 31, 2023)	\$849,298.36
Deposits	\$25,259.69
Disbursements	<u>-\$2,008.50</u>
Ending Balance (As of September 15, 2023)	<u><u>\$872,549.55</u></u>
Beginning Balance (as of September 30, 2023)	\$842,229.71
Deposits	\$26,266.32
Disbursements	<u>-\$1,905.61</u>
Ending Balance (As of October 12, 2023)	<u><u>\$866,590.42</u></u>
Beginning Balance (as of October 31, 2023)	\$857,341.87
Deposits	\$59,163.96
Disbursements	<u>-\$2,550.00</u>
Ending Balance (As of November 16, 2023)	<u><u>\$913,955.83</u></u>
Beginning Balance (as of November 30, 2023)	\$899,662.68
Deposits	\$0.50
Disbursements	<u>-\$1,181.25</u>
Ending Balance (As of December 7, 2023)	<u><u>\$898,481.93</u></u>
Beginning Balance (as of December 31, 2023)	\$917,002.07
Deposits	\$244.47
Disbursements	<u>-\$4,203.25</u>
Ending Balance (As of January 11, 2023)	<u><u>\$913,043.29</u></u>
Beginning Balance (as of January 30, 2024)	\$937,233.88
Deposits	\$51,645.02
Disbursements	<u>-\$6,890.79</u>
Ending Balance (As of February 22, 2024)	<u><u>\$981,988.11</u></u>
Beginning Balance (as of February 29, 2024)	\$981,967.92
Deposits	\$22,978.39
Sales Tax Income	\$22,978.39
Franchise Tax Income	\$0.00
Permit Revenue	\$300.00
Disbursements	<u><u>-\$110,058.96</u></u>
Ending Balance (As of March 13, 2024)	<u><u>\$895,187.35</u></u>

*Includes payment to Provenance
Engineering - 2 Invoices (\$74,500 &
\$32,000)

**TOWN OF BROCK
COMMISSION AGENDA BRIEFING
MARCH 18, 2024**

Agenda Item 4.1

Title

Saddlerock Vineyards & Safari

Item Summary

Consider approval of a concept plan and amending the Comprehensive Zoning Ordinance by rezoning land located at 140 & 219 Olive Branch Rd; and 6021 Quanah Hill Rd & 137 Olive Branch Rd from Agricultural (AG) to a new Planned Development (PD) Zoning District, in conformance with attached ordinance and development plans.

Attachments

1. Proposed Ordinance
2. Development Plans

ORDINANCE NO. O-24-002
PD-2024-02

AN ORDINANCE OF THE TOWN OF BROCK, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY REZONING APPROXIMATELY 129.768± ACRES OF LAND GENERALLY LOCATED AT 137 OLIVE BRANCH ROAD, 140 OLIVE BRANCH ROAD, 219 OLIVE BRANCH ROAD, AND 6021 QUANAH HILL ROAD IN BROCK, TEXAS, FROM AGRICULTURAL (AG), TO A NEW PLANNED DEVELOPMENT (PD) ZONING DISTRICT TO ALLOW A MIXED USE DEVELOPMENT; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00); PROVIDING FOR SAVINGS, NO SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, on March 18, 2024, the Town Commission considered a request to change the zoning for approximately 129.768 acres of land generally located at 137 Olive Branch Road, 140 Olive Branch Road, 219 Olive Branch Road, and 6021 Quanah Hill Road, as more particularly described in **Exhibit A** (the “Subject Property”), from Agricultural (AG) to Planned Development (PD) (herein “PD-2024-02”) to allow for the construction and development of a mixed-use development consisting primarily of agricultural uses, vineyard education and experiences, a wedding/event space, lodging, and other commercial uses on the Subject Property (the “Application”); and

WHEREAS, after due deliberations and consideration of Application, including testimony from the public hearings held on March 18, 2024, and other relevant information and materials, the Town Commission of the Town of Brock, Texas finds that approval of the Application is in conformance with the comprehensive plan for the Town of Brock and promotes the general welfare and safety of the community.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF BROCK, TEXAS:

SECTION 1. The Town Commission finds that the Application should be approved, and the Comprehensive Zoning Ordinance for the Town of Brock (Ordinance No. 2018-006) is hereby amended by changing the zoning for the Subject Property from Agricultural (AG) to Planned Development (PD-2024-02), in conformance with this ordinance.

SECTION 2. The Subject Property shall be developed and maintained in conformance with the development plan, which consists of this ordinance together with the including **Exhibits A through D** attached hereto, and subject to the special conditions set forth therein. Prior to issuance of a Certificate of Occupancy (CO) for any structure on the Subject Property, said structure shall be improved, as applicable, in full conformance with the Development Plan and this ordinance.

SECTION 3. Any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine of

two thousand dollars (\$2,000.00) per day per offense. The Town shall further have the right to seek injunctive relief for any and all violations of this ordinance where the law in such cases so provides.

SECTION 4. The provisions of this ordinance are severable, and should any section, subsection, paragraph, sentence, phrase or word of this ordinance, or application thereof to any person, firm, corporation or other business entity or any circumstance, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of the remaining or other parts or portions of this ordinance, and the Town Commission hereby declares that it would have passed such remaining parts or portions of this ordinance despite such unconstitutionality, illegality, or invalidity, which remaining portions shall remain in full force and effect.

SECTION 5. All ordinances of the Town in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the Town not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 6. This ordinance shall become effective on April 17, 2024, following publication of the same as required by law (the “Effective Date”).

The Town Commission of the Town of Brock, Texas, held a duly noticed public hearing on the foregoing ordinance on March 18, 2024, where it was PASSED, APPROVED and ADOPTED as of the Effective Date.

TOWN OF BROCK, TEXAS

Jay Hamilton, Mayor

ATTEST:

APPROVED AS TO FORM:

Alyssa Vanesler, Town Clerk

Whitt Wyatt, Town Attorney

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

6021 QUANAH HILL ROAD:

BEING A 4.754 ACRES TRACT OF LAND OUT OF THE J. HEWITT SURVEY, ABSTRACT NO. 607, PARKER COUNTY, TEXAS; BEING ALL OF THAT CALLED 3.77 ACRES TRACT CONVEYED TO DOWLING IN VOLUME 2412, PAGE 31 AND A PORTION OF THAT CERTAIN TRACT CONVEYED TO DOWLING IN CC# 201507078, REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE FOLLOWING BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202 (GRID).

BEGINNING AT A 3" STEEL FENCE POST AT THE SOUTHWEST CORNER OF SAID 3.77 ACRES TRACT AND AT AN ELL CORNER OF THAT CERTAIN TRACT CONVEYED TO DENVER'S CORNER, INC. IN CC# 201524699, FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT. WHENCE THE SOUTHWEST CORNER OF SAID J. HEWITT SURVEY IS CALLED BY DEED TO BEAR WEST 825 FEET.

THENCE N 00°22'01" W 842.57 FEET ALONG THE WEST LINE OF SAID 3.77 ACRES TRACT TO A FOUND CONCRETE MONUMENT IN THE SOUTH LINE OF INTERSTATE HIGHWAY NO. 20 SERVICE ROAD AND AT THE NORTHWEST CORNER OF SAID DOWLING TRACT DESCRIBED IN CC# 201507078, FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 67°16'20" E 150.48 FEET ALONG SAID SOUTH LINE OF INTERSTATE HIGHWAY NO. 20 SERVICE ROAD TO A FOUND 60D NAIL AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO THOMPSON IN VOLUME 1405, PAGE 1246, FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 12°41'42" E 266.40 FEET ALONG THE WEST LINE OF SAID THOMPSON TRACT TO A SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "TEXAS SURVEYING INC" IN THE NORTH LINE OF SAID 3.77 ACRES TRACT, FOR A CORNER OF THIS TRACT. WHENCE A FOUND 1/2" IRON ROD AT THE SOUTHWEST CORNER OF SAID THOMPSON TRACT BEARS S 12°41'42" E 11.29 FEET.

THENCE N 78°36'21" E 2.98 FEET TO A FOUND 60D NAIL AT THE NORTHEAST CORNER OF SAID 3.77 ACRES TRACT AND AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO EDDLEMON IN VOLUME 2234, PAGE 1501, FOR A CORNER OF THIS TRACT.

THENCE S 12°32'09" E 314.47 FEET TO A FOUND 60D NAIL AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT I DESCRIBED IN VOLUME 2724, PAGE 1395, FOR A CORNER OF THIS TRACT.

THENCE S 08°05'34" E 338.66 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID 3.77 ACRES TRACT, FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 89°50'23" W 310.81 FEET ALONG THE SOUTH LINE OF SAID 3.77 ACRES TRACT TO THE POINT OF BEGINNING.

140 OLIVE BRANCH ROAD:

8.160 ACRES TRACT OF LAND OUT OF THE ELI CURBY SURVEY, ABSTRACT NO. 2197, PARKER COUNTY, TEXAS: BEING ALL OF THAT CALLED 1.043 ACRES TRACT OF LAND CONVEYED TO Z. SHIRES IN VOLUME 1082, PAGE 1200, AND THAT CALLED 7.06 ACRES TRACT OF LAND CONVEYED TO T. WILLIS, TRUSTEE IN CLERK FILE NO. 202205439, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS: BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEARINGS, DISTANCES, AND/OR AREAS DERIVED FROM GNSS OBSERVATIONS PERFORMED BY TEXAS SURVEYING, INC. AND REFLECTS, N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202 (GRID). BEGINNING AT A SET 1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "TEXAS SURVEYING INC", IN THE SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 20, AT THE NORTHWEST CORNER OF SAID TRUSTEE TRACT, SAME BEING THE NORTHEAST CORNER OF THAT CALLED 1.000 ACRE TRACT OF LAND CONVEYED TO P. SHIRES IN VOLUME 2322, PAGE 122, O.P.R.P.C.T., FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT. WHENCE A FOUND TX-DOT MONUMENT BEARS S 69°56'55" W 457.94 FEET AND THE SOUTHEAST CORNER OF THE F.C. BROWN SURVEY, ABSTRACT NO. 77 IS CALLED BY DEED TO BEAR NORTH 34.45 FEET AND WEST 656.55 FEET.

THENCE N 69°56'55" E 356.28 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY NO. 20 TO A SET 1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "TEXAS SURVEYING INC", IN THE WEST LINE OF OLIVE BRANCH ROAD, FOR THE NORTHEAST CORNER OF THIS TRACT. WHENCE A FOUND TX-DOT MONUMENT BEARS N 67°15'32" E 915.47 FEET.

THENCE S 00°09'06" E 995.38 FEET ALONG THE WEST LINE OF SAID OLIVE BRANCH ROAD TO A FOUND 1/2" IRON PIPE, AT THE SOUTHEAST CORNER OF SAID SHIRES TRACT, SAME BEING THE NORTHEAST CORNER OF THAT CALLED 6.0 ACRES TRACT OF LAND CONVEYED TO HARRY'S GREENHOUSE IN VOLUME 1497, PAGE 1840, O.P.R.P.C.T., FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE ALONG THE OCCUPIED NORTH LINE OF SAID HARRY'S TRACT AS FOLLOWS:

S 61°19'33" W 217.64 FEET TO A FOUND 80D NAIL, AT THE SOUTHERLY COMMON CORNER OF SAID SHIRES TRACT & SAID TRUSTEE TRACT;

S 62°05'49" W 216.11 FEET TO A FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED "HARLAN", AT THE SOUTHEAST CORNER OF THAT CALLED 3.0 ACRES TRACT OF LAND CONVEYED TO J. SHIRES IN CLERK FILE NO. 201933582, O.P.R.P.C.T., FOR THE SOUTHWEST CORNER OF THIS TRACT. WHENCE A FOUND CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID 3.0 ACRES TRACT BEARS S 61°35'32" W 293.48 FEET.

THENCE N 07°57'04" W 394.21 FEET ALONG THE EAST LINE OF SAID 3.0 ACRES TRACT TO A FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED "HARLAN", IN THE SOUTH LINE OF THAT CALLED 10.06 ACRES TRACT OF LAND DESCRIBED AS PROPERTY 1 AS CONVEYED TO QUANAH LAND, LTD IN VOLUME 2118, PAGE 949,

O.P.R.P.C.T., FOR THE WESTERLY NORTHWEST CORNER OF THIS TRACT. WHENCE A FOUND CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID 3.0 ACRES TRACT BEARS S 76°11 '46" W 327.65 FEET.
THENCE N 76°21 '40" E 158.46 FEET ALONG THE COMMON LINE OF SAID TRUSTEE TRACT & SAID 10.06 ACRES TRACT TO A FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED "HARLAN", FOR AN ELL CORNER OF THIS TRACT.
THENCE N 04°48'59" W ALONG THE COMMON LINE OF SAID TRUSTEE TRACT & SAID 10.06 ACRES TRACT AND SAID TRUSTEE TRACT & SAID 1.000 ACRES TRACT AT 650.2 FEET PASS A FOUND 80D NAIL, CONTINUING FOR A TOTAL DISTANCE OF 653.31 FEET TO THE POINT OF BEGINNING.

219 OLIVE BRANCH ROAD:

Tract 1:

108.048 ACRES OF LAND LOCATED IN THE J. HEWITT SURVEY, ABSTRACT No. 607, THE B.F. HIGHFILL SURVEY, ABSTRACT No. 1974, THE E. CURBY SURVEY, ABSTRACT No. 2197, AND THE W. UPTON SURVEY, ABSTRACT No. 1582, PARKER COUNTY, TEXAS. BEING A PORTION OF A CALLED 116.90 ACRES TRACT DESCRIBED IN DOCUMENT No. 201524699 RECORDED IN THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5 INCH STEEL POST FOUND, SAID POINT ALSO BEING IN THE EAST LINE OF OLIVE BRANCH ROAD, AND BEING THE NORTHWEST CORNER OF A CALLED 261.27 ACRES TRACT DESCRIBED IN DOCUMENT No. 201800299 RECORDED IN SAID OFFICIAL PUBLIC RECORDS, AND THE SOUTHWEST CORNER OF SAID CALLED 116.90 ACRES TRACT;

THENCE ALONG THE EAST LINE OF OLIVE BRANCH ROAD, N 02°14'40" E - 626.45 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "JRP 5959";

THENCE CONTINUING ALONG THE EAST LINE OF OLIVE BRANCH ROAD, N 02° 14'03" E - 584.80 FEET TO A 5 INCH STEEL POST FOUND;

THENCE CONTINUING ALONG THE EAST LINE OF OLIVE BRANCH ROAD, N 00°31 '35" W - 619.53 FEET TO A 5 INCH STEEL POST FOUND, SAID POINT ALSO BETNG IN THE WEST LINE OF SAID CALLED 116.90 ACRES;

THENCE CROSSING SAID CALLED 116.90 ACRES TRACT, S 89°58'09" E- 303.36 FEET TO A NAIL FOUND, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A CALLED 2.0 ACRES TRACT DESCRIBED IN VOLUME 2216, PAGE 1456 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID CALLED 2.0 ACRES TRACT AND THE TRACT DESCRIBED HEREIN,

S 89°59'40" E - 266.71 FEET TO A NAIL FOUND, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID CALLED 2.0 ACRES TRACT;

THENCE CROSSING SAID CALLED 116.90 ACRES TRACT, S 89°45'36" E- 247.31 FEET TO A 5 INCH STEEL POST FOUND, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE REMAINDER OF A CALLED 9 .51 ACRES TRACT DESCRIBED IN DOCUMENT No. 201507078 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE S 89°54'09" E - 1003 .69 FEET TO A 5 INCH STEEL POST FOUND, SAID POINT ALSO BEING IN THE SOUTH LINE OF A CALLED 15 .31 ACRES TRACT DESCRIBED

IN VOLUME 1539, PAGE 210 RECORDED IN THE OFFICIAL RECORDS OF SAID PARKER COUNTY;
 THENCE S 89°45'02" E - 821.52 FEET TO A 5 INCH STEEL POST FOUND, SAID POINT ALSO BEING IN THE WEST LINE OF A CALLED 119.31 ACRES TRACT DESCRIBED IN DOCUMENT No. 201819361 RECORDED IN SAID OFFICIAL PUBLIC RECORDS, AND BEING THE SOUTHEAST CORNER OF A CALLED 24.865 ACRES TRACT DESCRIBED IN VOLUME 2898, PAGE 170 RECORDED IN SAID OFFICIAL PUBLIC RECORDS, AND THE NORTHEAST CORNER OF SAID CALLED 116.90 ACRES TRACT;
 THENCE ALONG THE COMMON LINE OF SAID CALLED 119.31 ACRES AND SAID TRACT DESCRIBED HEREIN, S 00°07'48" E-913.30 FEET TO A 5 INCH STEEL POST FOUND, SAID POINT ALSO BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID CALLED 261.27 ACRES TRACT;
 THENCE ALONG THE COMMON LINE OF SAID CALLED 261.27 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN THE FOLLOWING COURSES AND DISTANCES:
 S 00°05'40" E - 278.39 FEET TO A 5 INCH STEEL POST FOUND;
 S 33°04'53" W - 459.96 FEET TO A 5 INCH STEEL POST FOUND;
 S 11°44'04" W- 185.82 FEET TO A 5 INCH STEEL POST FOUND;
 S 75°43'07" W - 54.63 FEET TO A POINT IN CREEK;
 S 51°01'00" W - 45.79 FEET TO A 5 INCH STEEL POST FOUND;
 S 89°27'14" W - 2309.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 108.048 ACRES OF LAND.

Tract 2:

3.862 ACRES OF LAND LOCATED IN THE J. HEWITT SURVEY, ABSTRACT No. 607, PARKER COUNTY, TEXAS. BEING A PORTION OF A CALLED 116.90 ACRES TRACT DESCRIBED IN DOCUMENT No. 201524699 RECORDED IN THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 3 INCH STEEL POST FOUND, SAID POINT ALSO BEING AT THE INTERSECTION OF THE EAST LINE OF OLIVE BRANCH ROAD AND THE SOUTH RIGHT OF WAY LINE OF US INTERSTATE HIGHWAY No. 20 SERVICE ROAD, AND BEING THE NORTHWEST CORNER OF SAID CALLED 116.90 ACRES TRACT;
 THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF US INTERSTATE HIGHWAY No. 20 SERVICE ROAD, N 67°07'07" E - 317.41 FEET TO A NAIL FOUND, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A CALLED 2.0 ACRES TRACT DESCRIBED IN VOLUME 2216, PAGE 1456 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;
 THENCE ALONG THE COMMON LINE OF SAID CALLED 2.0 ACRES TRACT AND THE TRACT DESCRIBED HEREIN, S 00° 15'54" E- 627.07 FEET TO A NAIL FOUND, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID CALLED 2.0 ACRES TRACT;
 THENCE CROSSING SAID CALLED 116.90 ACRES TRACT, N 89°58'09" W - 303.36 FEET TO A 5 INCH STEEL POST FOUND, SAID POINT ALSO BEING IN THE WEST LINE OF SAID CALLED 116.90 ACRES TRACT AND IN THE EAST LINE OF OLIVE BRANCH ROAD;
 THENCE ALONG THE EAST LINE OF OLIVE BRANCH ROAD, N 00°54'47" E - 503.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.862 ACRES OF LAND.

Tract 3:

4.944 ACRES OF LAND LOCATED IN THE J. HEWITT SURVEY, ABSTRACT No. 607, PARKER COUNTY, TEXAS. BEING A PORTION OF A CALLED 116.90 ACRES TRACT DESCRIBED IN DOCUMENT No. 201524699 RECORDED IN THE OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A BRASS CAP TXDOT MONUMENT IN CONCRETE, SAID POINT ALSO BEING IN THE SOUTH RIGHT OF WAY LINE OF US INTERSTATE HIGHWAY No. 20 SERVICE ROAD, AND BEING THE NORTHWEST CORNER OF THE REMAINDER OF A CALLED 9.51 ACRES TRACT DESCRIBED IN DOCUMENT No. 201507078 RECORDED IN SAID OFFICIAL PUBLIC RECORDS, AND BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID CALLED 116.90 ACRES TRACT; THENCE ALONG THE COMMON LINE OF SAID REMAINDER OF CALLED 9.51 ACRES TRACT AND THE TRACT DESCRIBED HEREIN, S 00°22'02" E -842.65 FEET TO A 5 INCH STEEL POST FOUND, SAID POINT ALSO BEING AN ELL CORNER OF SAID CALLED 116.90 ACRES TRACT; THENCE CROSSING SAID CALLED 116.90 ACRES TRACT, N 89°45'36" W -247.31 FEET TO A NAIL FOUND, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A CALLED 2.0 ACRES TRACT DESCRIBED IN VOLUME 2216, PAGE 1456 RECORDED IN SAID OFFICIAL PUBLIC RECORDS; THENCE ALONG THE COMMON LINE OF SAID CALLED 2.0 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN N 04°42'33" W -175.66 FEET TO A NAIL FOUND, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A CALLED 1.788 ACRES TRACT DESCRIBED IN DOCUMENT No. 201327883 RECORDED IN SAID OFFICIAL PUBLIC RECORDS; THENCE ALONG THE COMMON LINE OF SAID CALLED 1.778 ACRES TRACT AND SAID TRACT DESCRIBED HEREIN, N 04°38'41" W -542.36 FEET TO A NAIL FOUND SAID POINT ALSO BEING IN THE SOUTH RIGHT OF WAY LINE OF US INTERSTATE HIGHWAY No. 20 SERVICE ROAD; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF US INTERSTATE HIGHWAY No. 20 SERVICE ROAD, N 67°14'30" E -325.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.944 ACRES OF LAND.

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EXHIBIT B

Development Regulations for Saddlerock Vineyards & Safari

1) PROPERTY LOCATION AND SIZE.

This Planned Development is 129.768 acres of land generally located at 137 Olive Branch Road, 140 Olive Branch Road, 219 Olive Branch Road, and 6021 Quanah Hill Road, Brock, Texas, more particularly described on **Exhibit A** and shown on **Exhibit D** of this Development Plan.

2) PURPOSE.

To create a Planned Development to allow for additional and mixed uses on the Subject Property, in conformance with Section 10.2.11 of the Comprehensive Zoning Ordinance of Brock, Texas. The proposed project is for the Saddlerock Vineyards & Safari, which includes exotic wildlife, agricultural tourism, vineyard education and experiences, a winery, and a wedding/event space. The potential future uses include cabin rentals, a private membership club, and warehousing/distribution of agricultural products, including grapes, jellies, jams, and wines.

3) DESIGN STATEMENT.

This Planned Development will provide the Town of Brock with a unique, creative, and quality mixed-use development consistent with the Town's existing rural character and vision.

4) DEVELOPMENT PLAN.

The proposed Master Development Site Plan as shown on **Exhibit D** and the Zoning Site Concept Plan as shown on **Exhibit C** shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits. Any other plans must be approved by the Town Commission. This includes the approved plans for parking, setbacks, building heights and stories, open space, lighting, signage, and screening as set forth in **Exhibits C and D**.

5) USE ALLOCATIONS.

All uses shall comply with the Agricultural Zoning District (AG) regulations contained in the Town of Brock's Comprehensive Zoning Ordinance, except as expressly amended by this ordinance (PD-2024-02). In addition to those uses listed and allowed by-right in the AG zoning district, the following uses shall be allowed by right with the following conditions upon the Subject Property:

- (a) Farm (Garden, Crops)
- (b) Greenhouse (Non-Retail/Hobby)
- (c) Orchard/Vineyard
- (d) Ranch, Livestock (including exotic livestock, subject to compliance with state law)
- (e) Stable/Barn
- (f) Winery
- (g) Single-family Detached Home (any and all new single-family homes constructed must meet all conditions of AG zoning)

- (h) Accessory Dwelling (any and all new accessory dwellings constructed must meet all conditions of AG zoning)
- (i) Caretaker's Residence (any and all new accessory dwellings constructed must meet all conditions of AG zoning)
- (j) Warehousing/Distribution as allowed in the AG zoning district, or as an accessory use to the primary agricultural use (i.e. storage of vineyard products, garden, crops) and within existing structures or within the planned structures shown in **Exhibits C and D**.
- (k) Warehousing/Distribution of wine within the within existing structures as set forth in **Exhibits C and D**
- (l) Office, Professional, and General Business within existing structures as set forth in **Exhibits C and D**
- (m) Commercial Amusement (indoor/outdoor) only for Agricultural Tourism/Safari purposes within the parameters set forth in **Exhibits C and D**, and as specified in those areas identified specifically for agricultural tourism. Any expansion or increase in this category of use shall be subject to approval of a CUP
- (n) Bed and Breakfast Inn – The existing residential structures shown in **Exhibit D** may be used for Bed and Breakfast Inn use. No increase in the permitted Bed and Breakfast Inn use shall be allowed without the approval of a CUP, including any increase in the size, area or number of the existing residential structures
- (o) Short Term Rental as to the existing residential structures at 140, 142, and 144 Olive Branch Road as shown in **Exhibit D**. No increase in the permitted short term rental use shall be allowed without the approval of a CUP, including any increase in the size, area or number of the existing residential structures
- (p) Sale of Wine and Malt Beverages, retail on-premises and off-premises consumption of wine and malt beverages within the structures and parameters set forth in **Exhibits C and D**, (subject to the Town's ordinances governing alcoholic beverages (currently Ordinance 21-003), as the same may be amended in the future)
- (q) Private Club, so long as the owner holds a valid private club permit from the Texas Alcoholic Beverage Commission ("TABC")* - Only one private club permitted in PD-2024-02

Additional uses authorized by this PD-2024-002 that require a Conditional Use Permit, are as follows:

- (a) Short Term Rental (except as allowed by right above)
- (b) Wedding Chapel
- (c) Bed and Breakfast Inn (except as allowed by right above)
- (d) Private Club (except as allowed by right above) *
- (e) Office, Professional, and General Business (for any new construction)
- (f) Warehousing/Distribution (except as allowed by right above)
- (g) Commercial Amusement (indoor/outdoor) (except as allowed by right above)
- (h) Sale of Wine and Malt Beverages (except as allowed by right above)

*Under no circumstances shall a sexually oriented business, or any establishment which offers entertainment or services which includes nude or partially dressed male or female persons, be allowed to operate within the boundaries of the Subject Property.

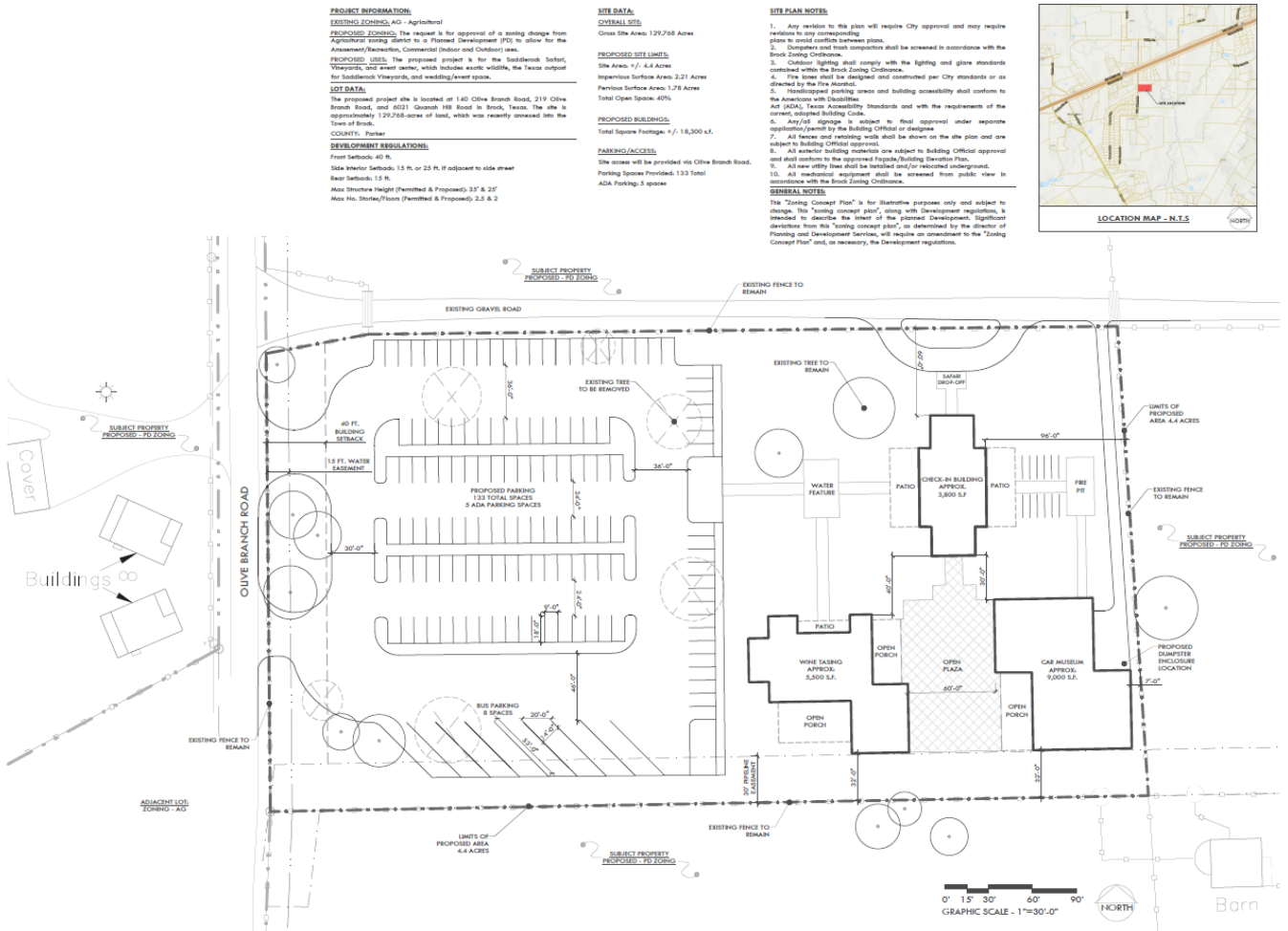
6) MISCELLANEOUS.

The Planned Development shall at all times comply with state and local laws and regulations. As set forth in Section 10.4.5 of the Brock Comprehensive Zoning Ordinance, no person shall erect or construct or proceed with the erection of construction of any building or structure nor add to, enlarge, move, improve, alter, repair, convert, extend, or demolish any building or structure or cause the same to be done in any zone district of the Town of Brock without first applying for and obtaining a building permit thereof from the Town.

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EXHIBITS FOLLOW]

EXHIBIT C

Zoning Site Concept Plan



Pipkin
ARCHITECTURE
& DESIGN
COMMERCIAL/RESIDENTIAL LANDSCAPE

SADDLEROCK WINE SAFARI
Brock, Texas

REVISIONS

NO.	REVISION	DATE
1		
2		
3		
4		
5		

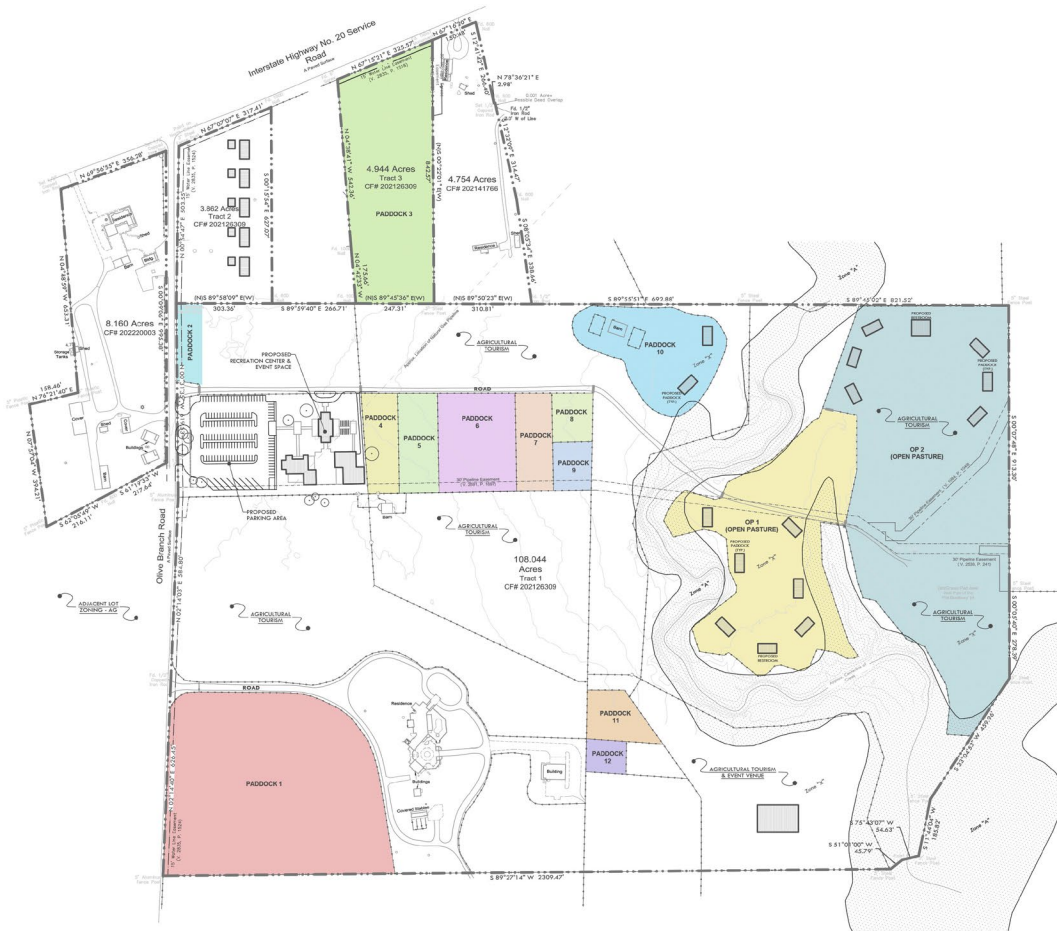
SHEET TITLES
ZONING SITE
CONCEPT PLAN

DESIGNED BY: JF
DRAWN BY: BHS
DATE: FEBRUARY 15, 2024
SHEET

A1

EXHIBIT D

Master Development Site Plan



PROJECT INFORMATION:
EXISTING ZONING: AG - Agricultural
PROPOSED ZONING: The request is for approval of a zoning change from Agricultural zoning district to a Planned Development (PD) to allow for the Amusement/Recreation, Commercial (Indoor and Outdoor) uses.
PROPOSED USES: The proposed project is for the Saddleback Safari, Vineyard, and event center, which includes exotic wildlife, the Texas outpost for Saddleback Vineyard, and wedding/event space.

LOT DATA:
The proposed project site is located at 1401 Olive Branch Road, 219 Olive Branch Road, and 4001 Channah Hill Road in Brock, Texas. The site is approximately 129,777 acres of land, which was recently annexed into the Town of Brock.

DEVELOPMENT REGULATIONS:
FRONT SETBACKS: 40 ft.
SIDE INTERIOR SETBACKS: 12 ft. or 25 ft. if adjacent to side street
REAR SETBACKS: 10 ft.
MAX STRUCTURE HEIGHT (Permitted & Proposed): 35' & 35'
MAX NO. STORIES/FLOORS (Permitted & Proposed): 2.5 & 2

SITE DATA:
OVERALL SITE:
Gross Site Area: 129,777 Acres (5,652,765 S.F.)

PARKING/ACCESS:
Site access will be provided via Olive Branch Road.
Parking Spaces Provided: 123 Total
ADA Parking: 5 spaces

SITE PLAN NOTES:
1. Any revision to this plan will require City approval and may require revisions to any corresponding plans to avoid conflicts between plans.
2. Dumpsters and trash compactors shall be screened in accordance with the Brock Zoning Ordinance.
3. Outdoor lighting shall comply with the lighting and glare standards contained within the Brock Zoning Ordinance.
4. Fire lanes shall be designed and constructed per City standards or as directed by the Fire Marshal.
5. Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA), Texas Accessibility Standards and with the requirements of the current adopted Building Code.
6. Any/all signage is subject to final approval under separate application(s) permit by the Building Official or designer.
7. All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
8. All exterior building materials are subject to Building Official approval and shall conform to the approved Facade/Building Elevation Plan.
9. All new utility lines shall be installed and/or relocated underground.
10. All mechanical equipment shall be screened from public view in accordance with the Brock Zoning Ordinance.

GENERAL NOTES:
The "Zoning Concept Plan" is for illustrative purposes only and is subject to change. The "Zoning Concept Plan", along with Development regulations, is intended to describe the intent of the planned Development. Significant deviations from the "Zoning Concept Plan", as determined by the director of Planning and Development Services, will require an amendment to the "Zoning Concept Plan" and, as necessary, the Development regulations.

COMMERCIAL, RESIDENTIAL, LANDSCAPE

SADDLEBACK WINE SAFARI
Brock, Texas

REVISIONS

NO.	REVISION	DATE	DESCRIPTION
1			
2			
3			
4			
5			

DRAFT NAME
MASTER
DEVELOPMENT PLAN

DESIGNED BY
J.P.

DRAWN BY
J.S.

CHECKED BY
TERRY'S BROS

SHEET
A2

**TOWN OF BROCK
COMMISSION AGENDA BRIEFING
MARCH 18, 2024**

Agenda Item 4.3

Title

Town Clerk position classification

Item Summary

Consider approval of a resolution to change the Town Clerk position from an Independent Contractor to an Employee.

Attachments

1. Resolution

RESOLUTION NO. R-2024-001

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF BROCK, TEXAS AUTHORIZING THE PART-TIME EMPLOYMENT OF THE TOWN CLERK; TERMINATING THE CURRENT CONTRACT SERVICES AGREEMENT FOR TOWN CLERK; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on or about May 31, 2023, the Town Commission for the Town of Brock, Texas (“Town”) entered into a Contract Services Agreement with Alyssa Vanesler to provide Town Clerk services for the Town; and

WHEREAS, the Town Commission desires to terminate the foregoing agreement and appoint Alyssa Vanesler (hereinafter “Employee”) as a part-time employee and Town Clerk for the Town of Brock as of the Effective Date; and

WHEREAS, the Town Commission hereby finds that hiring Employee as a part-time employee will provide a public benefit to the Town by ensuring the Town has a Town Clerk available to assist the Town Commission in carrying out Town business, including serving the needs of the Town’s residents and the general public.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF BROCK, TEXAS:

SECTION 1. That the Town Commission hereby hires Employee as a part-time, at-will employee of the Town and further appoints Employee to serve as Town Clerk for the Town of Brock.

SECTION 2. Employee shall be responsible for all duties customarily performed by Town Clerks for general law cities in Texas. Employee’s duties shall further include, without limitation, the following:

- (a) Preparation, documentation and storage of agendas, minutes, resolutions, ordinances and other various Town documents;
- (b) Acts as the official custodian of records for the Town of Brock;
- (c) Provides support to the Mayor and Town Commission for Town-related business;
- (d) Compiles, develops and distributes meeting materials and agenda’s for the Town Commission, established committees and boards; assists in setting up council chambers, meeting rooms and/or other locations used to accommodate the needs of all anticipated attendees; attends public meetings, and workshops; monitors recording equipment and takes notes; submits minutes for review and approval; finalizes and makes minutes available pursuant to applicable statutes, rules, policies, procedures and/or requirements;
- (e) Manages Town elections, including, without limitation, posting all legal notices as required by state law; coordinating/conducting the election process, monitoring candidate filings; accepting applications from candidates to be placed on the ballot;
- (f) Identifies and recommends long and short-range strategic plans for areas of responsibility; compiles, identifies, presents, justifies and monitors budget; reviews, identifies, recommends and implements policies and procedures for areas of responsibility; interfaces with news media regarding the Town Commission and other Town-related business;
- (g) Works with the public, in person, by phone and through correspondence; responds to questions regarding access to archived and immediately available records; responds to

requests under the Public Information Act; assists citizens, various agencies, and other Town personnel with requests for or questions concerning records management; provides support/assistance to other Town employees in implementing a records retention process; maintains electronic imaging of Town Clerk files and other departmental files to include indexing, storage, and retrieval of records;

- (h) Serves as the tax assessor-collector for the Town, pursuant to Section 24.052 of the Texas Local Government Code;
- (i) Obtains and retains appointment as a Notary Public for the State of Texas;
- (j) Works outside the traditional work week/schedule to attend Town Commission meetings; and
- (k) Performs such other duties as may be assigned by the Mayor or Town Commission.

SECTION 3. Employee's compensation shall for the position shall be based upon an [hourly rate of \$____/hr] **OR** [a flat annual rate of \$_____], which will be paid to Employee on a [bi-weekly] **OR** [monthly] basis as of the Effective Date of this resolution.

SECTION 4. During Employee's employment with the Town the Town will be responsible for the following:

- (a) All expenses incurred for materials necessary for Employee to perform the duties of Town Clerk in conformance herewith (e.g., office space, computer, printer, office supplies, etc.);
- (b) All Town-approved training necessary for Employee to perform the duties of the position, including all costs related to Employee becoming a Notary Public for the State of Texas; and
- (c) Pay the costs related to any bond required to serve as the Town Clerk.

SECTION 5. This Resolution shall take effect on April 1, 2024 ("Effective Date") and the current Contract Services Agreement for Town Clerk between the Town and Employee shall terminate immediately upon said Effective Date.

DULY RESOLVED AND ADOPTED by the Town Commission of the Town of Brock, Texas, on March 18, 2024.

TOWN OF BROCK, TEXAS

Jay Hamilton, Mayor

ATTEST:

Alyssa Vanesler, Town Clerk