



# Town Hall

The Brookmeadow 1-Acre Minimum Overlay

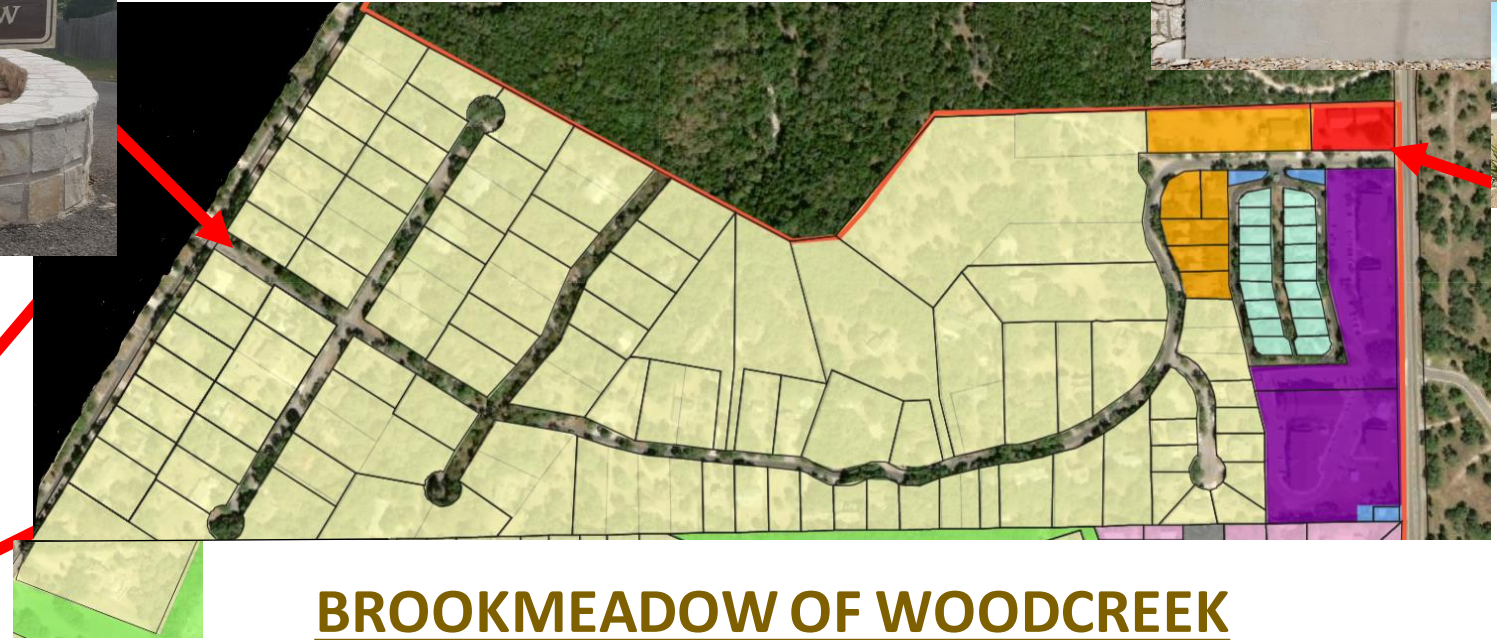
March 22nd, 2022



# What & Where is Brookmeadow?

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**RAISE YOUR HAND IF YOU  
LIVE IN BROOKMEADOW**



RR12 entrance NORTH of the main City entrance

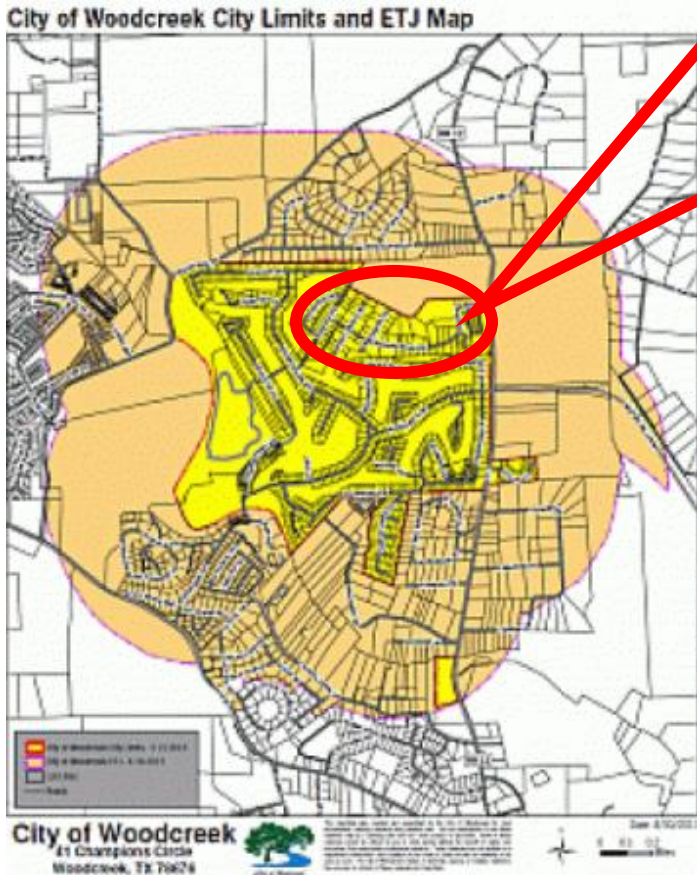
## BROOKMEADOW OF WOODCREEK

LARGER LOTS

JACOB'S  
WELL MANAGEMENT  
ZONE

DISTINCT HOA  
PRE-DATING  
THE CITY OF WOODCREEK

Cities are made up of a collection of communities and neighborhoods; each with a distinct character due to the style of the buildings, size of lots, land features or simply location. **Brookmeadow is one such neighborhood in a community of neighborhoods that make up The City of Woodcreek.**



# What prompted this proposed overlay?



Residents in the area known as Brookmeadow have seen an increase in the density of housing at the RR12 entrance of this portion of Woodcreek.



A new subdivision called The Oaks received approval of their Preliminary Plat fall of 2021



This proposed development united residents of Brookmeadow's single-family lots in an awareness that more of this higher density development could further encroach on their way of life.



This sparked the questions: Is this what WE want for Brookmeadow? Is this the direction WE want the City to take?

# LEGAL TALK

(don't fall asleep....)

- Zoning is the division of a City into districts; each with regulation as to the land use, lot size, structure minimums, and required pervious cover among other things.
- Both the US Supreme Court and Texas Supreme Court upheld the principle that Cities can regulate lot sizes through zoning.
- Overlays are a common application of this authority and legally within a City's rights.
- **Statutory Authority in Texas comes directly from Chapter 211.003**
- How does a City change zoning or implement an overlay? Through an ordinance such as the one proposed.



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# P&Z Questions:

Why did you choose 1-acre minimums?

Based on informal polling of residents, this was the number that came up and it corresponds with market trends on most desirable and highest value lot size.

Why is formal data collection limited to the periphery of the proposed area?

That is the formal process for zoning change and 200 feet is mandated by the State.

What is Brookmeadow now, legally?

A distinct neighborhood with a certain character and rural charm within Woodcreek.

How would we protect the rights of property owners to sell their properties according to market values and needs?

This does not impact the right to sell in the future. One could still subdivide down to 1-acre minimums and sell each one. This overlay will protect property values in the area by limiting development.

Continued Next Slide

# P&Z Questions Cont...

What is meant by urbanization?

Higher density living encroaching into rural areas

Why don't the residents in question informally commit to this proposed style of land management?

Informal commitments are not legally binding and there would be no long-term assurance for those who currently live or purposefully buy into this area that its character and larger estate-style lots would be preserved.

We should be working to protect affordable middle-class housing.

The P&Z has been tasked to research and help plan for guiding future development in the ETJ. All of the Wimberley Valley is concerned about affordable house and rising property values. This issue is larger than Brookmeadow and cannot be solved by simply carving up land into smaller lots. Water availability is a driving force in this discussion.





# Larger Lots Bring Greater Value

- Larger lots hold more value longer.
- Single-family residences hold more value longer.
- Property values are dictated by land value more than the structure built on it.

**It is important for a City to hold and maintain a diversity in housing choices. Preserving the larger, estate-style lots of Brookmeadow helps ensure wealth and diversity in the City's real estate portfolio.**

**We offer future buyers everything from a townhome to multiple acres. This variety is crucial in maintaining viability in the housing market.**



# Quotes from local Real Estate Agents:

"Right now, 1-10 acres is the sweet spot, but supply is so low it could be a postage stamp on a former landfill and it would be snatched up." - Chris Stockdale, Woodcreek

"Totally depends on the buyer...but, typically larger lots are always better." - Binee Arndt, Dripping Springs

NOTE: working on filling out this slide more and have reached out to other real estate agents. Also waiting on permission to share from Binee still

# The Brookmeadow 1-Acre Overlay; Relevant and Timely



Citizens have asked for it and supported it. They want the character of their neighborhood protected from continued encroachment of higher density housing.



Brookmeadow is in the Jacob's Well Management Zone and reducing impervious coverage in this area is important.



Water access is limited and overdevelopment of this area could impact all of the City.



Narrow streets, increased traffic and public safety are major factors in any development decisions in this area.

# Timeline of the process to date:

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The Overlay was first presented by then Councilmember Jeff Rasco fall 2021

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The concept went before Council and P&Z for discussion and consideration.

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An Ordinance was drafted by Councilmember Grummert with the assistance of City Attorney, Bud Wymore.

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City Council received legal Council in executive session and conducted a Q&A with Mr. Wymore during a Regular Meeting.

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The Ordinance was sent to P&Z for consideration.

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It has now been recommended that the City proceed with public hearings. **WE ARE HERE**



WE determine OUR future....

# THE PUBLIC HEARING...

Notification of the Public Hearing process will go out in the following ways:

- Direct written communication sent to those who own property within the overlay
- Direct written communication sent to those within 200 feet of the overlay
- Notice posted in The Wimberley View and on The City's website and via email communication through official channels
- Notice shared on social media via a City Official

EVERYONE IN  
WOODCREEK CAN SHOW  
UP AND SPEAK AT THE  
PUBLIC HEARING.

# What happens after the Public Hearing?

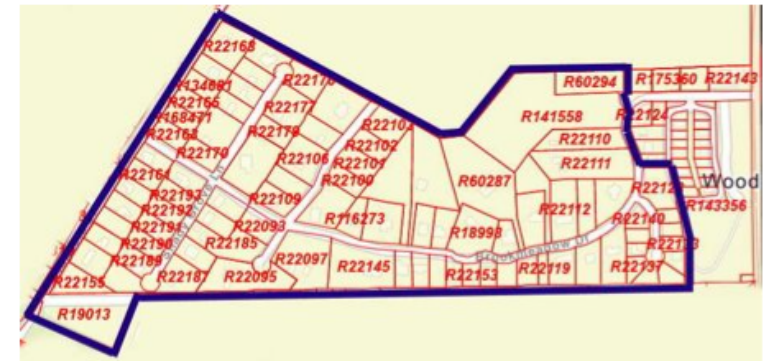
- That depends on YOU!
- The public has a right to speak on this matter.
- Council will consider those comments in future decision making on this topic.
- The public hearing will be held Wednesday, May 11th 2022 at 6:30PM.
- We are asking that citizens please consider attending and speaking.



# The Brookmeadow 1-Acre Overlay

- Future subdivision in the area known as Brookmeadow will be limited to lots no smaller than 1 acre.
- This overlay's influence is constrained by the boundary marked in the photo.
- Lot owners can still request a variance to subdivide into smaller lots.
- This does NOT change existing plats.

Proposed Overlay Boundary



Questions?