

**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 Quannah 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

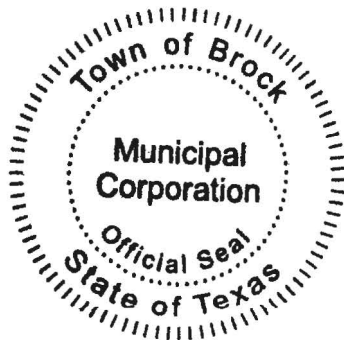
two thousand dollars (\$2,000.00) per day per offense. The Town shall further have the right to seek injunctive relief for any and all violations of this ordinance where the law in such cases so provides.

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

A handwritten signature in black ink, appearing to read "Jay Hamilton", written over a horizontal line.

Jay Hamilton, Mayor

ATTEST:

APPROVED AS TO FORM:

A handwritten signature in black ink, appearing to read "Alyssa Vanesler", written over a horizontal line.

Alyssa Vanesler, Town Clerk

A handwritten signature in black ink, appearing to read "Whitt Wyatt", written over a horizontal line.

Whitt Wyatt, Town Attorney

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

6021 QUANA 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 I 16.90 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 Quannah 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

PROJECT INFORMATION

EXISTING ZONING: AG - Agriculture

PROPOSED ZONING: The request is for approval of a zoning change from Agriculture zoning District to a Planned Development (PD) to allow for the Amendment (Retail, Commercial (Indoor and Outdoor) uses.

PROPOSED USES: The proposed project is for the Saddlerock Safari, Veterinary, and event center, which includes exotic wildlife, the Texas outpost for Saddlerock Vineyards, and wedding/event space.

LOT DATA

The proposed project site is located at 140 Olive Branch Road, 219 Olive Branch Road, and 6021 Goshop Hill Road in Brock, Texas. The site is approximately 129,768 acres of land, which was recently annexed into the Town of Brock.

COUNTY: Parker

DEVELOPMENT REGULATIONS

Front Setback: 40 ft.
 Side Setback: 15 ft. or 25 ft. if adjacent to side street
 Rear Setback: 15 ft.
 Max Structure Height (Permitted & Proposed): 31' & 25'
 Max No. Stories/Floors (Permitted & Proposed): 2.5 & 2

SITE DATA

OVERALL SITE

Overall Site Area: 129,768 Acres

PROPOSED SITE LIMITS

Site Area: 4.4 Acres
 Impervious Surface Area: 2,21 Acres
 Pervious Surface Area: 1.78 Acres
 Total Open Space: 40%

PROPOSED BUILDINGS

Total Square Footage: 47,18,300 s.f.

PARKING/ACCESS

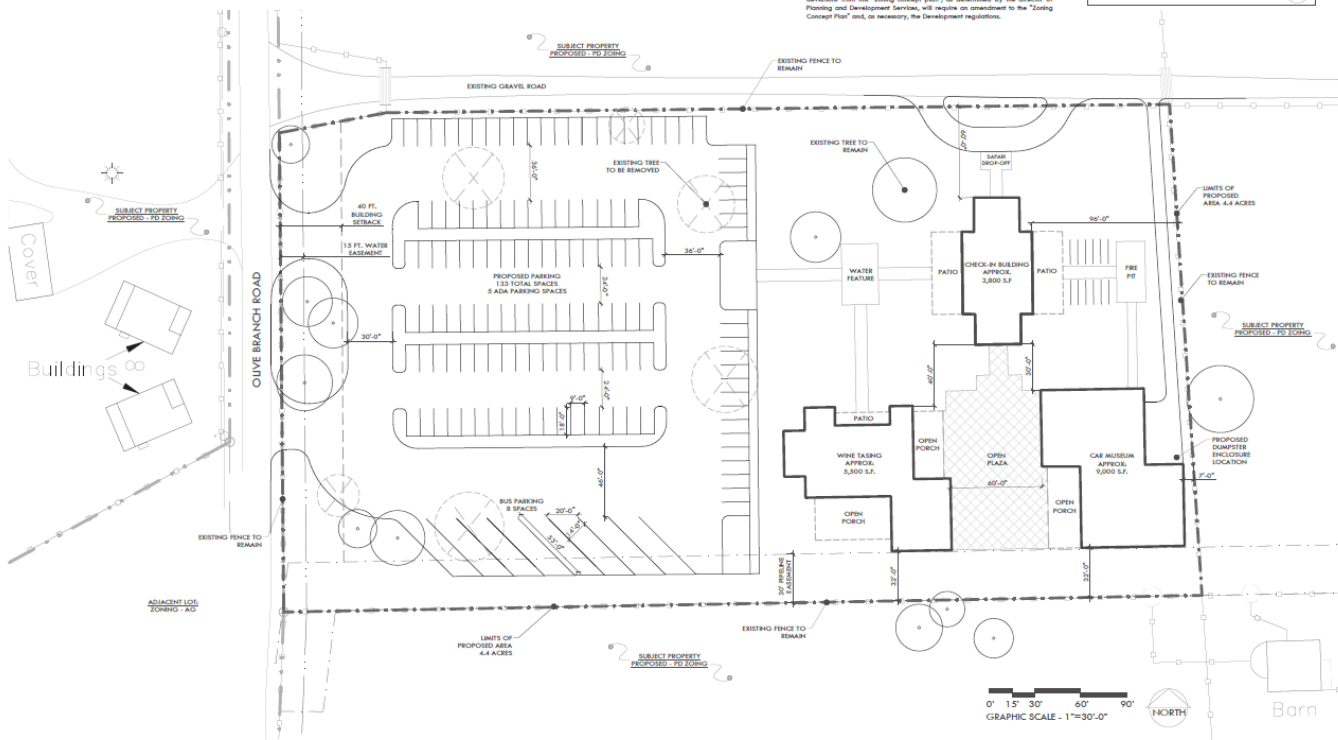
Site access will be provided via Olive Branch Road.
 Parking Spots: Permitted: 133 Total
 ADA Parking: 5 spaces

SITE PLAN NOTES

- Any revision to this plan will require City approval and may require revisions to any corresponding plans to avoid conflicts between plans.
- Chimneys and trash enclosures shall be screened in accordance with the Brock Zoning Ordinance.
- Outdoor lighting shall comply with the lighting and glare standards contained within the Brock Zoning Ordinance.
- Fire lanes shall be designed and constructed per City standards or as directed by the Fire Marshal.
- 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.
- Any (s/d) signage to be placed to final approval under separate application/permit by the Building Official or designer.
- All exterior building materials shall be shown on the site plan and one subject to Building Official approval.
- All new utility lines shall be located and/or re-routed underground.
- 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 subject to change. This "zoning concept plan", along with Development regulations, is intended to describe the intent of the planned Development. Significant deviations from this "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.



Pipkin
ARCHITECTURE
& DESIGN
COMMERCIAL, RESIDENTIAL, LANDSCAPE

SADLEROCK WINE SAFARI
Brock, Texas

REVISIONS

NO.	REVISION	REVISION DESCRIPTION
1		
2		
3		
4		
5		

SHEET TITLES

ZONING SITE CONCEPT PLAN

DESIGNED BY: [] DRAWN BY: []
 DATE: FEBRUARY 6, 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 Saddlerock Safari, Vineyards, and event center, which includes exotic wildlife, the Texas outpost for Saddlerock Vineyards, and wedding/event space.

LOT DATA:
 The proposed project site is located at 1401 Olive Branch Road, 219 Olive Branch Road, and 4021 Quench Hill Road in Brock, Texas. The site is approximately 120,748-acres of land, which was recently annexed into the Town of Brock.

DEVELOPMENT REGULATIONS:
County: Parker
Front Setback: 40 ft.
Side Interior Setback: 12 ft. or 25 ft. if adjacent to side street
Rear Setback: 15 ft.
Max Structure Height (Permitted & Proposed): 35' & 2'
Max No. Stories/Floors (Permitted & Proposed): 2.5 & 2

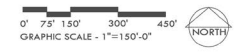
SITE DATA:
OVERALL SITE:
 Gross Site Area: 129,777 Acres (5,632,781 S.F.)

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

SITE PLAN NOTES:

- Any revision to this plan will require City approval and may require revisions to any corresponding.
- Dumpsters and trash compactors shall be screened in accordance with the Brock Zoning Ordinance.
- Outdoor lighting shall comply with the lighting and glare standards contained within the Brock Zoning Ordinance.
- Fire lanes shall be designed and constructed per City standards or as directed by the Fire Marshal.
- 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.
- Any/all signage is subject to final approval under separate application/permit by the Building Official or designer.
- All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
- All exterior building materials are subject to Building Official approval and shall conform to the approved Facade/Building Elevation Plan.
- All new utility lines shall be installed and/or relocated underground.
- 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 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.



Pipkin
ARCHITECTURE
& DESIGN
COMMERCIAL RESIDENTIAL LEADER

SADDLEROCK WINE SAFARI
Brock, Texas

REVISIONS

NO.	DATE	REVISION DESCRIPTION

SHEET NAME: MASTER DEVELOPMENT PLAN

DESIGNED BY: JF **DRAWN BY:** MS
DATE: FEBRUARY 2024
SHEET:

A2