



ORDINANCE NO. 1123

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH AS HERETOFORE AMENDED; BY AMENDING THE ZONING DISTRICT CLASSIFICATION ON PHASE I B, PHASE I C AND PHASE III OF OAKBROOK ON BROOKHAVEN AS PLATTED AND RECORDED WITH THE COUNTY OF DALLAS FROM PD-12 (MF-2) AND PD-13 (MF-2) TO PD-21 ALLOWING CERTAIN SPECIFIC USES, REQUIRING SITE PLAN APPROVAL; ESTABLISHING A PENALTY OF FINE NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND CREATING AN EMERGENCY.

WHEREAS, the City Plan Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State law with reference to the granting of changes of zoning under the zoning ordinance regulations and zoning map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that due to a change in condition and in order to protect the public health, welfare and safety, said changes of zoning should be granted, as set out herein;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending the Zoning Map of the City of Farmers Branch so as to change the zoning on the following described tracts of land from PD-12 (MF-2) and PD-13 (MF-2) to Planned Development District Number 21, allowing uses as indicated in Section 2 of this ordinance and as shown on Exhibit "A". Said tracts being Phase I B, Phase I C and Phase III of Oakbrook on Brookhaven as platted and recorded in the deed records of Dallas County, Texas, containing approximately 77.041 acres of land and being more specifically described as follows:

PHASE I B

BEGINNING at a point being the most Northeasterly corner of Oakbrook on Brookhaven Phase I, an addition to the City of Farmers Branch, Texas, said point also being 815.0 ft. South 89° 41' 00" East from Webb's Chapel Road (100 ft. R.O.W.);

THENCE, the following bearings and distances along the boundary of said addition;

1. South 0° 19' 0" West a distance of 166.0 ft. to a point for a corner;
2. North 89° 41' 00" West a distance of 134.0 ft. to a point for a corner;
3. South 0° 19' 0" West a distance of 278.64 ft. to a point, in the Northwest R.O.W. of Oakbrook Parkway (80 ft. R.O.W.), said point also being the beginning of a circular curve to the left having a tangent bearing of North 67° 55' 56" East, a central angle of 07° 05' 06", and a radius of 1101.72 ft.;

THENCE, the following bearings and distances along said Northwest R.O.W. line of Oakbrook Parkway:

1. Northeasterly along said curve a distance of 136.23 ft. to a point of tangency;
2. North 60° 50' 52" East a distance of 217.25 ft. to the beginning of a circular curve to the right having a central angle of 04° 56' 02" and a radius of 1022.27 ft.;
3. Northeasterly along said curve a distance of 88.03 ft. to a point for a corner;

THENCE, North 00° 19' 00" East 238.29 ft. to a point for a corner;

THENCE, North 89° 41' 00" West a distance of 256.0 ft. to the POINT OF BEGINNING and CONTAINING 111,676 sq. ft. or 2,564 acres of land, more or less.

PHASE I C

BEGINNING at the most Southeasterly corner of Oakbrook on Brookhaven Phase II, an addition to the City of Farmers Branch, Texas, said point also being 520.00 ft. South 89° 41' 00" East of the intersection of the East R.O.W. line Webb's Chapel Road and North R.O.W. line Southern Pine Drive;

THENCE, South 89° 41' 00" East a distance of 290.00 ft. to a point for a corner;

THENCE, North 00° 19' 00" East a distance of 155.00 ft. to an angle point;

THENCE, North 26° 15' 54" West a distance of 171.23 ft. to a point in the Southeast R.O.W. of Oakbrook Parkway (80.0 ft. R.O.W.), said point also being the beginning of a circular curve to the right having a tangent bearing of South 75° 13' 27" West, a central angle of 10° 30' 53", and a radius of 1181.72 ft.;

THENCE, Southwesterly, 216.86 ft., along said R.O.W. around said curve to the right to a point for a corner;

1. South 0° 19' 0" West a distance of 97.14 ft. to a point for corner;
2. South 89° 41' 0" East a distance of 35.0 ft. to a point for corner;
3. South 0° 19' 0" West a distance of 67.00 ft. to a point for corner;

THENCE, North 89° 41' 00" West a distance of 35.00 ft. to a point for corner;

THENCE, South 0° 19' 00" West a distance of 107.0 ft. to the 1.756 acres of land, more or less.

PHASE III (TRACT 1)

BEGINNING at a point in the East R.O.W. line of Enterprise Drive (60 ft. R.O.W.) @ dedicated R.O.W., said point also being on the Southwest corner of Brookhaven Business Park (Block 4) an addition to the City of Farmers Branch, being 210.57 ft. South of the South R.O.W. line of Garden Brook Drive (60 ft. R.O.W.)

THENCE, S 89° 41' 00" E, along the South line of said Brookhaven Business Park (Block 4) a distance of 1161.76 feet to a point for corner in the Southeast line of a 50 ft. Drainage Easement;

THENCE, N 44° 50' 00" E, along said Drainage Easement line a distance of 33.00 feet to an angle point;

THENCE, N 59° 49' 10" E, along said Drainage Easement line a distance of 93.39 feet to a point on a curve in the Southwest R.O.W. Line of Garden Brook Drive; said curve to the left having a tangent bearing of S 51° 24' 48" E, a central angle of 38° 16' 12", a radius of 330.00 feet, and a tangent length of 114.50 feet;

THENCE, Southeasterly along said curve with the S.W. R.O.W. line of Garden Brook Drive (60 ft. R.O.W.) a distance of 220.42 feet to a angle point;

THENCE, S 89° 41' 00" E, along the South line of said Garden Brook Drive (60 ft. R.O.W.) a distance of 121.92 feet to a point for corner;

THENCE, S 26° 52' 00" W, a distance of 510.31 feet to an angle point;

THENCE, S 61° 49' 00" W, a distance of 194.79 feet to an angle point;

THENCE, S 24° 56' 30" W, a distance of 172.32 feet to a point for a corner;

THENCE, S 89° 41' 00" E, a distance of 53.44 feet to a point for a corner;

THENCE, S 27° 17' 00" W, a distance of 298.70 feet to an angle point;

THENCE, S 45° 39' 00" W, a distance of 248.00 feet to an angle point;

THENCE, S 13° 41' 00" W, a distance of 127.80 feet to an angle point;

THENCE, S 5° 00' 00" W, a distance of 150.00 feet to a point for a corner;

THENCE, S 81° 20' 00" E, a distance of 274.35 feet to the beginning of a curve to the right;

THENCE, southeasterly along said curve to the right having a central angle of 11° 57' 10" a radius of 500.00 ft., a tangent of 52.34 feet, and a distance of 104.31 ft. to a point for a corner;

THENCE, S 20° 37' 10" W, a distance of 50.00 ft. to the beginning of a curve in a northwesterly direction;

THENCE, Easterly along the South R.O.W. Oakbrook Parkway (80' R.O.W.) having a central angle of  $68^{\circ} 00' 00''$ , a radius of 942.27 feet, a tangent of 635.57 feet, a distance of 1118.31 feet to a point of tangency in the South R.O.W. of Oakbrook Parkway;

THENCE, S  $51^{\circ} 09' 08''$  E, along said Oakbrook Parkway (80' R.O.W.) a distance of 70.00 feet to a point for a corner;

THENCE, N  $38^{\circ} 50' 52''$  E, a distance of 80.00 feet to the beginning of a curve to the left, said point also being in the East R.O.W. of Enterprise Drive (60' R.O.W.) and North R.O.W. of Oakbrook Parkway (80' R.O.W.);

THENCE, Northeasterly along said curve to the left having a central angle of  $38^{\circ} 31' 52''$ , a radius of 562.32 feet, a tangent of 196.54 feet, a distance of 378.16 feet to a point of tangency being in the East R.O.W. of said Enterprise Drive (60' R.O.W.);

THENCE, N  $0^{\circ} 19' 00''$  E, along said East R.O.W. of Enterprise Drive (60' R.O.W.) a distance of 61.89 feet to the POINT OF BEGINNING and CONTAINING 67.439 acres of land, more or less.

### PHASE III (TRACT 2)

BEGINNING at the intersection of the West R.O.W. of Enterprise Drive (a dedicated 60 ft. R.O.W.) and the North R.O.W. of Oakbrook Parkway (a dedicated 80 ft. R.O.W.) as recorded in the Deed Records of Dallas County, Texas.

THENCE, North  $51^{\circ} 09' 08''$  West, a distance of 10.0 ft. along the said North R.O.W. of Oakbrook Parkway to the beginning of a circular curve to the left having a central angle of  $63^{\circ} 03' 58''$ , a radius of 1022.27 feet and a tangent length of 627.26 feet;

THENCE, along said curve a distance of 1125.22 feet to a point for a corner;

THENCE, North  $00^{\circ} 19' 00''$  East (departing said R.O.W.) a distance of 238.29 feet along the East property line of Oakbrook on Brookhaven Phase I-B an addition to the City of Farmers Branch, Texas to a point for a corner, said point also being on the South property line of Brookhaven Business Park (Block 3);

THENCE, South  $89^{\circ} 41' 00''$  East, a distance of 1178.51 feet along said South property line of Brookhaven Business Park to a point for a corner, said point also being on the West R.O.W. line of Enterprise Drive (60' R.O.W.);

THENCE, South  $00^{\circ} 19' 00''$  West, a distance of 61.89 feet along the R.O.W. line of Enterprise Drive to the beginning of a circular curve to the right having a central angle of  $38^{\circ} 31' 52''$  a radius of 502.32 ft. and a tangent length of 175.57 feet;

THENCE, along said curve having a tangent bearing of N 69° 22' 50" W; a central angle of 11° 57' 10" a radius of 450.00 ft., a tangent of 47.11' ft. and a distance of 93.88 feet to a point of tangency;

THENCE, N 81° 20' 00" W, a distance of 222.75 feet to a point for corner;

THENCE, S 8° 40' 00" W, a distance of 140.10 feet to a point for a corner;

THENCE, N 81° 20' 00" W, a distance of 410.00 feet to an angle point;

THENCE, N 74° 00' 00" W, a distance of 110.00 feet to an angle point;

THENCE, N 63° 30' 00" W, a distance of 235.00 feet to an angle point;

THENCE, N 57° 23' 20" W, a distance of 305.18 feet to an angle point;

THENCE, N 77° 44' 00" W, a distance of 235.37 feet to an angle point;

THENCE, N 58° 32' 00" W, a distance of 657.54 feet to an angle point;

THENCE, N 89° 41' 00" W, a distance of 742.10 feet to a point for a corner and being the Southeast corner of Oakbrook-on-Brookhaven Phase I-C an addition to the City of Farmers Branch, Texas.

THENCE, N 0° 19' 00" E, a distance of 155.00 feet along the East line of Oakbrook-on-Brookhaven Phase I-C to an angle point;

THENCE, N 26° 15' 45" W, a distance of 171.23 feet to a point for a corner in the R.O.W. line of Oakbrook Parkway (80' R.O.W.) and the northeast corner of Oakbrook-on-Brookhaven Phase I-C, said point being the beginning of a curve to the left;

THENCE, along Oakbrook Parkway (80' R.O.W.) said curve to the left having a tangent bearing N 75° 13' 27" E, a central angle of 14° 22' 35", a radius of 1181.72 feet, a tangent of 149.04 feet, a distance of 296.51 feet to a point of tangency in said Oakbrook Parkway (80' R.O.W.);

THENCE, N 60° 50' 52" E, along South R.O.W. Oakbrook Parkway (80' R.O.W.) a distance of 217.25 feet to the beginning of a curve to the right;

THENCE, along said curve and the West R.O.W. of Enterprise Drive a distance length of 337.81 ft. to the POINT OF BEGINNING AND CONTAINING 245,769 sq. ft. or 5.642 acres of land, more or less.

SECTION 2. That the uses allowed in PD-21 shall be those indicated on exhibit "A" and those more specifically stated as follows:

Areas described by exhibits "B" and "D" shall allow One Family attached use developed to MF-2 standards and regulations as established by the zoning ordinance, Two Family Dwellings developed to MF-2 standards and regulations as established by the zoning ordinance, and One Family detached use developed to R-3 standards and regulations as established by the zoning ordinance.

Areas described by exhibit "C" shall allow One Family detached use developed to R-3 standards and regulations as established by the zoning ordinance.

Areas described by exhibit "E" shall allow Multiple Family dwellings or apartment use developed to MF-2 standards and regulations as established by the zoning ordinance, One Family attached use developed to MF-2 standards and regulations as established by the zoning ordinance, Two Family dwelling use developed to MF-2 standards and regulations as established by the zoning ordinance, and One Family detached use developed to R-3 standards and regulations as established by the zoning ordinance.

SECTION 3. That prior to beginning development within PD-21 a site plan shall be approved as required by the City Zoning Ordinance.

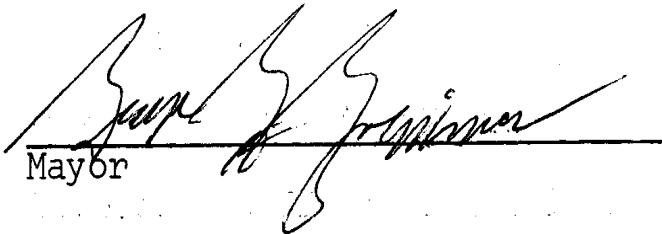
SECTION 4. That the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended, and as amended herein.

SECTION 5. That 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 of Farmers Branch, and upon conviction shall be punished by a fine not to exceed Two Hundred (\$200.00) Dollars for each offense.

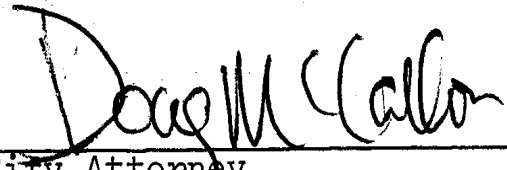
SECTION 6. Whereas, it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development, and in order to protect the public interest, confort and general welfare of the City of Farmers Branch, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage, and publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED by the City Council of the City of Farmers Branch, Texas on the 17 day of January, 19 77.

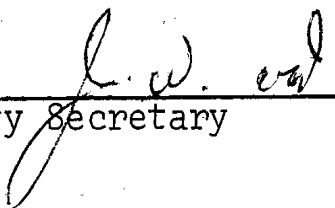
APPROVED:

  
\_\_\_\_\_  
Mayor

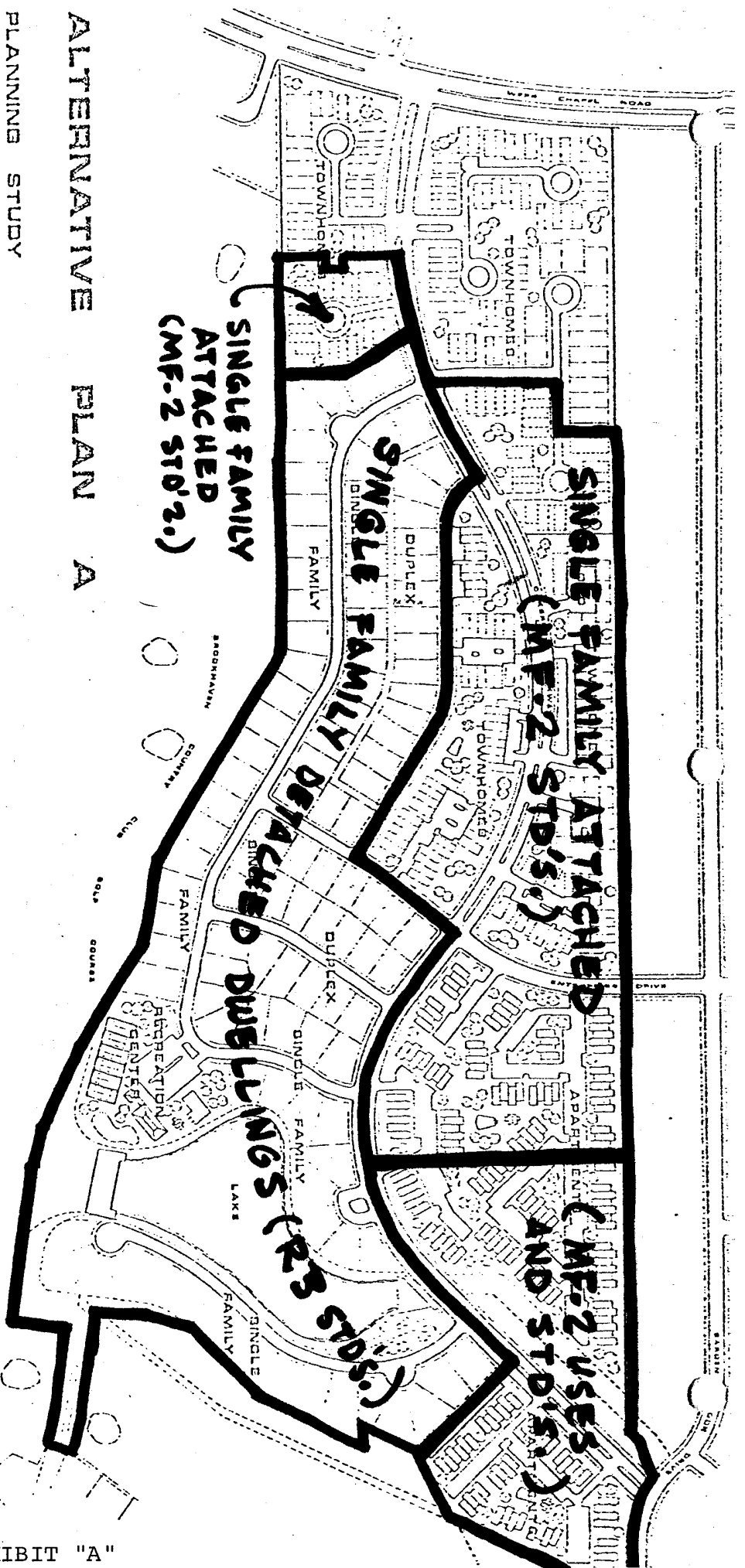
APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

DULY RECORDED:

  
\_\_\_\_\_  
City Secretary

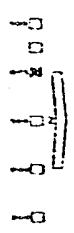




**ALTERNATIVE PLAN A**

PLANNING STUDY  
 CAIKERDOK ON BROOKHAVEN  
 CITY OF FARMERS BRANCH, TEXAS

SAMUEL L. WYSE ASSOCIATES  
 URBAN PLANNING & MANAGEMENT CONSULTANTS  
 DALLAS TEXAS



SINGLE FAMILY	74	UNITS
DUPLX	88	UNITS
TOWNHOMES	834	UNITS
APARTMENTS	504	UNITS
TOTAL	728	

EXHIBIT "A"

EXHIBIT "A"  
 Plan approved by Council 1/17/77

EXHIBIT "B"

BEGINNING at a point on the south right-of-way of Oakbrook Parkway, said point being the northwestern most corner of Oakbrook on Brookhaven Phase I-C;

THENCE, along a curve to the left in a north and easterly direction an approximate distance of 247 feet along the south right of way of Oakbrook Parkway to a point for corner;

THENCE, in a southeasterly direction an approximate distance of 175 feet along a line 30 feet from and parallel to the existing east property line of Phase I-C;

THENCE, in a southerly direction an approximate distance of 155 feet along a line 30 feet from and parallel to the existing east property line of Phase I-C to a point on the existing south property line of Oakbrook on Brookhaven;

THENCE, in a westerly direction along the south property line of Phase I-C an approximate distance of 320 feet to the existing southwestern most corner of Phase I-C;

THENCE, along the common property lines of Oakbrook on Brookhaven Phase I-C and Phase II in a northerly direction along said line to the POINT OF BEGINNING.

EXHIBIT "B"

EXHIBIT "C"

COMMENCING at a point, said point being the northeastern most point of Oakbrook on Brookhaven Phase I-C, thence along the south right of way of Oakbrook Parkway in an easterly direction an approximate distance of 30 feet to the POINT OF BEGINNING;

THENCE, southeasterly and southerly along a line that is parallel to and 30 feet from the east property line of Phase I-C an approximate distance of 326 feet to a point on the south property line of Oakbrook on Brookhaven Phase III;

THENCE, easterly and northerly along the existing south and east property lines of Oakbrook on Brookhaven Phase III an approximate distance of 4,600 feet to a point for corner;

THENCE, northwesterly along a line that is perpendicular to the south right of way of Oakbrook Parkway an approximate distance of 300 feet to a point for corner;

THENCE, southwesterly along the existing south right of way of Oakbrook Parkway an approximate distance of 1,379 feet to a point that is on the prolongation of the centerline of Enterprise Drive and Oakbrook Parkway south right of way line;

THENCE, southwesterly along the prolongation of the centerline of Enterprise Drive an approximate distance of 300 feet to a point for corner, said point being 425 feet from the south property line of Oakbrook on Brookhaven Phase III;

THENCE, northwesterly and westerly along a line parallel to and 425 feet from the south property line of Phase III an approximate distance of 780 feet to a curve;

THENCE, northerly along a curve to the right an approximate distance of 250 feet to a point on the south right of way of Oakbrook Parkway, said point being approximately 498 feet along the south right of way to the western most corner of Phase III;

THENCE, southwesterly along said right of way of Oakbrook Parkway an approximate distance of 468 feet to the POINT OF BEGINNING.

EXHIBIT "C"

EXHIBIT "D"

BEGINNING at the northwestern most point of Oakbrook on Brookhaven Phase I-B, said point being the northeastern most point of Oakbrook on Brookhaven Phase I;

THENCE, southerly and westerly along the common property lines of Oakbrook on Brookhaven Phase I and Phase I-B to a point which is an intersection of the prolongation of the western most property line of Phase I-B and the south right of way of Oakbrook Parkway;

THENCE, in a northeasterly direction along the south right of way of Oakbrook Parkway an approximate distance of 380 feet to a point for corner;

THENCE, in a southeasterly direction along a curve to the left to a point of tangency, said point being 425 feet north of the south property line of Oakbrook on Brookhaven Phase III and being approximately 250 feet along said curve;

THENCE, in an easterly and southeasterly direction, along a line that is 425 feet north of and parallel to the south property line of Oakbrook on Brookhaven Phase III, an approximate distance of 780 feet to a point, said point being on the prolongation of the centerline of Enterprise Drive;

THENCE, in a northeasterly direction along the prolongation of the centerline of Enterprise Drive, an approximate distance of 300 feet to a point on the south right of way of Oakbrook Parkway;

THENCE, southeasterly along the south right of way of Oakbrook Parkway a approximate distance of 500 feet to a point for corner;

THENCE, in a northerly direction, along a line that is perpendicular to the north property line of Oakbrook on Brookhaven Phase III, an approximate distance of 715 feet to a point for corner that is 275 feet east of the east right of way of Enterprise Drive;

THENCE, in a westerly direction, along the north property line of Oakbrook on Brookhaven Phase III, an approximate distance of 1,540 feet to the POINT OF BEGINNING.

EXHIBIT "D"

EXHIBIT "E"

COMMENCING at a point on the east right of way on Enterprise Drive, said point at the intersection of the north property line of Oakbrook on Brookhaven Phase III and the east right of way of Enterprise Drive. Thence, in an easterly direction a distance of approximately 275 feet along the north property line of Phase III to the POINT OF BEGINNING;

THENCE, in an east and northerly direction along the existing north property line of Oakbrook on Brookhaven Phase III an approximate distance of 1,021 feet to a point on the existing south right of way of Garden Brook Drive;

THENCE, in a south and easterly direction, along the south right of way of Garden Brook Drive, on a curve to the left and through said curve a total approximate distance of 342 feet to a point which is the eastern most point of Oakbrook on Brookhaven Phase III;

THENCE, in a southwesterly direction an approximate distance of 510 feet along the east property line of Phase III to a point for corner;

THENCE, southwesterly an approximate distance of 195 feet along the existing property line of Phase III to a point for corner;

THENCE, northwesterly along a line an approximate distance of 300 feet to a point on the south right of way of Oakbrook Parkway, said line being perpendicular to the right of way;

THENCE, southwesterly along said right of way to and on a curve to the right an approximate distance of 550 feet to a point for corner;

THENCE, northerly along a line that is perpendicular to the north property line of Oakbrook on Brookhaven Phase III, a approximate distance of 715 feet to the POINT OF BEGINNING.

EXHIBIT "E"