



Brookmeadow Overlay

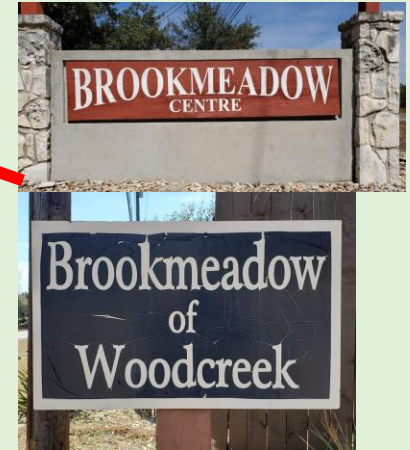
March 22nd, 2022



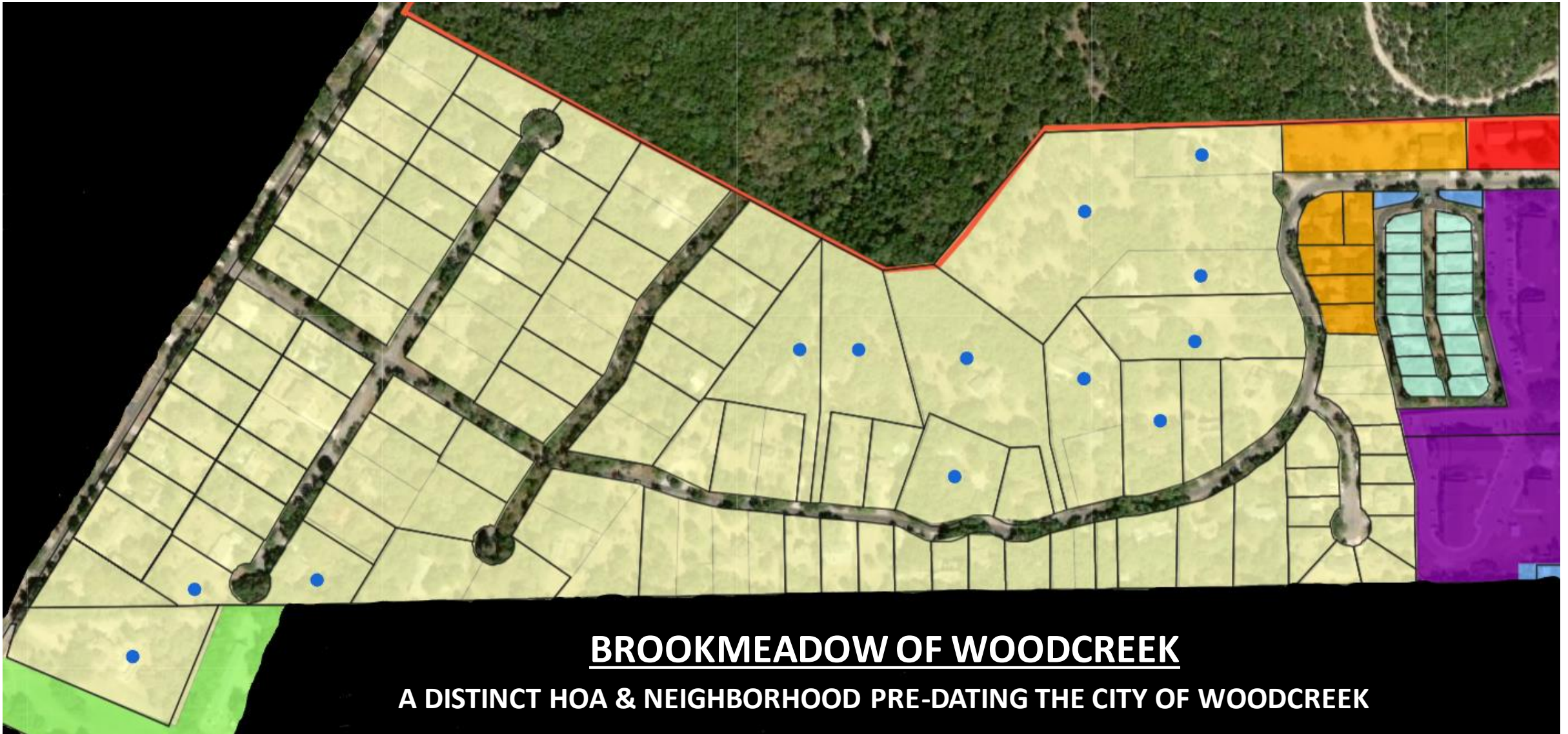
What is
Brookmeadow?

CITY OF WOODCREEK ROAD MAP

Brookmeadow
Entrance off
Augusta Drive



Brookmeadow
Entrance off RR12



BROOKMEADOW OF WOODCREEK

A DISTINCT HOA & NEIGHBORHOOD PRE-DATING THE CITY OF WOODCREEK

Protecting Brookmeadow's Character and Rural Charm

Larger lots

Wooded area

Street trees

Hog Creek

Jacob's Well Management Zone

Wildlife Habitat

What prompted this proposed overlay?



Increase in the density



New subdivision proposed



United residents realizing a common vision



What do WE want for Brookmeadow?

P&Z Questions:

Why 1-acre?

- Residents suggested
- Fits market trends and value
- Code cites 1 acre already

Why limit data collection?

- 200 feet is State mandate
- Public hearing, notice

What about property rights?

- No effect on right to sell
- Allows subdivision to 1 acre
- Protects property values



P&Z Questions:

- What is urbanization?
 - Density in rural areas
- Why not stay informal?
 - Not legally binding
 - No preservation of character
- What about affordable housing?
 - P&Z researching ETJ options
 - Universal concern
 - Bigger issue than small lots
 - Water limits options



Overlay Solution

Preserves property rights

Protects Brookmeadow character

Manages traffic, public safety

Recognizes limited water supply

Supports Jacob's Well Management Zone

City Authority

- **Statutory Authority in Texas comes directly from Chapter 211.003**
- Zoning includes lot size
- Courts uphold authority
- Zoning changes via ordinance
- Overlays are City purview



What comes next?



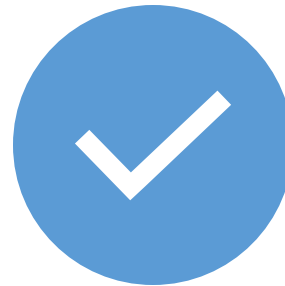
Call/write Mayor,
Councilmembers



Public notice



Public Hearing: your
voice



Council consideration for
action



The City of
Woodcreek