



Date: July 12, 2022 6:00 PM
Meeting: Comprehensive Plan Advisory Committee Meeting #1
Location: Santa Fe City Hall

The presentation is attached at the end of the meeting minutes. These meeting notes were prepared by Kimley-Horn with the intent to capture the main body of discussion with supporting facts and action items from the subject meeting.

Organization	Attendee	Representation (Role)	Contact	Present
CPAC	Chris Anderson	Santa Fe Fire and Rescue (Deputy Chief)	Fdchief700@comcast.net	
	Dr. Kevin Bott	Santa Fe ISD (Superintendent)	kevin.bott@sfsisd.org	
	Gina Bouvier	Santa Fe Chamber of Commerce (Commerce Director)	info@thehiddenpalms.com	
	Janet Davis	(Resident)	Janet.davis24@verizon.net	✓
	Glennie Hefner	Planning & Zoning (Chairperson)	glenniehefner@me.com	✓
	Fidencio Leija	Economic Development Corporation (President)	info@fidencioleija.com	✓
	Robbie Nelson	ReMax Realty (Realtor) Chamber of Commerce (Chair)	robbie@robbienelson.com	✓
	James Newman	Galveston County Water Control Improvement District #8 (General Manager)	water65@comcast.net	✓
	Bill Pittman	City of Santa Fe (Mayor)	mayor@ci.santa-fe.tx.us	✓
	Dan Seal	Bay Area Houston Economic Partnership (Executive Director)	dan@bayareahouston.com	✓
	Dennis Wagner	Drainage District 1 (Chairman of Commissioners)	dennis@wagner1980.com	✓
	Gina Welsh	Santa Fe ISD Education Foundation (Executive Director)	gina.welsh@sfsisd.org	✓
	Bob Wylie	Galveston County Water Control Improvement District #8 (Asst Secretary/Treasurer)	bwylie@ci.santa-fe.tx.us	✓



Attending	Tommy Anderson	Attending for Chris Anderson		✓
	John Dickerson	City Council Member		✓
	Dana Marks	City Council Member		✓
City of Santa Fe	Alun Thomas	Acting City Manager	citymanager@ci.santa-fe.tx.us	✓
	Matthew Johnson	City Engineer	mjohnson@ci.santa-fe.tx.us	✓
	Rudy Zepeda	Finance Director	rzepeda@ci.santa-fe.tx.us	✓
Kimley-Horn	Mike Shelton	Project Manager	mike.shelton@kimley-horn.com 281-920-6588	✓
	Josie Ortiz	Planner	josie.ortiz@kimley-horn.com 281-920-6574	✓
	Andi Vickers	Junior Planner	andi.vickers@kimley-horn.com 281-740-7653	✓
	Michael Feeney	Senior Planner	michael.feeney@kimley-horn.com 281-920-6580	✓

1. **Call to Order** – Mayor Bill Pittman called the meeting to order.
2. **Roll Call** – City Manager Alun Thomas led the roll call (attached) and requested that the committee members sign their oath of office.
3. **Business** – Mike Shelton presented the meeting agenda.
 - **Purpose of the City of Santa Fe Comprehensive Plan**
 - **Role of the Comprehensive Plan Advisory Committee (CPAC)**
 - **Detailed introductions of CPAC members**
 - **Comprehensive Plan Public Involvement Plan**
4. **Next Steps**
5. **Adjournment**



Detailed Introductions – CPAC members provided their names and interest / role in the community. They then shared three words / phrases to describe Santa Fe and defined what success for the Comprehensive Plan would look like for them. Themes provided are listed below:

Words / phrases to describe Pearland:

- Gina Welsh
 - Supportive
 - Economically-diverse
 - Growing
 - Dan Seal
 - BBQ
 - Friendly
 - Family
 - Matthew (Matt) Johnson
 - Tight-knit
 - Caring
 - Picturesque
 - Dennis Wagner -
 - Drainage x3
 - Tommy Anderson
 - Open
 - Opportunity
 - Established
 - Robbie Nelson
 - Great place to live
 - Friendly
 - Caring
 - Bedroom community
 - Small
 - Growing
 - Mayor Bill Pittman
 - Diverse economic background
 - Location
 - Agricultural
 - Glennie Hefner
 - Tradition
 - Small community
 - Growing
 - Fidencio Leija
 - Lack of diversity – housing, restaurants, job market, youth, representation
 - James Newman
 - Sense of direction
 - Bob Wylie
-



- Neighbor-friendly
- Tight-knit
- Family – place to raise
- John Dickerson
 - Engaging
 - Passionate
 - City-country small town
- Dana Marks
 - Small town feel
 - Family
 - Future
- Janet Davis
 - Family-oriented
 - Self-sustaining
 - Volunteerism / Patriotism

Definitions of Success:

- Mapping the future of Santa Fe
- Creating Consensus
- Generating EXCITEMENT from all
- Unifying people around a common VISION
- Useful end product
- Minimize impact to downstream areas
- Deliberate, actionable, measurable
- “Tailor-made” to the community
- Usable, strong implementation plan
- Creates and strengthens a sense of COMMUNITY
- REALISTIC for Santa Fe – the location, the tax base
- Long-term thinking for long-term impact
- Directed to a goal that meets the needs of the City
- Living, useable Plan; flexible as changes arise
- Convenient to cover all
- Shared VISION
- Encourages young people to stay in the City rather than moving away
- Includes an element of education

Share Your Perspectives – In addition to the activity outlined above, members were asked to describe some of Santa Fe’s best kept secrets, what residents experience and want, in order to get a better idea of existing views. A summary is provided below.

Best Kept Secrets:

- Quietness
- Safe community



Resident Sentiments:

- Complaints – drainage, apartments, low-income housing, excessive growth
- Things to Continue – small town feel, development along thoroughfares, affordable housing

Santa Fe Across Time:

- Today – “small”
- Year 2040 – “developed”
- Emerging Trends – rising housing prices leads to people being outpriced and leaving the city

Desired Amenities and Activities:

- Community pool/park/splash pad
- Small rodeo
- Parks and trails
- Entertainment
- 4th of July celebration

Roles and Responsibilities – This was discussed throughout the meeting; roles described in attached presentation

Next Steps – Mike Shelton announced next steps in the process and upcoming meetings

- It was suggested that CPAC members make a “call list” of people to reach out to for public meeting attendance
- Gina Welsh suggested attending the Convocation Fair on August 3rd
- There is a “Pocket Market” (farmers market) every 4th Saturday of the month; Kimley-Horn and/or the CPAC could coordinate with the Parks Committee to set up a booth there
- Fidencio recommended setting up a booth at public school sporting events, booster clubs, student government events, and little league games; Fidencio volunteered to coordinate with booster club presidents
- Mike Shelton suggested that we use the Fire Department for future workshops; Gina adds school grounds, and Robbie suggests recreational and event centers



General Discussion Items

- What types of housing can be introduced to Santa Fe?
 - Mike Shelton – introduced the concept of “Missing Middle” housing; there is a large palette of housing options available to develop in Santa Fe, ranging from high-density apartments to farm estates.
 - Fidencio - denser housing is an emerging trend that can be highlighted by the Comprehensive Plan
 - Dennis – Address detention early before bigger issues come
 - Bob – WCID asks developers to pay when lines are extended to serve the development; difficult to spur development because it becomes expensive for the developers
 - Matt – the Comprehensive Plan will enable the city to guide development per the zoning and land use codes; a new type of leasing code can provide for rental homes with maintenance programs and amenities
 - Mike Shelton – it is possible to accommodate accessory dwelling units (ADUs) that specifically cater to the aging population; this must be permitted by the zoning code
 - Tommy/Robbie/Bob – people in low-income housing are some of the nicest people in the city and they have never caused any problems
 - Bill/Bob – hope that the Comprehensive Plan will help educate the public on placetype options and the zoning process
 - Robbie – much of the farmland and estates on FM 2004 are for sale; it is expected to develop soon (“it’s knocking on our door”); the CPAC has an opportunity to provide amenities and options without sacrificing the city’s identity (without “turning into Friendswood/Pearland”)



Comprehensive Plan

- ▶ Steering Committee
- ▶ Introductions
- ▶ Public Involvement
- ▶ Next Steps

Agenda

1. Purpose for the Comprehensive Plan
2. What is the Steering Committee?
3. Steering Committee Introductions
4. Public Involvement Plan
5. Next Steps

Introductions

- ▶ Name
- ▶ Interest / role in community
- ▶ Share three words about Santa Fe
- ▶ What defines success for this Comprehensive Plan?

Comprehensive Plan

- ▶ Steering Committee
- ▶ Introductions
- ▶ Public Involvement
- ▶ Next Steps

Comprehensive Plan Benefits

Collective Vision

- The Plan for Santa Fe
- Provide a forum for your business-owners, homeowners, and future developers
- Define a collective vision for your future
- Clearly articulate image of your desired growth pattern
- Promote vibrant economic development
- Offer guidance for creating a sense of place unique to Santa Fe

Comprehensive Plan

- ▶ Steering Committee
- ▶ Introductions
- ▶ Public Involvement
- ▶ Next Steps

Comprehensive Plan Benefits

Broad Engagement

- The Plan for Santa Fe will provide your community a means to balance competing interests.
- Comprehensive Master Plan Advisory Committee
- Joint Workshops: City Council, EDC, stakeholders
- Stakeholder Interviews
- Public Workshops

Comprehensive Plan

- ▶ Steering Committee
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Comprehensive Plan Benefits

Funding Eligibility

- Projects designed in accordance with a City Council approved comprehensive plan
- Meets the requirements of Texas Local Government Code chapters 213 and 395
- May rank higher for Federal and State funding



Comprehensive Plan Advisory Committee

Public Involvement Plan:

Steering Committee:

1. City Council Representative
2. EDC Representative
3. P&Z Representative
4. GC WCID 8 Representative
5. Santa Fe ISD Representative
6. Chamber of Commerce Representative
7. Real Estate Representative
8. Development Representative
9. Keeper of history
10. City Engineer
11. others

- ▶ Comprehensive Plan
- ▶ **Steering Committee**
- ▶ Introductions
- ▶ Public Involvement
- ▶ Next Steps

CITY OF SANTA FE COMPREHENSIVE PLAN 2050

What is the Role of the Steering Committee?

- ▶ **As a group:**
 - Reflect the full range of interests and perspectives of Santa Fe neighbors
 - Provide direction, guidance and feedback
 - Encourage community participation in the planning process
 - Review and comment on materials developed during the planning process
 - Attend the public events and participate in online forums
- ▶ **As individuals:**
 - Share your own perspectives
 - Listen to other members and seek to create a consensus direction
 - Serve as ambassadors for the planning process and the resulting Plan


CITY OF SANTA FE COMPREHENSIVE PLAN 2050

Introductions

- ▶ Name
- ▶ Interest / role in community
- ▶ Share three words about Santa Fe
- ▶ What defines success for this Comprehensive Plan?



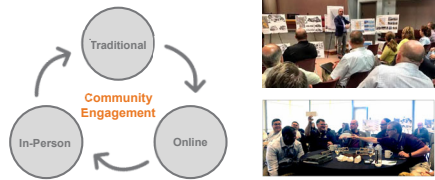
CITY OF SANTA FE COMPREHENSIVE PLAN 2050



Public Engagement

Public Involvement Plan

- Continuous and evolves to meet milestone deliverables
- Based on a transparent and cooperative process that includes leadership and City staff



CITY OF SANTA FE COMPREHENSIVE PLAN 2050



Public Engagement


Public Involvement Plan

1. Public Workshops
2. Stakeholder Interviews
3. Online Engagement
4. Mailing List
5. Ad Hoc Engagement Opportunities
6. Steering Committee



- ▶ Comprehensive Plan
- ▶ Steering Committee
- ▶ Introductions
- ▶ **Public Involvement**
- ▶ Next Steps

CITY OF SANTA FE COMPREHENSIVE PLAN 2050




Public Engagement

Public Involvement Plan:

Public Workshops

Based on CPAC approval tonight, potential workshop dates include:

1. Tuesday, August 2, 2022 at 6pm
2. Tuesday, September 13, 2022 at 6pm
3. Thursday, November 3, 2022 at 6pm
4. Thursday, December 1, 2022 at 6pm
5. Thursday, February 2, 2023 at 6pm
6. Thursday, March 23, 2023 at 6pm



- ▶ Comprehensive Plan
- ▶ Steering Committee
- ▶ Introductions
- ▶ **Public Involvement**
- ▶ Next Steps


CITY OF SANTA FE COMPREHENSIVE PLAN 2050

Public Engagement


Public Involvement Plan:
Stakeholder Interviews

Combination of in-person with online survey:

- Economic Development Corporation
- Planning and Zoning Committee
- Chamber of Commerce
- Real Estate Community
- Development Representatives
- Landowners
- Santa Fe ISD
- Agencies: HGAC, TxDOT, Drainage District, WCID 8
- Others



- ▶ Comprehensive Plan
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CITY OF SANTA FE COMPREHENSIVE PLAN 2050 

Public Engagement

Public Involvement Plan:
Ad Hoc Engagement:

1. November: Heritage Festival
2. Community Events




- ▶ Comprehensive Plan
- ▶ Steering Committee
- ▶ Introductions
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- ▶ Next Steps

CITY OF SANTA FE COMPREHENSIVE PLAN 2050 


Public Engagement

Public Involvement Plan:
Ad Hoc Engagement:

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- ▶ Comprehensive Plan
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- ▶ Next Steps

CITY OF SANTA FE COMPREHENSIVE PLAN 2050 

Public Engagement

Public Involvement Plan:
Ad Hoc Engagement:

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- ▶ Comprehensive Plan
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- ▶ Next Steps


CITY OF SANTA FE COMPREHENSIVE PLAN 2050 

Public Engagement


Public Involvement Plan:
Steering Committee:

Based on CPAC approval tonight, potential steering committee dates include:

1. Tuesday, July 12, 2022 at 6pm
2. Tuesday, August 23, 2022 at 6pm
3. Tuesday, October 11, 2022 at 6pm
4. Tuesday, November 15, 2022 at 6pm
5. Tuesday, January 24, 2023 at 6pm
6. Tuesday, February 21, 2023 at 6pm



- ▶ Comprehensive Plan
- ▶ Steering Committee
- ▶ Introductions
- ▶ **Public Involvement**
- ▶ Next Steps

CITY OF SANTA FE COMPREHENSIVE PLAN 2050 

Share Your Perspectives

- Words or phrases that describe Santa Fe today or in 2040.
- What is Santa Fe's best kept secret?
- What is something you would like to do in Santa Fe that you can't do currently?
- What should be continued or retained for 2040?
- What are residents complaining about?
- Are there emerging trends we can build on?

CITY OF SANTA FE COMPREHENSIVE PLAN 2050 



Moving Forward

- ▶ Comprehensive Plan
- ▶ Steering Committee
- ▶ Introductions
- ▶ Public Involvement
- ▶ **Next Steps**

Next Steps

1. Begin Public Engagement
2. Prepare for Public Workshop on August 2nd at 6 pm
3. Promote the Public Workshop
4. Land Use Analysis





Contact Info

City of Santa Fe

- **Alun W. Thomas:** City Manager athomas@ci.santa-fe.tx.us
- **Rudy Zepeda:** Finance Director rzepeda@ci.santa-fe.tx.us
- **Matthew Johnson, PE:** City Engineer mjohnson@ci.santa-fe.tx.us

Kimley-Horn

- **Mike Shelton:** Project Manager mike.shelton@kimley-horn.com
- **Michael Feeney:** Senior Planner michael.feeney@kimley-horn.com
- **Josie Ortiz:** Planner josie.ortiz@kimley-horn.com



CITY OF SANTA FE

COMPREHENSIVE PLAN

2050



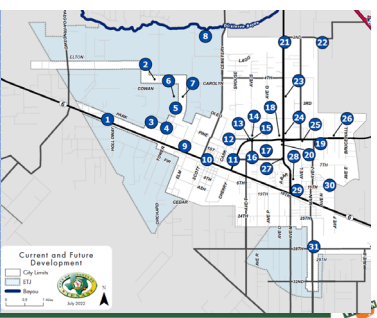






Santa Fe's Development Landscape

ID	Name / Location	More Information
1	May 9th Residential Storage	
2	Tower Rd to Halfway Rd and North to Dickinson Bayou Fountain Lakes	2856 homesites to include commercial use, school, fire station
3	Maple Street	Proximal 120 homes
4	Maple Landing	30 homes
5	Tower Rd Estates	40 homes
6	West Tower Road Homes	Single-family residential
7	East Tower Road Homes	Single-family residential
8	Cemetery Road	400 manufactured homes
9	North Elm and Hwy 6	2 possible 40 homes with commercial footage
10	May 6th Tarry Street	Demolish and rebuild convenience store/gas station
11	Hospital / Assisted Living	
12	FM 256 West Side	Variant Anchovy building
13	Ave 5 at Walker Street	No planning lot commercial use
14	Ave 5 Indian Meadows	20 homes
15	FM 256/Amesbury Pharmacy	Pharmacy with doctor's office and desk
16	Ave 5 Home Trails	20 homes
17	Ave G 1/2 Apartment Complex	30 units
18	Competition Laydown Yard	
19	FM 256 and FM 566	Possible Urgent Care or BBQ/gas station
20	FM 566 next to Police Department	Residential storage with commercial potential
21	FM 566 North Street Storage	
22	Ave 1 Orchard Estates	
23	FM 256 between 4th and 4 1/2 Street	Best RV storage
24	FM 566	Southern California Valve expansion
25	FM 256/ Ave 1 (McHenry Farms)	160 homes with commercial footage
26	Ave 7 Apartment Complex	150 units, approximately
27	FM 566 at 6th Street Storage	
28	446 Apartment Complex	
29	Ave 1 Apartment Complex	
30	13th Street	WCID 4th Building
31	FM 646 South next to the Express	Possible 20+ units



SUCCESS
 Mapping future of Santa Fe
 (consensus)
 EXCITEMENT from all
 Unifying people around common VISION
 Useful end product
 Minimize impacts to downstream areas
 Deliberate, actionable, measurable
 Plan that fits the community
 "tailor-made"
 Something that is useable x 2
 ↳ implementation
 Sense of COMMUNITY
 REALISTIC for Santa Fe = location tax base

SUCCESS
 Long-term thinking for long-term impact
 Directed to a goal that meets the needs of the City
 Living, useable Plan; flexible as changes come
 Convenient to cover all
 Shared VISION
 Keep young people here instead of moving away
 Element of education

<u>Continued</u>	<u>Complaints</u>
Small town feel	drainage
development on thoroughfares	apartments
affordable housing	

GREAT PLACE TO LIVE
 FRIENDLY
 CARING
 BEDROOM COMMUNITY
 SMALL
 GROWING
 DIVERSE ECONOMIC BACKGROUND
 LOCATION
 AGRICULTURAL
 TRADITION
 SMALL COMMUNITY
 GROWING
 LACK OF DIVERSITY (HOUSING)
 RESTAURANTS
 JOB MARKET
 YOUTH REPRESENTATION

SUPPORTIVE
 ECONOMICALLY-DIVERSE
 GROWING
 BBQ PATRIOTIC
 FRIENDLY
 FAMILY
 TIGHT-KNIT
 CARING
 PICTURESQUE
 DRAINAGE³
 OPEN
 OPPORTUNITY
 ESTABLISHED

SENSE OF DIRECTION
~~SAFE~~
 NEIGHBOR-FRIENDLY
 TIGHT-KNIT
 FAMILY (PLACE TO RAISE)
 ENGAGING
 PASSIONATE
 CITY/COUNTRY SMALL TOWN
 SMALL TOWN FEEL
 FAMILY
 FUTURE
 FAMILY ORIENTED
 SELF SUSTAINING
 VOLUNTEERISM

<u>Best/Kept Secret</u>	<u>To Do in SF</u>
quietness	community pool / park / splash pad
safe community	small video parks : trails
	entertainment
	4th of July celebration

Words / Phrases

<u>Today</u>	<u>2040</u>
small	developed

Emerging Trends

housing prices rising → people being outpriced