



ORDINANCE NO. 1145

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS; AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED BY AMENDING EXHIBITS "C" AND "D" OF ORDINANCE NO. 1123, BY AMENDING THE ZONING DISTRICT BOUNDARIES OF PHASE III OF OAKBROOK-ON-BROOKHAVEN AS PLATTED AND RECORDED WITH THE COUNTY OF DALLAS; 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 Ordinance No. 1123, Exhibits "C" and "D" to amend zoning district boundaries and uses allowed in Phase III of Oakbrook on Brookhaven as platted and recorded in the deed of records of Dallas County, Texas, said amended Exhibits "C" and "D" shall become a part of this ordinance and are accordingly so attached.

SECTION 2. That prior to beginning development within PD-21 a site plan shall be approved as required by the City Zoning Ordinance.

SECTION 3. 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 4. 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 5. 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, comfort 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 1st day of August, 1977.

APPROVED:

  
\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

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

DULY RECORDED:

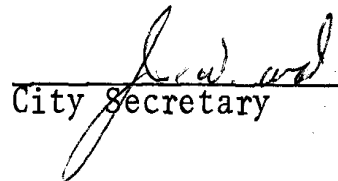
  
\_\_\_\_\_  
City Secretary

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 1,419 feet to a point for corner.

THENCE, southwesterly 57 feet to a point for corner.

THENCE, west 38 feet to a point for corner.

THENCE, south 50 feet to a point for corner.

THENCE, west 20 feet to a point for corner.

THENCE, south 70 feet to a point for corner.

THENCE, west 24 feet to a point for corner.

THENCE, south 20 feet to a point for corner.

THENCE, west 102 feet to a point for corner.

THENCE, north 20 feet to a point for corner.

THENCE, west 126 feet to a point for corner.

THENCE, north 10 feet to a point for corner.

THENCE, west 42 feet to a point for corner.

THENCE, north 10 feet to a point for corner.

THENCE, west 42 feet to a point for corner.

THENCE, north 20 feet to a point for corner.

THENCE, west 42 feet to a point for corner.

THENCE, north 15 feet to a point for corner.

THENCE, west 252 feet to a point for corner.

THENCE, north 15 feet to a point for corner.

THENCE, west 84 feet to a point for corner.

THENCE, north 86 feet to a point for corner.

THENCE, west 46 feet to a point for corner.

THENCE, north 18 feet to a point for corner.

THENCE, west 45 feet to a point for corner.

THENCE, north 40 feet to a point for corner.

THENCE, west 10 feet to a point for corner.

THENCE, north 104.03 feet to a point for corner.

THENCE, southwesterly along said south right of way of Oakbrook Parkway an approximate distance of 623 feet to the POINT OF BEGINNING.

And as shown on the plat approved by the City Council of the City of Farmers Branch.

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 544 feet to a point for corner;

THENCE, south 104.03 feet to a point for corner.

THENCE, east 10 feet to a point for corner.

THENCE, south 40 feet to a point for corner.

THENCE, east 45 feet to a point for corner.

THENCE, south 18 feet to a point for corner.

THENCE, east 46 feet to a point for corner.

THENCE, south 86 feet to a point for corner.

THENCE, east 84 feet to a point for corner.

THENCE, south 15 feet to a point for corner.

THENCE, east 252 feet to a point for corner.

THENCE, south 15 feet to a point for corner.

THENCE, east 42 feet to a point for corner.

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THENCE, east 42 feet to a point for corner.

THENCE, south 10 feet to a point for corner.

THENCE, east 42 feet to a point for corner.

THENCE, south 10 feet to a point for corner.

THENCE, east 126 feet to a point for corner.

THENCE, south 20 feet to a point for corner.

THENCE, east 102 feet to a point for corner.

THENCE, north 20 feet to a point for corner.

THENCE, east 24 feet to a point for corner.

THENCE, north 70 feet to a point for corner.

THENCE, east 20 feet to a point for corner.

THENCE, north 50 feet to a point for corner.

THENCE, east 38 feet to a point for corner.

THENCE, northeasterly 57 feet to a point for corner in the south right of way of Oakbrook Parkway.

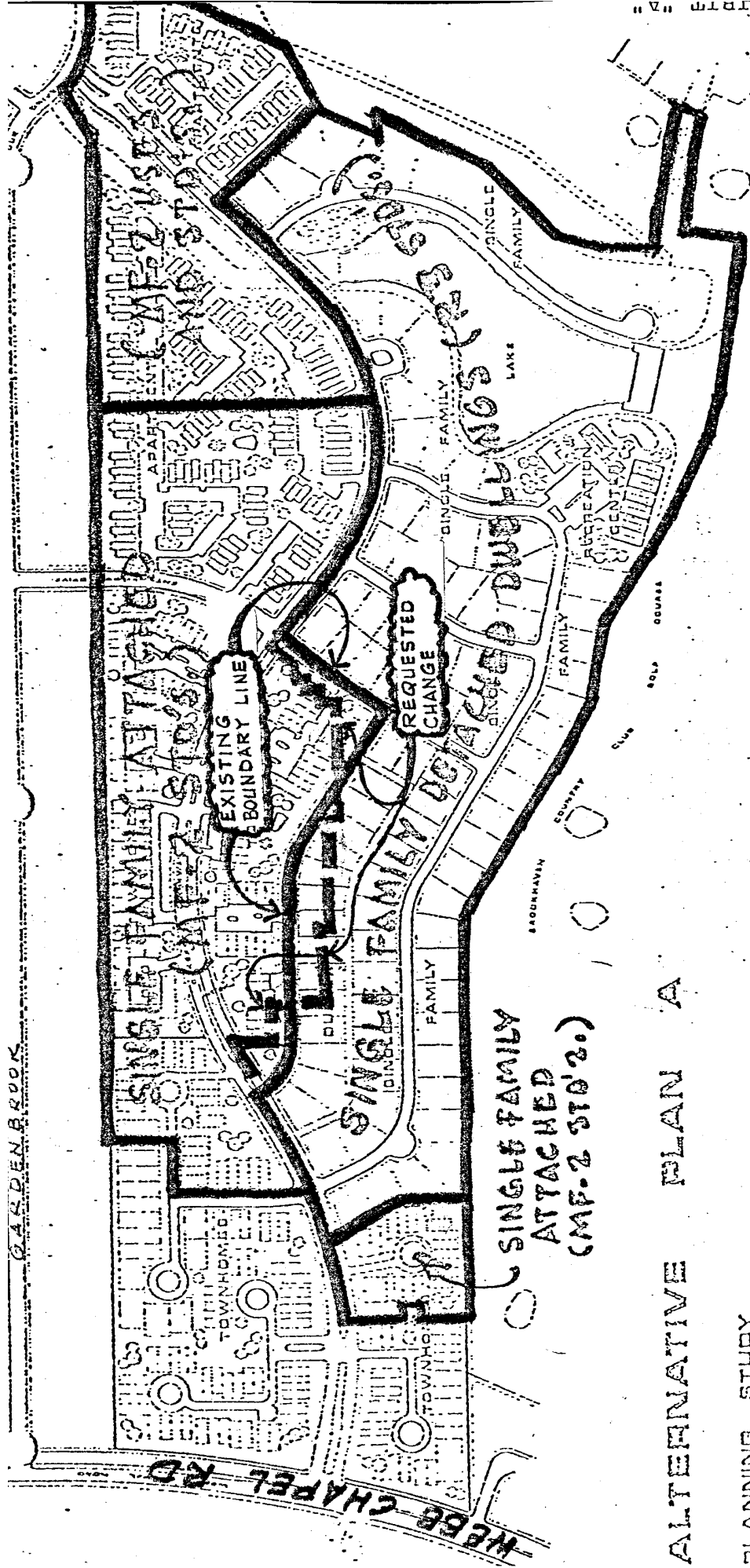
THENCE, southeasterly along the south right of way of Oakbrook Parkway a approximate distance of 500 feet to a point for corner;

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.

And as shown on the plat approval by the City Council of the City of Farmers Branch.

EXHIBIT "D"



ALTERNATIVE PLAN A  
 PLANNING STUDY  
 BROOKHAVEN ON BROOKHAVEN  
 CITY OF FARMERS BRANCH, TEXAS

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

SINGLE FAMILY	74	UNITS
DUPLEX	88	UNITS
TOWNHOMES	324	UNITS
APARTMENTS	364	UNITS
TOTAL	750	

# SKETCH-APPROX. BOUNDARY LINE ADJUSTMENT

BLDG. INSPECTION DIVISION 7-21-77



$\Delta = 63^{\circ}03'58''$   
 $T = 627.26'$   
 $R = 1022.27'$   
 $L = 125.22'$

$\Delta = 58^{\circ}$   
 $R = 502'$   
 $T = 175.5$   
 $L = 337'$

$N 51^{\circ}09'$   
 $10.0$

$\Delta = 63^{\circ}03'58''$   
 $T = 627.26'$   
 $R = 1022.27'$   
 $L = 125.22'$

**PARKWAY**

**OAK BROOK**

$R = 942.27'$   
 $T = 635.57'$

$L = 1113.31'$

(C)

6.010 AC.  
 OR  
 261.799 S.F.

SOUTH 65.65'

$\Delta = 8^{\circ}23'24''$   
 $T = 442.91'$   
 $R = 691.14'$   
 $L = 128.08'$

EAST 140.0'  
 SOUTH 30.0'  
 EAST 41.0'

SINGLE FAMILY ATTACHED TO SINGLE FAMILY DETACHED

SINGLE FAMILY DETACHED TO SINGLE FAMILY ATTACHED

SINGLE FAMILY ATTACHED TO SINGLE FAMILY ATTACHED

SINGLE FAMILY ATTACHED TO SINGLE FAMILY DETACHED

BLOCK 'B'

(2)

POINT OF BEGINNING

POINT OF BEGINNING

$N 37^{\circ}40'08'' E$   
 42.22'

EAST 30'  
 NORTH 52.0'

EAST 24'  
 NORTH 68'

EAST 26.0'  
 NORTH 27.0'

EAST 100.0'  
 NORTH 27.0'

EAST 84.0'  
 49.93'  
 $S 57^{\circ}15'53'' E$

EAST 84.0'  
 $S 66^{\circ}30'50'' E$   
 183.18'

EAST 84.0'  
 45.97'  
 $N 72^{\circ}48'05'' E$

EAST 84.0'  
 $S 78^{\circ}41'24'' E$

SOUTH 72.0'  
 EAST 41.0'