

**MINUTES OF THE JUNE 18, 2018 MEETING
OF THE CITY COMMISSION OF THE TOWN OF BROCK, TEXAS**

Meeting date: June 18, 2018 at 6:00 PM at the Brock ISD Cafeteria, 400 Eagle Spirit Lane, Brock, Texas 76087

ATTENDEES: Mayor Bill Cooper and Commissioners Troy Snow and Maureen Kenney and Attorney Sharon Hicks.

1. **CALL TO ORDER**

Mayor Cooper called the meeting to order at 6:03 PM and announced a quorum was present.

2. **INVOCATION:** Mayor Cooper led the invocation

3. **PLEDGE:** Mayor Cooper led the Pledge

4. **REGULAR AGENDA**

4.1 Approval of Minutes of Brock for the May 14, 2018 Meeting

Commissioner Snow moved for approval and Commissioner Kenney seconded. Motion passed unanimously.

4.2 Update from committee on a comprehensive plan, development standards, zoning, and the moratorium.

Jay Hamilton and Commissioner Kenney updated the Commission that their process was moving along but that it would be September before they had a draft. Accordingly, it was the recommendation of the Planning and Zoning Committee that the current moratorium be extended. The Commission took no action but instructed the item be put on a future agenda to discuss and possibly take action.

4.3 Discussion and possible action on enacting a comprehensive plan, development standards and zoning.

No additional discussion other than what was discussed in 4.2 took place. No action taken.

4.4 **PUBLIC HEARING.** Discussion and possible action on a waiver from the current town and ETJ development moratorium filed by Santo Land & Cattle, Ltd, individually and on behalf of Dan Day for approximately 23 acres more or less, fronting the south side of IH-20 and west of Canyon West Drive near 148 and 111 Valley View Lane for Commercial/Industrial Development.

In the current moratorium, there is a waiver process that Santo Land & Cattle applied for due to hardship because the proposed buyer had a hard timeline to spend money under a 1031 tax exchange. Specific request was to approve ten (10) lots of at least two (2) acres each for commercial development. Jim Martin and Jennifer Bruns with Santo presented the plan. Mayor Cooper opened the public hearing and several residents from Canyon West presented their concerns over commercial development so close to their subdivision. Mayor Cooper closed the public hearing. Commission requested to meet with their attorney prior to rendering a decision so they recessed into executive session to discuss.

4.5 July and Future Meetings Dates Tentatively set for July 16 at 6:00.

5. **EXECUTIVE SESSION.**

Mayor Cooper recessed into Executive Session at 7:25 PM pursuant to the following of the Open Meetings Act with the following discussed during the closed session.

Section 551.071, Consultation with Attorney

Questions regarding the request from Santo Land and Cattle regarding waiving the Development Moratorium.

Section 551.074. Personnel Matters

Resignation or appointment of Commission Members

5.1 **RECONVENE and Take Action if needed from Executive Session**

The meeting reconvened to Open Session at 8:10 PM. Mayor Cooper reported no votes or action was taken in Executive Session.

- A. First item considered was discussion on the request to waive the moratorium. Commissioner Kenney moved to waive the moratorium with the following conditions:

Proponent shall comply with Parker County Subdivision Regulations and Construction Standards and in addition (items below if more restrictive shall control):

1. Road shall be 60 ft wide, with concrete or asphalt, (no caliche or rock), meeting or exceeding county standards.
2. Buildings shall meet or exceed the design of the Standard Hardware building in Houston relating to the exterior and masonry/rock coverage.
3. Warehouse rollup or large delivery doors (anything larger than two double 3-0 doors) shall face South or West unless a North or East design is presented back to the Commission with a proposal for screening.
 - a. The intent of this is to have large truck traffic loading docks facing South and West not North and East
4. All lighting shall be controlled to not shine into neighborhoods or adjacent properties not in the park. All screening on the East side of the property shall be approved by the Commission. A combination of opaque screening and vegetation is preferred.
5. The Traffic Impact Analysis (TIA) from the State will be provided to the Commission once received.
6. Proponent will execute a voluntary annexation agreement with a property tax abatement for a certain length of time once the property becomes contiguous to the incorporated city limits.
7. Utilities are preferred to be underground, subject to cost analysis.
8. Prefer water to come from the SUD; however, any change in platting due to water being available from the SUD must be represented to the Commission.
9. Deed restriction no heavy industrial.
10. Final Plat to be presented prior to construction following receipt of TIA.

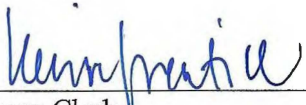
And Commissioner Snow Seconded. Mr. Martin stated he would go over the items with the purchaser and report back to the Commission what was acceptable, and the Commission agreed that a signed consent to terms was required before waiver would occur. Motion carried unanimously.

- B. Next item was Consider Acceptance of Resignation of Mayor Cooper. Mayor Cooper presented his letter of resignation stating he was returning to the Brock ISD school board. Commission members and audience expressed their gratitude for all Mayor Cooper had done in incorporating Brock. Commissioner Snow moved to reluctantly accept the resignation and Commissioner Kenney seconded. Motion carried by Snow and Kenney with Cooper abstaining.
- C. Next item was Consider Appointment of Replacement of a Commission Member to Fill the Unexpired Term of Vacant Commission Position. Commissioner Kenney moved to appoint Commissioner Snow as Mayor. Motion carried by Ms. Keeney with Commissioner now Mayor Snow abstaining. Mayor Snow requested interest from citizens on filling the vacant position of Commissioner.

6. CITIZEN COMMENTS ON NON-AGENDA ITEMS

None

7. **ADJOURNMENT** There being no further business the meeting adjourned at 8:32 PM.



Town Clerk

Mayor Snow