



**FARMERS
BRANCH**

Oakbrook HOA Street Signage Request

March 19, 2024

CITY OF FARMERS BRANCH



Background

- Oakbrook is a private subdivision, developed in multiple phases, consisting of multi-family buildings in which tax-paying individual residents own a housing unit.
- The developer, and now the Oakbrook HOA, are responsible for the maintenance and repair of the privately-owned streets, open spaces, utilities, and amenities within the Oakbrook boundaries per the original Declaration of Covenants and Restrictions recorded in December 1973.
- Since 1982, Oakbrook HOA requested the City to assist in the maintenance and/or take over the responsibility of maintaining the development in multiple instances, including requests regarding:
 - median maintenance
 - water metering
 - street reconstruction
 - drainage maintenance
 - street signage
- State law prohibits cities from utilizing taxpayer funding on private infrastructure.
- In 2018, Council approved provision of one-time funding utilizing an Economic Development Incentive Agreement for repairs of street infrastructure on Golden Oak, Whispering Oak, and Pin Oak Streets.

Request

- On February 5, 2024, Council Member Merritt shared a letter provided by a resident of Oakbrook HOA to Oakbrook HOA's property manager requesting replacement of signage at Whispering Oak.
- Oakbrook HOA's property manager, requested the City consider replacing street signage throughout Oakbrook, as existing signs are not uniform. Council Member Merritt also requested the City explore placing uniform street signs throughout the Oakbrook private subdivision.
- At the March 5, 2024 City Council meeting, the Oakbrook HOA resident shared the letter's request of Whispering Oak, and also included Pin Oak and Golden Oak.



Whispering Oak
at Whispering Oak



Whispering Oak
at Oakbrook



Pin Oak
at Oakbrook



Golden Oak at Oakbrook
with electrical/lights



City Sign Blades/Pole at
Water Oak at Oakbrook



City Sign Blades at Silent Oak
at Oakbrook (near electrical/lights)

Request

As referenced in the map below, existing signage is not uniform:

- A green dot represents City-owned street poles and branded sign blades
- A red dot represents Oakbrook HOA-owned street poles and sign blades
- A red lightbulb represents electrical/lighting on existing posts
- A yellow dot represents City-owned sign blades but a non-uniform street pole
- A blue triangle represents Oakbrook HOA-owned *arrow signage* on *internal/private streets*



Considerations

- An Economic Development Incentive Agreement provided by Article 52-a of the Texas Constitution and Chapter 380 of the Texas Local Government Code can provide economic development grants to private entities.
- Two T-intersections are both private road intersections with arrow signs to addresses left and right and are not included in the cost estimate below:
 - Whispering Oak and Whispering Oak (T-intersection)
 - Golden Oak and Golden Oak (T-intersection)
- Four intersections intersect with Oakbrook Pkwy and are included in the cost estimate.
- One location has electrical and lighting installed, marked with an asterisk below. City-owned signage can be placed nearby, similar to that of Silent Oak and Oakbrook Pkwy, without removing Oakbrook HOA-owned lighting/electrical posts.

Location	Need	Cost
Pin Oak 3100 and Oakbrook Pkwy	Pole and Name Blades	\$187.40
Whispering Oak 3200 and Oakbrook Pkwy	Pole and Name Blades	\$187.40
*Golden Oak Ct 3100 and Oakbrook Pkwy	Pole and Name Blades	\$187.40
Silent Oak 3200 and Oakbrook Pkwy	Pole	\$147.40
Total		\$709.60



Discussion