

Master Plan 2002

City of Santa Fe, Texas



1 INTRODUCTION

1.1 Purpose of Master Plan

- 1.1.1 Anticipate future needs
- 1.1.2 Budget future expenses to taxpayer
- 1.1.3 Build in anticipation of need
- 1.1.4 Guide development
- 1.1.5 Encourage development in line with community expectation

1.2 Historical Setting

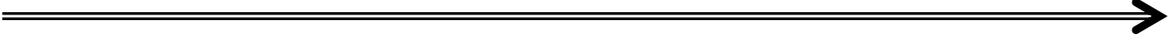
- 1.2.1 Agricultural, dairy farming
- 1.2.2 Provided staples and services to farming community
- 1.2.3 Created in conjunction with railroad
- 1.2.4 Highway 6 services to traveling public
- 1.2.5 Provided escape from high density urban/industrial areas in county
- 1.2.6 Arcadia and Alta Loma coalesce
- 1.2.7 Becoming a suburban attractor

1.3 Environmental Setting

- 1.3.1 Mild winter climate
- 1.3.2 High humidity gulf coast summer climate
- 1.3.3 Wet winters, dry summers
- 1.3.4 East Texas climate moderated by proximity to Gulf of Mexico

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- 1.3.5 Flat prairie land now dominated by various varieties of low to medium height deciduous trees. Abandoned agricultural land tends to rapidly revert to dense first growth native and imported trees.
- 1.3.6 Soil is clay to sandy clay and gumbo soils suitable for a wide variety of plants from vegetable to fruit and nut trees.
- 1.3.7 Prevailing breezes from the southwest with occasional "blue-norther" in the winter.
- 1.3.8 Negative weather includes extreme rains, tornado and hurricane threat. Subject to occasional "inversions" and air stagnation resulting in excessive air pollution.

2 BASE STUDIES

2.1 Existing Land Use

2.1.1 -see map

2.2 Economic Base

2.2.1 Census data, 2000

2.2.2 Historically agricultural, shifting to blue-collar occupations

2.2.3 Shows trends to shift once again toward professional white collar occupations

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2.2.4 Income and property values averages may be rising faster than inflation rates

2.2.5 Trends are not clear and are undocumented

2.3 **Population**

2.3.1 Population is predominately white originating from a diverse European background

2.3.2 A significant component of Hispanics

2.3.3 A very small number of Asiatics

2.3.4 A few Orientals and Blacks

2.4 **Environmental Resources and Development Constraints**

2.4.1 Railroad access

2.4.2 Highway transportation access

2.4.3 Oil and gas wells

2.4.4 Low density land development

2.4.5 Many acres of undeveloped land

2.4.6 The primary resource of the community is its working population

2.4.7 Strong work ethic

2.4.8 The city and its extra-territorial jurisdiction lies fully within the Santa Fe Independent School District.

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2.5 Citizen Input and Identification of Planning Issues

2.5.1 Extensive hearings from 1993 to 1996

2.5.2 Ongoing experience with issues brought to Planning and Zoning Commission and to City Council

3 GUIDELINES FOR GROWTH

3.1 Urban Form Alternatives

3.1.1 Citizens see community as a "bedroom" community

3.2 Growth Trends and Development Considerations

3.2.2 Commercial growth is primarily linear development along existing highways; no central shopping district exists

3.2.3 Increased density will begin to pit commercial against residential interests

3.2.4 Very little area in the greater Santa Fe area is suitable for traditional light industry and light manufacturing

3.2.5 Skilled blue collar work force is a decided asset

3.2.6 Large single family lot development is a current trend

3.2.7 More affordable smaller lot development appears to be in demand

3.2.8 Current size and configuration of land tracts acts against economical "tract" subdivision.

3.2.9 Limited areas for traditional large scale developer subdivisions

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3.2.10 Uniformly spread low density development and corresponding large lot size will slow density increases but will accelerate property value inflation

3.2.11 Starter homes are scarce and there is little economic encouragement for large gains in this arena

3.2.12 Established residents of limited means are being priced out of the local market

3.3 **Goals, Objectives and Policies**

3.1.13 "Land Use Plan- Goals and Policies" -see Annex 3-1

3.4 **Implementation**

3.4.1 "Zoning Ordinance" –see Annex 3-2

3.4.2 "Subdivision Ordinance" –see Annex 3-3

3.4.3 "Utilities Specifications" –see Annex 3-4

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4 Property Predominates

4.1 Single Family Residential Property Predominates

Most property is used as single family residential property some with associated recreational agriculture (to maintain agriculture exemptions)

4.2 Agricultural Property

Some property is still being used as productive agricultural income producing property

4.3 Highway Frontage Land Use is Inconsistent

Current land use along highways is not generally consistent with the rational best uses of the land and many uses are co-mingled

4.4 Highway Frontage and Residential Use

Highway frontage is uniformly occupied by residential construction

4.5 Little Industrial Property

Industrial property is nearly non-existent for new industry

4.6 Industrial Suitability

Some extraterritorial area is suitable for industrial use

4.7 Large Scale Residential

Some extraterritorial area is suitable for large scale residential development

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5 COMMERCIAL DISTRICTS

5.1 Commercial Property at Intersections

Clearly the most valuable commercial property is located at highway and arterial intersections and serves the local market and traveling public.

5.2 Population Density and Regional Commerce

Population density is too low to support regional commerce on any significant scale

5.3 Most business supports local markets

6 INDUSTRIAL DISTRICTS

6.1 Identifiable Industrial Property

Property identifiable as industrial is limited to property in the vicinity of the public land fill located in the northwestern E.T.J.

6.2 Industrial Property is Desirable

Support and designation of potential industrial property is important to the future economic health of the community.

6.3 Industrial Development Precluded

The undeveloped areas of the city are developing as residential areas; there is a risk that future industrial development will be precluded by this trend.

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7. TRANSPORTATION

7.1 **Thoroughfare Plan** –see Annex 7-1

7.2 Several future issues are pending:

7.2.1 The extension of Bay Area Boulevard to the north bank of Dickinson Bayou indicates a need to plan its further extension to Highway 6.

7.2.2 There are presently no significant east-west collectors identified south of the railroad tracks except 28th Street. Additional collectors must be identified with the cooperation of the City of Hitchcock. All of this area lies within the ETJ of Hitchcock and Santa Fe.

8. HOUSING

8.1 **Housing Disenfranchisement**

Lot and tract size coupled to rising real property values is beginning to disenfranchise from housing, many families born and raised in the community

8.2 **Elderly Disenfranchisement**

Some of the low income elderly population may be driven off their property for the same reasons

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9. PUBLIC WORKS

- 9.1 **Water System** (to be developed)
- 9.2 **Wastewater System** (to be developed)
- 9.3 **Drainage**
 - 9.3.1 Detention (see Annex 3-2 Zoning Ordinance)
 - 9.3.2 Storm water quality (to be developed)
- 9.4 **Solid Waste Management** (to be developed)

10. COMMUNITY SERVICES

- 10.1 **Parks and Recreation** (under development)
 - 10.1.1 The city has only one small park adjacent to City Hall
 - 10.1.2 Additional parks across the city are anticipated
 - 10.1.3 A link system seems indicated
 - 10.1.4 Existing recreational activities
 - 10.1.4.1 Baseball
 - 10.1.4.2 Softball
 - 10.1.4.3 Soccer
 - 10.1.4.4 Football
 - 10.1.5 “Parks and Recreation Master Plan and Needs Assessment” –see
Annex 10-1

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10.2 Social Services

10.2.1 Child care: Child care is a function performed by the private sector; no municipal assistance is provided.

10.2.2 Elder care: Elder care is provided by HIS Ministries, a private non-profit community service organization; no municipal assistance is provided.

10.2.3 Subsidized housing: Privately owned, subsidized rent apartments are available. No municipal programs are available.

10.3 Other Services

10.3.1 General Welfare Assistance: Financial, tangible assistance and counseling are provided by HIS Ministries, a private non-profit community service organization; no municipal assistance is provided.

10.4 Medical and Health

10.4.1 This area is well served by regional hospitals

10.4.2 Local private clinics are providing contact to regional health care.

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10.5 **Library**

10.5.1 City owned library facility fully utilized at this time.

10.5.2 Long term expansion is anticipated

10.5.3 Very long term planning may result in two locations

10.6 **Animal Control**

10.6.1 This service is performed by the Galveston County Health District

10.6.2 As long as the city can find contractors to perform this service, no city facility will be anticipated.

10.7 **Independent School District**

10.7.1 The city and its extra-territorial jurisdiction lie wholly within the Santa Fe Independent School District.

10.7.2 A coordinated effort is indicated to do mutual planning with the school district. (see Parks)

11. **PUBLIC SAFETY**

11.1 **Police Protection** (Emergency Management) Police protection and Emergency Management are a fully implemented function of the city.

11.2 **Fire protection** Fire protection and emergency medical support are provided by the Santa Fe Fire and Emergency Medical Services funded by the Santa Fe Emergency Services District

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11.3 **Disaster Preparedness** (Emergency Management) See Police Protection above

11.3.1 Emergency Management efforts are coordinated with the Galveston County and state Emergency Management offices.

11.3.2 The Emergency Plan for the city is an Annex to the Galveston County Emergency Management Plan and the State of Texas Emergency Management Plan; it appears under separate cover and is not made an integral part of this master plan.

12. EDUCATION

12.1 **Primary** This function is handled by the Santa Fe Independent School District.

12.2 **Secondary** This function is handled by the Santa Fe Independent School District.

12.3 **Vocational and Community** Provided by regional Community College systems. The most immediately available are College of the Mainland and Alvin Junior College both in nearby cities.

12.4 **College and University** Provided by University of Houston Clear Lake and to a limited extent by Texas A&M at Galveston and University of Texas Medical Branch at Galveston. Numerous colleges and universities with varying emphasis are available in the greater Houston area.

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13. Future

13.1 **Growth and Increasing Population Density** –see Section 3.3, “Land Use Plan –Goals and Policies”

13.2 **Annexation Plan**

13.2.1 The initial annexation goal is to secure the extra-territorial jurisdiction areas gained through intra-governmental agreements and those undisputed areas in close proximity to the city. This is shown on Annex 13-1, “Annexation Plan”.

13.2.2 A long range expansion plan based on current geo-political conditions was adopted by City Council in December of 1999. See Annex 13-2, “Proposed Future City Limits of the City of Santa Fe”.

13.3 **Economic Development**

13.3.1 Economic Development is a fundamental function of any thriving city. It is the principal future revenue source (through its citizens) of all city services and a primary engine to private development.

13.3.2 Economic Development Corporation. An Economic Development Corporation was approved by the citizens. The Corporation is governed by an appointed Board and funded by a one-half (1/2) cent sales tax. An additional one-half (1/2) cent sales tax was approved for ad valorem tax reduction. The Corporation is limited

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to infrastructure improvements, specifically, water, sewer, streets
and drainage.



CITY OF SANTA FE LAND USE PLAN GOALS AND POLICIES

Through land use planning, the City of Santa Fe seeks to better preserve and enhance the features of the community which are a source of local pride and the reason newcomers choose the city as their home. The City's Planning Commission, with the assistance of a specially-appointed Citizens Advisory Committee, has developed the following set of goal and policy statements to be incorporated into the land use plan to guide the ongoing development of Santa Fe.

The City's ultimate aim in land use planning is to build a consensus on the future direction for Santa Fe in order to improve both public and private development and investment decisions. Any measures which the City adopts to achieve these long-term goals will be designed to protect the health, safety, and welfare of the residents of Santa Fe.

I. QUALITY OF LIFE IN SANTA FE

G-1 GOAL: *Retain a small-town atmosphere in Santa Fe.*

P-1A Policy: **Limit the density of development within the city.**

M-1A Method

Zoning

- extent of various land use zones-- zone the major portion of land in city for lower intensity uses
- zone regulations, i.e. minimum lot sizes, maximum dwelling units per lot/acre, maximum building heights, minimum setbacks, minimum spacing between buildings on a site, maximum contiguous length of buildings

Capital Planning

- provision of infrastructure (road, water/sewer, and drainage capacity based on desired land use

P-1B Policy: **Limit the clustering of higher-intensity land uses.**

M-1B Method

Zoning

- limit additional high-density development around existing cluster
- disperse zones for higher intensity uses to prevent clustering

Capital Planning

- limit infrastructure capacity based on desired land use

P-1C Policy: Minimize development impact on agricultural lands.

M-1C Method

Zoning

- provide for buffer zones adjacent to agricultural lands
- consider adoption of site development standards for agricultural and rural residential areas

Capital Planning

- limit infrastructure capacity based on desired land use

P-1D Policy: Preserve open space to the extent practical.

M-1D Method

Zoning

- zone appropriate areas for open space or agricultural use

Capital Planning

- limit infrastructure capacity based on use

Subdivision Regulation

- require dedication of land for open condition of subdivision approval

G-2 Goal: *Maintain Santa Fe's identity as a bedroom community.*

P-2A Policy: Restrict the majority of the city's single-family residential development.

M-2A Method

Zoning

- extent of various land use zones

Capital Planning

- provide infrastructure based on desired land uses

P-2B Policy: Minimize non-residential land uses in predominantly residential areas.

M-2B Method

Zoning

- limit permitted certain public non-residential uses to churches, certain public facilities, and low-profile home occupations

- allow for transitional uses between incompatible uses
- limit the types of accessory uses allowed on residential lots

P-2C Policy: Encourage the location of the highest intensity land uses at appropriate locations along the city’s major thoroughfares and away from residential neighborhoods and local streets.

M-2C Method

Comprehensive Planning

- coordinate land use planning with thoroughfare planning in comprehensive plan process

Zoning

- locate non-residential zones along major thoroughfares as identified in the thoroughfare plan

Capital Planning

- provide highest utility capacity along major thoroughfares
- adopt appropriate design standards and maintenance procedures for heavily traveled roads

P-2D Policy: Separate uses generating high traffic from residential areas and other inappropriate areas, such as near schools, daycare facilities, parks, and areas with high pedestrian activity.

M-2D Method

Comprehensive Planning

- coordinate land use planning with thoroughfare planning in the comprehensive plan process to avoid inappropriate traffic circulation in the city

Subdivision Regulation

- scrutinize proposed street layouts and traffic patterns, especially in the areas of concern listed in this policy

Zoning

- limit land uses with high traffic generation from inappropriate areas

P-2E Policy: **Carefully manage the siting of heavy industry or other high-intensity land uses in the city in order to limit excessive impacts (traffic, noise, burden on infrastructure, etc.) on surrounding areas.**

M-2E Method

Zoning

- include no specific zone for heavy industry, but provide for such development under floating zone to be applied when appropriate and consistent with this plan.
- zone regulations, such as maximum floor area ratio, maximum square footage of commercial/industrial floor space per lot or acre

Capital Planning

- require that the infrastructure costs necessary to accommodate industrial uses are borne completely by the developer

City Policy

- no City-sponsored incentives for high-intensity development

P-2F Policy: **Continue to allow permanent siting of manufactured homes throughout the city, but strengthen standards for residential areas.**

M-2F Method

Zoning

- adopt ancillary standards which apply to all dwellings in single-family residential areas (such as, all-weather off-street parking, acceptable “permanent” foundations, limit on number of dwellings per lot, etc.)
- restrict the development of mobile home parks to higher density land use areas

II. GROWTH MANAGEMENT AND PUBLIC SERVICES

G-3 GOAL: *Ensure that the rate of growth and development in Santa Fe does not exceed the capacity of public services.*

P-3A Policy: **Link permitted land use to available infrastructure (streets, water/sewer, drainage) capacity.**

M-3A Method

Comprehensive Planning

- coordinate land use planning with capital planning

Capital Planning

- infrastructure studies to determine available capacity to accommodate new development
- consider impact fees on new development to pay for proportionate demands on city services/infrastructure

P-3B Policy: **Limit annexation activity in areas where public services cannot be feasibly provided or when service levels in the existing city limits would be adversely impacted.**

III. IMPACT OF GROWTH MANAGEMENT STRATEGIES

G-4 GOAL: *Ensure simplicity and ease of implementation in any use regulation developed for Santa Fe.*

P-4A Policy: **Utilize the minimum number of land use categories necessary to achieve stated goals and policies.**

M-4A Method

Zoning

- minimum number of zoning districts-- agricultural, rural (large-lot) residential, average-lot residential, neighborhood commercial, commercial/multi-family residential (incl. mobile home parks), light industry

P-4B Policy: **Limit any additional regulations beyond permitted land use.**

P-4C Policy: **Encourage rural (large-lot) residential development in less developed areas of the city, except where preservation of existing agricultural uses is desired.**

M-4C Method

Zoning

- appropriately zone undeveloped land based on desired land uses

Capital Planning

- provide infrastructure based on desired land uses