

**MINUTES OF JULY 15, 2019 JOINT MEETING OF THE TOWN COMMISSION AND  
THE PLANNING AND ZONING COMMITTEE OF BROCK, TEXAS**

Date: Monday, July 15, 2019, 6:00 PM: Brock Fire Department 1107 FM 1189 Brock Texas  
76087

**ATTENDEES:** Mayor Snow, Commissioners Scrimshire and Hamilton. Attorney Hicks.

**PLANNING AND ZONING ATTENDEES:** Chair L. Hodgson, Members K. Green, K.  
Jordan, T. Scrimshire and A. McMurry

**1. CALL TO ORDER BY MAYOR AND CHAIR AND ANNOUNCEMENT OF  
QUORUMS**

Mayor Snow called the Commission meeting to order at 6:04 PM & announced a quorum was present.

Chair Hodgson called the Planning and Zoning Committee to order at 6:04 PM and announced a quorum was present

**2. INVOCATION & PLEDGE**

The Invocation was given by Mayor Snow who also led the Pledge.

**3. EXECUTIVE SESSION: None**

**4. REGULAR AGENDA:**

4.1 Approving Minutes of the May 20, 2019 and June 17, 2019 Meetings.

Commissioner Scrimshire moved to approve the May 20, 2019 and June 17, 2019 meeting minutes and Mayor Snow seconded. Motion carried with Commissioner Hamilton abstaining

4.2 Ordinance 2019-5 amending the adoption of the 2015 Building Code and the 2015 International Fire Code clarifying Brock's intent to designate Option A or B of further amendments to the COG amendments with further amendments and discussion and possible action relating to decreasing the size of commercial buildings requiring fire suppression.

Fire Chief Scrimshire presented his recommendation that commercial buildings with 7,500 sq. ft or greater have fire suppression (sprinkler systems) unless the buildings were segregated with firewall separations that are approved by the fire department.

Commissioner Hamilton moved to approve requiring all buildings 7500 sq. ft or greater to have fire suppression (sprinkler systems) unless the building is segregated with firewall separations that are approved by the fire department and Commissioner Scrimshire seconded. Motion carried.

4.3 Adjusting the requirement for fence permits

Discussion included that fences should not be in the right of way and set back to not block visibility. No action taken.

4.4 Review of permitting fees within the City and changes to the fee structure with Bureau Veritas based on legislative changes

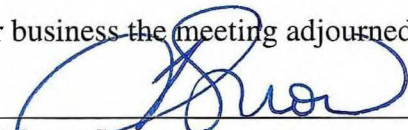
The legislature changed the fee structure on residential construction from valuation to square footage. Commissioner Hamilton moved to accept the new fee structure and Commissioner Scrimshire seconded. Motion carried.

- 4.5 Changes to the exterior construction of buildings based on legislative changes  
The legislature also changed exterior construction rules that cities had limited to no authority to designate what façade was used. This section will be removed at a later date from the zoning ordinance. No action required as state law preempts.
- 4.6 Review of recent permitting requests and issues arising.  
Permitting regulations have raised citizen questions regarding the need and how to implement. The P&Z Committee and the Commission will review these citizen questions. No action taken.
- 4.7 Request from Dollar General to approve safety alternatives versus a sprinkler system  
Dollar General desires to fire wall a portion of their building in lieu of a sprinkler system. The proposal they submitted is insufficient and not considered. No action taken
- 4.8 Discussion on Possible Liquor Election –cannot submit in time for November election; will advise those interested of timeline for May 2020.
- 4.9 Discussion on Budget for FY beginning October 1, 2019; not presented.
- 4.10 Possible office location in Brock on 1189  
Mayor Snow stated that the office at 2451 FM 1189 where is located has a vacant office for \$500 per month. No action taken
- 4.11 Future focus on part time person to handle city issues with certain days an office is open.  
Some names have been submitted to possibly assist with city issues if an office is opened pursuant to 4.10 above. No action taken.
- 4.12 Update on obtaining Brock Website; not presented
- 4.13 On groundwater study and drainage study for each development. No change to position that groundwater and drainage studies are needed for each new development.
- 4.14 Update on the proposed Upper Trinity Underground Water District changes to rules. No new information
- 4.15 Update on the Special Utility District Rules No new information
- 4.16 Future Meeting. August 5, 2019 for Commission and August 7, 2019 for P&Z.

**CITIZEN COMMENTS ON NON-AGENDA ITEMS**

Brandi Cooper asked about registration of contractors and fencing on 5 acres.  
Priscilla Owner asked about the condition of her street Summer Stone. Commission stated that they would ask County rep that handles street maintenance to investigate its condition.

- 6. **ADJOURN** There being no further business the meeting adjourned at 8:10 PM.

  
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Mayor Snow

  
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Chair Hodgson

  
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Town Clerk

Approved: October 21, 2019