



## **FARMERS BRANCH**

# **MEMORANDUM**

## **ADMINISTRATION**

**To:** Ben Williamson, City Manager  
**From:** Jennifer Rainey, Assistant to the City Manager  
**Date:** March 6, 2024  
**Subject:** Oakbrook HOA Request for Street Signage

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### **Background Information:**

On February 5, 2024, Council Member Merritt shared a letter provided by a local resident and the property manager of Oakbrook Homeowners Association (HOA) requesting replacement of street signage at Whispering Oak within the Oakbrook Community. Council Member Merritt also requested the City of Farmers Branch explore placing uniform street signs throughout the Oakbrook private subdivision. Similarly, at the March 5, 2024 City Council meeting, a resident of Oakbrook HOA requested street signage updates at Oakbrook and Whispering Oak, Pin Oak, and Golden Oak.

Oakbrook, as a private subdivision, was set up in 1972 as a multi-family association where a tax-paying individual resident owns a housing unit. The Developer of Oakbrook petitioned the City to allow privately constructed streets. The request was allowed, and the original Declaration of Covenants and Restrictions for the development of the Oakbrook subdivision was recorded on December 26, 1973, setting forth the responsibility of the Developer (and ultimately the HOA) for the maintenance and repair of the privately-owned streets, open spaces, utilities and amenities within the boundaries of the two large tracts of land that comprise the Community. The infrastructure did not meet a standard City subdivision regulation, but upon the recommendations of the Planning and Zoning Commission, the City Council approved the infrastructure.

Since 1982, Oakbrook HOA has requested the City to assist in the maintenance and/or take over the responsibility of maintaining the development in multiple instances. The requests and discussions have continued through various iterations since, including requests regarding median maintenance, water metering, street reconstruction, drainage maintenance, and most recently street signage.

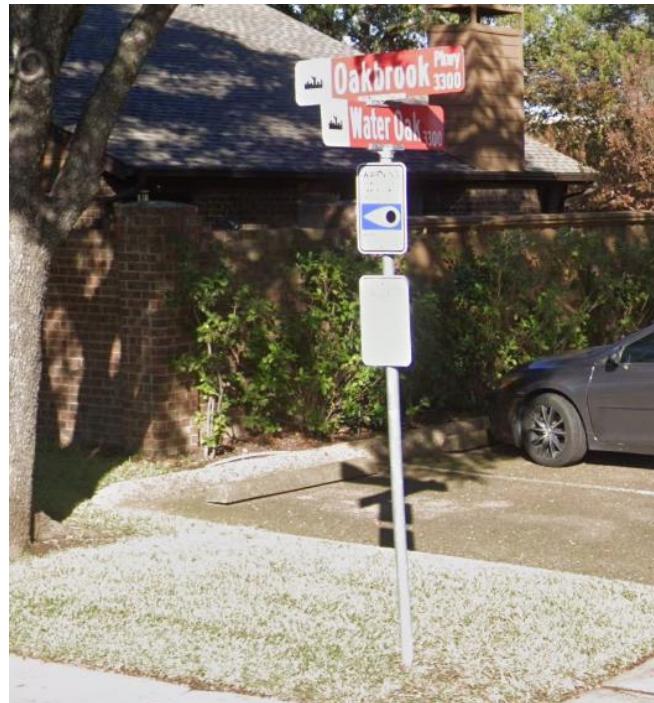
State law prohibits the City from utilizing taxpayer funding on private infrastructure. However, in 2018, Council approved the provision one-time funding utilizing an Economic Development Incentive Agreement for repairs of street infrastructure on Golden Oak, Whispering Oak, and Pin Oak Streets.

### **Requested Assistance:**

The requestor, Oakbrook HOA's property manager, requested the City consider replacing street signage throughout the Oakbrook HOA, as the existing signs are not uniform.

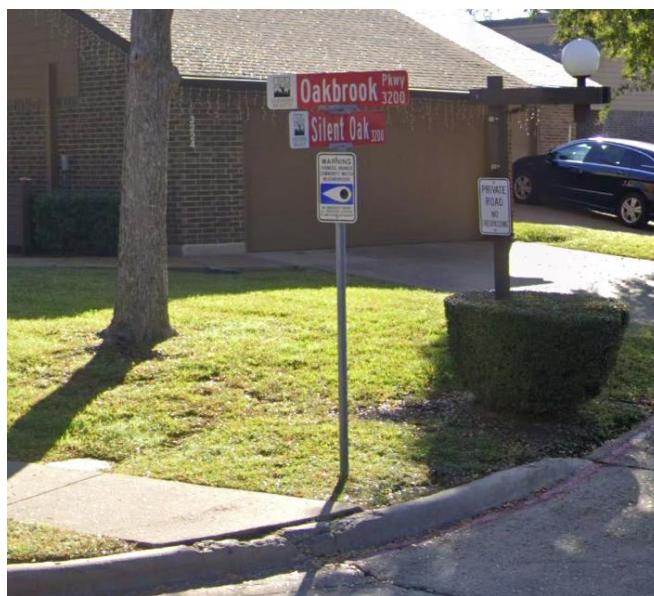
The following locations within the Oakbrook HOA have City-owned street signage which reflect a metal pole and name blades with the City's logo, as referenced in the photo following:

- Scarlet Oak 3300 and Oakbrook Pkwy
- Scarlet Oak 3300 and Oakbrook Pkwy
- Water Oak Court 3300 and Oakbrook Pkwy 3300
- Water Oak Court 3300 and Oakbrook Pkwy 3300



The following location within the Oakbrook HOA has a City-owned street name blade with the City's logo, but the existing metal pole is not uniform in height, as referenced in the photo following:

- Silent Oak 3200 and Oakbrook Pkwy



The following locations within the Oakbrook HOA do not have City-owned street signage, as the signage is owned and maintained by the Oakbrook HOA, as referenced in the photos following:

- Pin Oak Ct 3100 and Oakbrook Pkwy 3100
- Whispering Oak 3200 and Oakbrook Pkwy
- Golden Oak Ct 3100 and Oakbrook Pkwy (referenced in bottom right photo below, with electrical and two lights installed)
- Interior of Whispering Oak (T-intersection) with an arrow left for 3219-3233 and an arrow right for 3235-3263 (referenced in bottom left photo below, with electrical and light installed)
- Interior of Golden Oak (T-intersection) with an arrow left for 3100-3163 and an arrow right for 3165-3192 (with electrical and light installed, similar to Whispering Oak in bottom left photo below)

As referenced, the two T-intersections of Whispering Oak and Golden Oak are purely private roads that do not intersect at Oakbrook Pkwy and provide arrows pointing to addresses to the left or right.



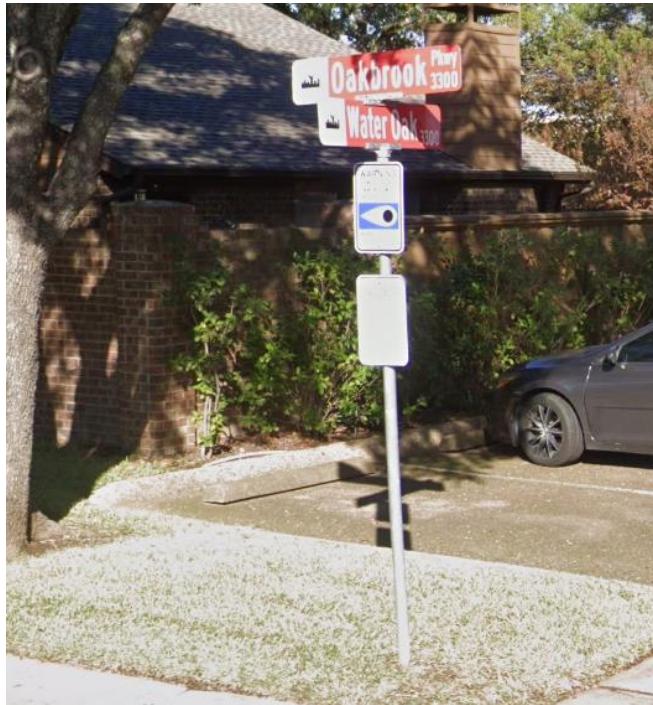
**Consideration:**

An Economic Development Incentive Agreement utilizes authorization via Article 52-a of the Texas Constitution and Chapter 380 of the Texas Local Government Code to provide economic development grants to promote economic development and to stimulate business and commercial activity within the City.

Should Council seek to move forward in offering an Economic Development Incentive Agreement to Oakbrook HOA, and Oakbrook HOA be in agreement, Public Works staff prepared cost estimates for sign installation and replacement for the four intersections with Oakbrook Pkwy. The cost associated with adding or replacing an existing sign with a City-owned pole and name blades is estimated at \$187.40 per location. The cost associated with replacing the pole at Silent Oak 3200 and Oakbrook Pkwy is estimated at \$147.40. Total costs are estimated at \$709.60.

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
<b>Total</b>		<b>\$709.60</b>

City Public Works staff would replace the existing non-electrical signage with City-owned street signage, such as that at Water Oak Court and Oakbrook Pkwy, as referenced in the photo below:



As noted, the intersection of Golden Oak Ct 3100 and Oakbrook Pkwy has Oakbrook HOA-owned signage with lighting and electrical currently installed. City-owned sign poles/blades can be placed nearby, similar to that of Silent Oak and Oakbrook, without removing the Oakbrook HOA-owned lighting and electrical posts:



**Strategic Links:**

- ❖ C1: Achieve the Highest Standards of Safety and Security
- ❖ F4: Adhere to Financial Management Principles and Budget