

ORDINANCE NO. 0-2025-005

AN ORDINANCE OF THE TOWN OF BROCK, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY GRANTING A CONDITIONAL USE PERMIT (CUP) EXPANDING THE AREA ALLOWED FOR THE SALE OF WINE AND MALT BEVERAGES ON 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; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING A REPEALING AND SAVINGS CLAUSE, SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, on March 18, 2024, the Town Commission adopted Ordinance No. O-24-02, amending the Comprehensive Zoning Ordinance for the Town of Brock (Ordinance No. 2018-006) to change the zoning for Saddlerock Vineyards & Safari, 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 (the "Subject Property"), to the current planned development zoning PD-2024-02; and

WHEREAS, under Ordinance No. O-24-02 and the current zoning of the Subject Property as PD-2024-002, the sale of wine and malt beverages is currently restricted to sale and consumption within the structures identified in the Subject Property's development regulations and site plans; and

WHEREAS, under the zoning of the Subject Property as PD-2024-002, any change to the areas permitted for sale of wine and malt beverages require a Conditional Use Permit; and

WHEREAS, on July 31, 2025, the owner of the Subject Property submitted an application for a Conditional Use Permit attached as Exhibit "A", requesting to expand the areas approved for the sale of wine and malt beverages to include the outdoor and other areas of the Subject Property as required by the current zoning PD-2024-002; and

WHEREAS, after due deliberations and consideration of the recommendation of the Town Commission, the information received at a public hearing, and other relevant information and materials, the Town Commission of the Town of Brock, Texas finds that this amendment for conditional use promotes the general welfare and safety of this community and meets additional criteria set forth in Section 10.2.12(E) of the Zoning Ordinance of the Town of Brock, as amended.

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

SECTION 1. The recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

SECTION 2. A Conditional Use Permit (CUP) authorizing expansion of the areas approved for the sale of wine and malt beverages to include the outdoor and other areas of Subject Property is hereby granted subject to the following conditions:

- All provisions of the development regulations and requirements for the Subject Property contained in Ordinance No. O-24-02 and planned development zoning PD-2024-02 not hereby modified by this CUP remain in full force and effect.

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 Town of Brock, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00).

SECTION 4. Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this ordinance or of the Comprehensive Zoning Ordinance of the Town of Brock, as amended hereby, be adjudged or held, in whole or in part, to be invalid, voided, or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinances, as amended hereby, which 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 from and after its passage and approval and after publication as may be required by law.

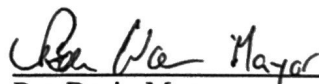
PASSED AND APPROVED by the Town Commission of the Town of Brock, Texas, on September 30, 2025.



ATTEST:


Melanie Matheus, Town Administrator

TOWN OF BROCK, TEXAS


Ben Davis, Mayor

APPROVED AS TO FORM:


Whitt Wyatt, Town Attorney



TOWN OF BROCK APPLICATION FOR ZONING AND LAND DEVELOPMENT

TYPE OF APPLICATION: (CHECK ALL THAT APPLY)		
PLATS	ZONING	DEVELOPMENT PLAN APPROVAL
☐ Preliminary Plat	☐ Zoning Change	☐ Preliminary Site Plan
☐ Final Plat	☒ Conditional Use Permit	☐ Site Plan
☐ Replat/Amended Plat	☐ Planned Development	☐ Other: _____
☐ Subdivision variance	☐ Zoning Variance	

PROPERTY DESCRIPTION:

Submittal Date: _____ Address (if assigned): 137 Olive Branch Road, Brock, TX 76087

Legal description of subject property (metes & bounds must be described on an attached sheet) Subject address is contained within the attached metes & bounds description

Lot Number _____ Number of Lots: _____ Block _____ Name of Addition _____

Gross Acreage: 102.048 Present Zoning Classification: AG # of New Street Intersections: 0

PROPERTY OWNER/APPLICANT:

I hereby certify that the information in this application is true and correct to the best of my knowledge.

PROPERTY OWNER: (Required)

Name: (printed) 2012 LAS Children's Trust & 2012 RHS Children's Trust

Contact: Ronald H. Semler, Trustee of the 2012 LAS Children's Trust
Lisa A Semler, Trustee of the 2012 RHS Children's Trust

Address: 219 Olive Branch Road

Phone: (818) 606-1729

City: Brock

State: TX

Email: evan.bardo@semlercompanies.com

Zip: 76087

Signature: _____

APPLICANT: (If different from Owner)

Name: (printed) Saddlerock Safaris

Contact: Madison Semler / Brett Phillips

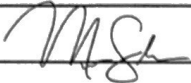
Address: 137 Olive Branch Road

Phone: (214) 364-4015 / (817) 727-7252

City: Brock State: TX

Email: madison@saddlerocksafaris.com

Zip: 76087

Signature: 

SURVEYOR: (Required)

Name: (printed) _____

Contact: _____

Address: _____

Phone: _____

City: _____ State: _____

Email: _____

Zip: _____

Signature: _____

ENGINEER: (If applicable)

Name: (printed) _____

Contact: _____

Address: _____

Phone: _____

City: _____ State: _____

Email: _____

Zip: _____

Signature: _____

PRINCIPAL CONTACT:

(APPLICABLE DOCUMENTS WILL BE DISTRIBUTED ONLY TO DESIGNATED PRINCIPAL CONTACT)

☐ Owner

☒ Applicant

☐ Surveyor

☐ Engineer

UTILITY PROVIDERS:

Electric Provider: _____

Water Provider: _____

Wastewater Provider: _____

Gas Provider (if applicable): _____

FEES:

See ***Town of Brock Master Fee Schedule***. All reasonable fees and/or costs, which are required by the City of Brock for a proper review of this request, are the sole responsibility of the applicant. Such fees or costs shall include, but are not limited to engineering reviews, legal opinions, building(s)/property inspections and/or testing(s).

City Use Only

Project #: _____

Completed Application Received on: 7/31/2025

Affidavit for Groundwater Availability Received on: _____

Fees Collected \$250⁰⁰ Receipt #: _____ Project #: _____

ACKNOWLEDGEMENT FOR PLAT AND ZONING APPLICATIONS

All Plat and Zoning applications, including Conditional Use Permits (CUPs), are subject to administrative review for completeness. Only complete applications will be considered filed and eligible to be scheduled for public hearing and consideration by the Town Commission.

All public hearings will be opened, and testimony given by applicants and all interested persons.

Any changes to a site plan (no matter how minor or major) approved in connection with a Conditional Use Permit (CUP) are required to be approved by the Town Commission through the public hearing process.

I HAVE READ AND UNDERSTAND THE REQUIREMENTS AS SET FORTH BY THE APPLICATION FOR AND ACKNOWLEDGE THAT THE INFORMATION PROVIDED HEREIN IS TRUE AND CORRECT AND THAT ALL REQUIREMENTS OF THIS APPLICATION HAVE BEEN MET AT THE TIME OF SUBMITTAL.



Applicant's Signature

7/24/25

Date

Saddlerock Safaris by Madison Semler

Applicant's Name (Print)



Owner's Signature (If different)

7/24/25

Date

Ron Semler

Owner's Name (Print) Ronald H Semler, Trustee
Lisa A. Semler, Trustee

CONDITIONAL USE APPLICATION/SITE PLAN APPLICATION CHECKLIST

****This checklist must be submitted with the initial application****

I. GENERAL:

Name of Addition: Semler
Applicant: Saddlerock Safaris
Property Owner(s): 2012 LAS Children's Trust & 2012 RHS Children's Trust
Location of Addition: 137 Olive Branch Road, Brock, TX 76087

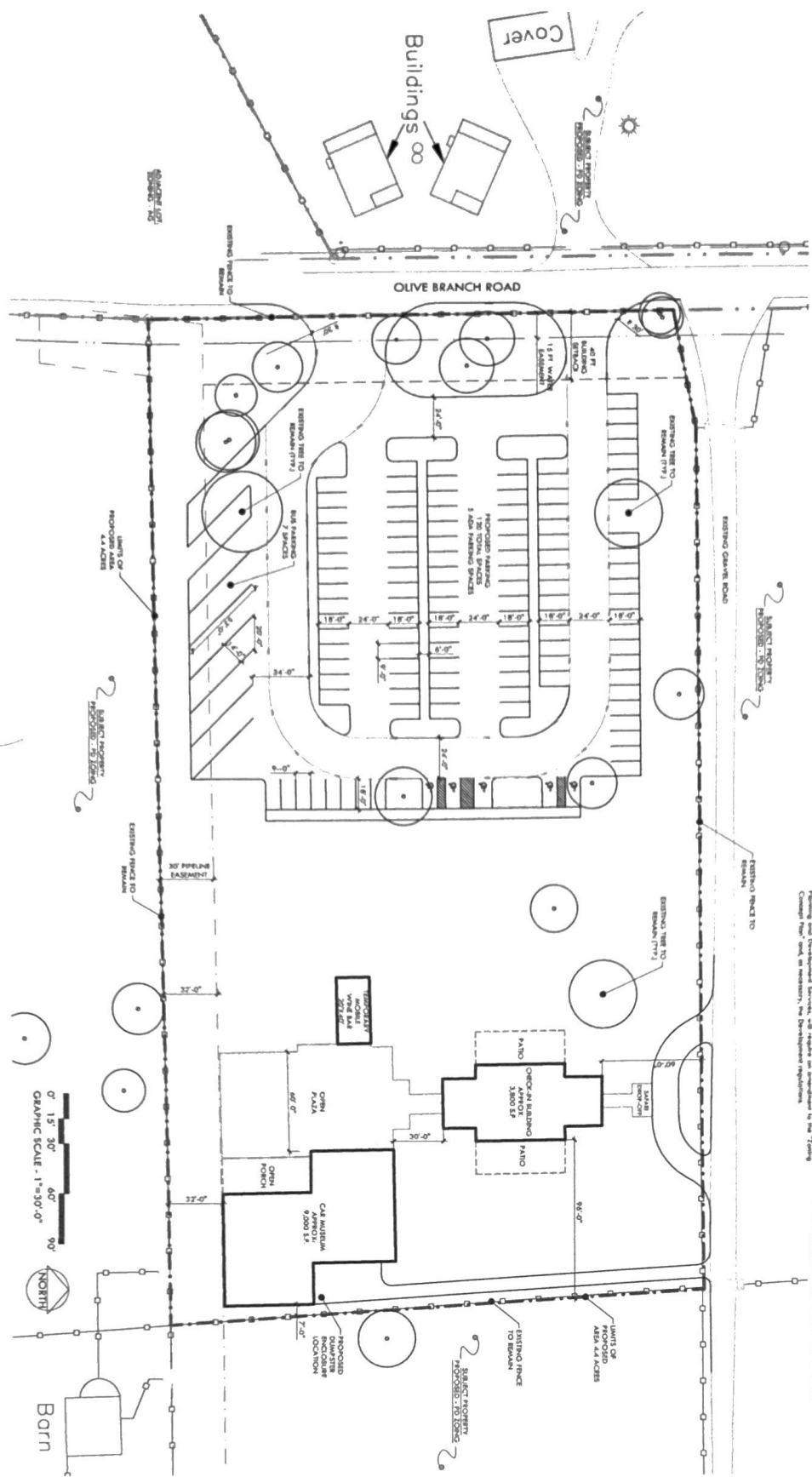
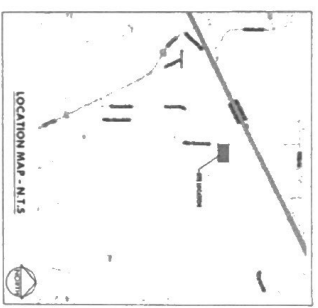
II. REQUIRED DOCUMENTS FOR A CONDITIONAL USE APPLICATION/SITE PLAN APPLICATION

- ☒ Application with original/notarized signatures of owner and applicant
- ☒ Filing and publication fee (see *Town of Brock Master Fee Schedule*)
- ☒ Site plan drawing showing the existing structures and proposed requested structure.
- ☒ Drainage and elevations may be required.
- ☒ Submit a letter describing the proposed Conditional use and note the request on the site plan document, describe or show on the site plan special requirements or conditions imposed upon the particular conditional use by applicable district regulations (example: buffer yards, distance between users), describe whether the proposed conditional use will , or will not cause substantial harm to the value, use, or enjoyment of other property in the neighborhood.

PLANNING INFORMATION
 The proposed project is located on the east side of Olive Branch Road, approximately 1.5 miles north of the intersection of Olive Branch Road and County Road 150. The project is situated within the Saddle Creek Ranch, a 1,200-acre ranch owned by the Saddle Creek Ranch, L.P. The project is situated within the Saddle Creek Ranch, a 1,200-acre ranch owned by the Saddle Creek Ranch, L.P. The project is situated within the Saddle Creek Ranch, a 1,200-acre ranch owned by the Saddle Creek Ranch, L.P.

GENERAL NOTE
 The proposed project is located on the east side of Olive Branch Road, approximately 1.5 miles north of the intersection of Olive Branch Road and County Road 150. The project is situated within the Saddle Creek Ranch, a 1,200-acre ranch owned by the Saddle Creek Ranch, L.P. The project is situated within the Saddle Creek Ranch, a 1,200-acre ranch owned by the Saddle Creek Ranch, L.P.

GENERAL NOTE
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Pipkin
ARCHITECTS
A DESIGN

SADDLEROCK WINE SAFARI
Brock, Texas

ZONING SITE
CONCEPT PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1		

DESIGNED BY [Signature]
DRAWN BY [Signature]
CHECKED BY [Signature]
DATE [Date]

GRAPHIC SCALE - 1"=30'-0"

0' 15' 30' 60' 90'

NORTH

A1