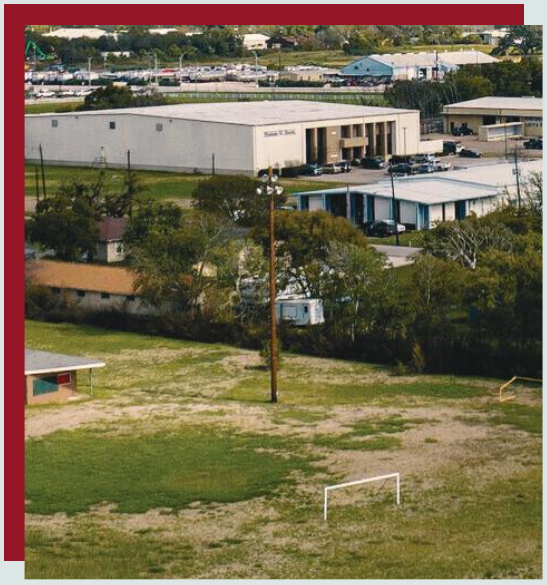
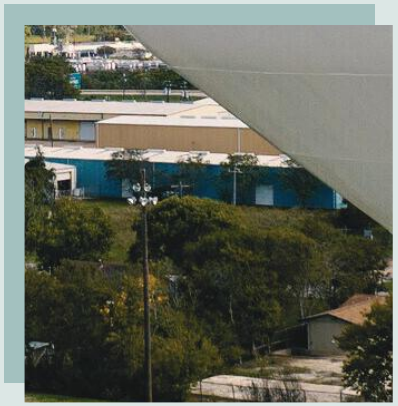








City of Clute
COMPREHENSIVE PLAN 2026

MAY 2026

TABLE OF CONTENTS

CHAPTER **ONE**

INTRODUCTION TO THE PLAN 4

What is a Comprehensive Plan? 6

Clute Today 6

Population Trends 8

City of Clute Vision 10

Assesment of Existing Plans & Studies 12

Community Engagement 14

Plan Format 18

How to Read this Plan: Action Types 19

CHAPTER **TWO**

COMMUNITY APPROVED GOALS & OBJECTIVES 20

Goal 1 22

Goal 2 24

Goal 3 26

Goal 4 28

Goal 5 30

Goal 6 31

CHAPTER **THREE**

NEIGHBORHOODS & COMMUNITY APPEARANCE 32

Data & Current Conditions 33

Prior Plans Context 34

Goal 1: Improve the Safety, Cleanliness, and Beauty of Clute's Neighborhoods and Corridors 36

Objective 1.A 36

Objective 1.B 38

Objective 1.C 41

Objective 1.D 42

CHAPTER **FOUR**

MOBILITY, CONNECTIVITY, & INFRASTRUCTURE 44

Data & Current Conditions 45

Goal 2: Provide Safe, Connected, and Reliable Transportation and Infrastructure Systems 50

Objective 2.A 50

Objective 2.B 51

Objective 2.C 53

Objective 2.D 54

Objective 2.E 55

Objective 2.F 56

CHAPTER **FIVE**

HOUSING & INFILL DEVELOPMENT 58

Data & Current Conditions 60

Prior Plans Context 63

Goal 3: Support Quality Housing Options and Neighborhood Reinvestment 64

Objective 3.A 64

Objective 3.B 65

Objective 3.C 66

Objective 3.D 67

CHAPTER **SIX**

PARKS, RECREATION, & QUALITY OF LIFE 68

Data & Current Conditions 70

Goal 4: Expand and enhance parks, recreation, and community spaces to support quality of life, health, and community identity 74

Objective 4.A 74

Objective 4.B 75

Objective 4.C 76

Objective 4.D 76

Objective 4.E 77

Objective 4.F 80

CHAPTER **SEVEN**
ECONOMIC VITALITY & COMMUNITY IDENTITY 82

Data & Current Conditions 84

Goal 5: Strengthen Clute's Economy and Reinforce Community Identity 88

Objective 5.A 88

Objective 5.B 89

Objective 5.C 90

Objective 5.D 91

CHAPTER **EIGHT**
RESILIENCE & SUSTAINABILITY 92

Data & Current Conditions 94

Goal 6: Build a Resilient and Sustainable Clute 98

Objective 6.A 98

Objective 6.B 99

Objective 6.C 100

Objective 6.D 101

CHAPTER **NINE**
FUTURE LAND USE 102

Purpose of the Future Land Use Chapter 103

Land Use Categories 106

Supporting Zoning and Regulatory Updates ...107

Growth and Redevelopment Opportunities..... 108

Using the Future Land Use Map..... 109

LIST OF FIGURES

Figure 1. City of Clute, Texas 7

Figure 2. City of Clute in Brazoria, Texas 7

Figure 3. Clute Population 8

Figure 4. Clute Population by Race 8

Figure 5. Clute Population by Ethnicity 8

Figure 6. Clute Population by Age Group 9

Figure 7. Poverty Rate in Clute 9

Figure 8. Household Size in Clute 9

Figure 9. Community Survey Results 15

Figure 10. Community Survey Results 16

Figure 11. Transportation Network in Clute, TX 46

Figure 12. Clute Infrastructure System 48

Figure 13. Word Cloud from Public Survey 50

Figure 14. Green Infrastructure Diagram 55

Figure 15. Clute Household Size by Year 60

Figure 16. Household Types 61

Figure 17. Household Occupancy & Tenure 61

Figure 18. Cost of Housing 62

Figure 19. Community Priorities for Development 70

Figure 20. Community Visits to Parks 70

Figure 21. Parks in the City of Clute 71

Figure 22. Community Facilities in Clute, Texas 73

Figure 23. Top 4 Employment Industries in Clute 84

Figure 24. Workforce Patterns in Clute 85

Figure 25. Unemployment Rate in Clute 85

Figure 26. Future Land Use Map for Clute, Texas 104

LIST OF IMAGES

Image 1. City of Clute Livable Centers Study Area 13

Image 2. Rendering of Cottage Court Along Shanks Lake 13

Image 3. City Manager Speaking to BISD Students 14

Image 4. First Phase of Clute Town Center Project 35

Image 5. Second Phase of Clute Town Center Project 35

Image 6. Current Image of Plantation Drive 38

Image 7. Concept Image of Plantation Drive 39

Image 8. Example of Facade Improvements in Kosse, TX 40

Image 9. City of Clute Crash Heatmap 47

Image 10. Example of Complete Street Design 53

Image 11. Shanks Lake - Proposed 63

Image 12. Shanks Lake - Existing 63

Image 13. Freeport Municipal Park Trail 74

Image 14. Mammoth Lake Before Improvements 77

Image 15. Mammoth Lake Concept After Improvements 77

Image 16. Site Plan of Oyster Creek Kayak Trail 78

Image 17. Conceptual Rendering of the Oyster Creek Kayak Trail 78

Image 18. Public Pool - Before Enhancements 79

Image 19. Public Pool with Food Trucks - Concept Image 79

Image 20. Public Pool - Concept Image 79

Image 21. Brazoria County Emergency Management App. 100

* ***Cover Image Source: Homes.com, https://www.homes.com/local-guide/clute-tx/***

CHAPTER **ONE**
INTRODUCTION TO THE PLAN



Image Source: Aerial Photo of Historic Clute, Brazoria County Historic Museum

The City of Clute Comprehensive Plan is a strategic policy document that establishes a shared vision for the City's future and provides a framework to guide growth, reinvestment, and public decision-making over the next 10 years. The plan reflects the priorities expressed by residents, stakeholders, and youth through an extensive community engagement process and builds upon recent studies and planning efforts already undertaken by the City and its regional partners.

Rather than serving as a static document, the Comprehensive Plan is intended to be an active tool—used by City Council, boards and commissions, staff, and community partners to evaluate development proposals, prioritize infrastructure investments, pursue funding opportunities, and coordinate public and private action in support of Clute's long-term goals.

WHAT IS A COMPREHENSIVE PLAN?

A Comprehensive Plan is a long-range policy guide that shapes how a community grows and changes over time. It establishes a vision for the future and provides coordinated direction across a wide range of topics, including:

- **Land Use -** the location and pattern of different types of development
- **Housing –** the range and availability of housing options for current and future residents
- **Transportation & Mobility –** streets, sidewalks, bikeways, transit, and safety
- **Economic Development –** job creation, business growth, and reinvestment
- **Parks & Recreation –** public spaces, natural assets, and community gathering places
- **Infrastructure & Services –** water, wastewater, drainage, and public facilities
- **Resilience & Sustainability –** flooding, storms, and long-term environmental challenges

The Comprehensive Plan does not replace zoning or capital improvement plans; rather, it provides the policy foundation that informs those tools and helps ensure that future decisions align with community priorities.

CLUTE TODAY

Clute is a city in southeast Texas, in south-central Brazoria County, characterized by its industrial roots and strategic location near Clute Lake and major highways, including State Highways 332 and 227. Its name dates back to 1881, when Solomon J. Clute purchased the land, later selling it to his brother George. Initially a modest settlement with minimal infrastructure, Clute's transformation began in the early 1940s with the arrival of Dow Chemical and large construction firms, positioning the City within the Brazosport industrial and port area.

In the years leading up to its incorporation, Clute experienced rapid development, with the establishment of schools, churches, and essential services, including a post office by 1943. Incorporated in 1952, the City's formal establishment marked a shift toward a more structured governance model, reflecting its growing population and industrial significance. While Clute has continued to embrace modern development, it retains a blend of historical charm and progress, underscoring its commitment to growth and improvement. Today, Clute serves as an example of a community that has balanced its industrial heritage with the needs of its residents, making it a distinctive part of Brazoria County.

Figure 1. City of Clute, Texas

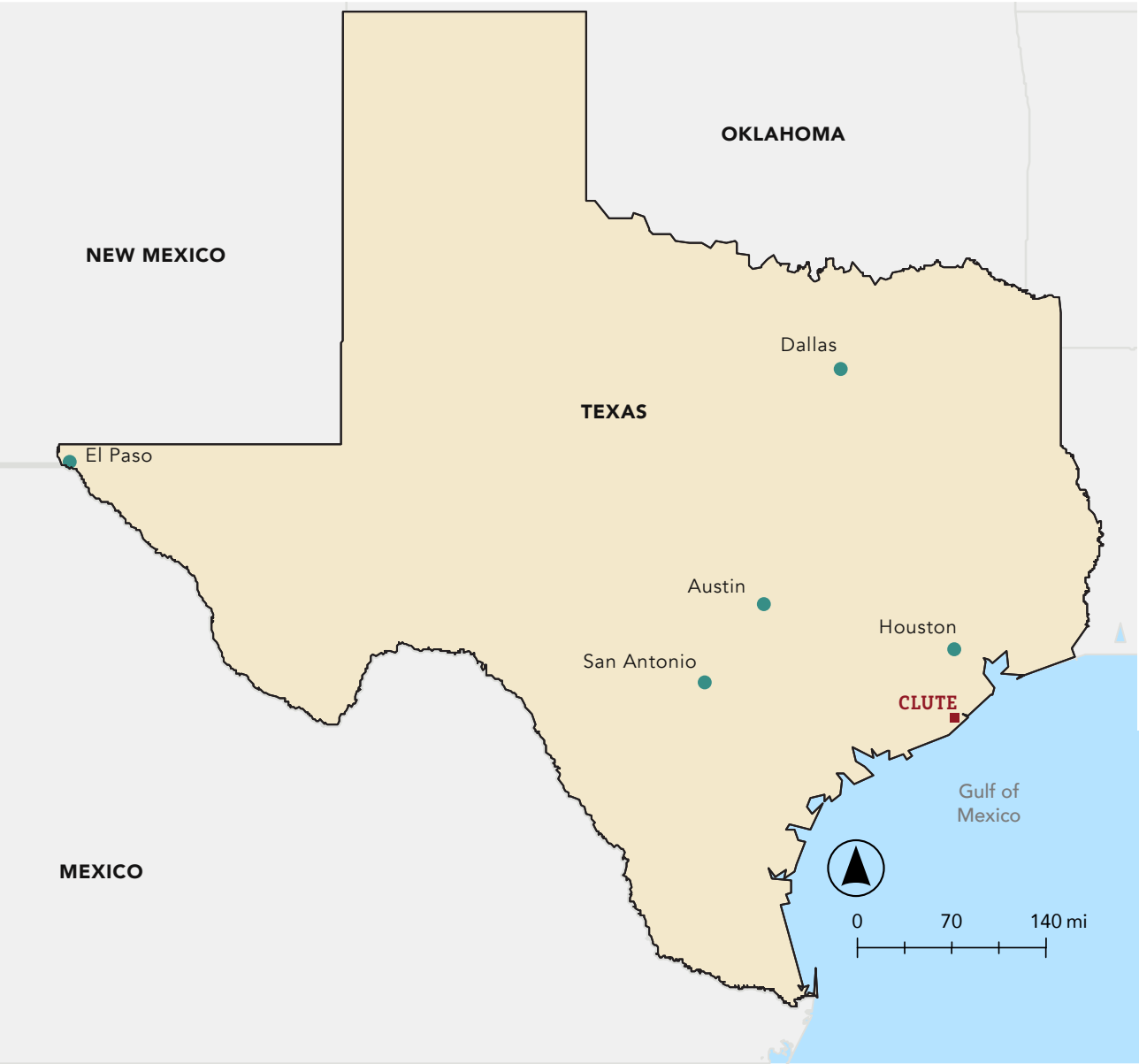


Figure 2. City of Clute in Brazoria, Texas



POPULATION TRENDS

Clute's population grew steadily in the latter half of the 20th century, driven by industrial expansion and its role within the Brazosport area. Growth accelerated between 1960 and 1980, with the population more than doubling during this period. Following this rapid increase, the City experienced a slight decline around 1990, before returning to growth by 2000. By the turn of the century, Clute was a well-established community, maintaining its identity while increasingly influenced by outward sprawl from the Houston metropolitan area.

From 2010 to 2020, Clute's population increased gradually with an average annual growth rate of 0.5%. Based on this 0.5% annual growth rate, Clute's population is projected to reach approximately 12,250 by 2030.

Figure 3. Clute Population - Estimates and Projection (1960-2030)

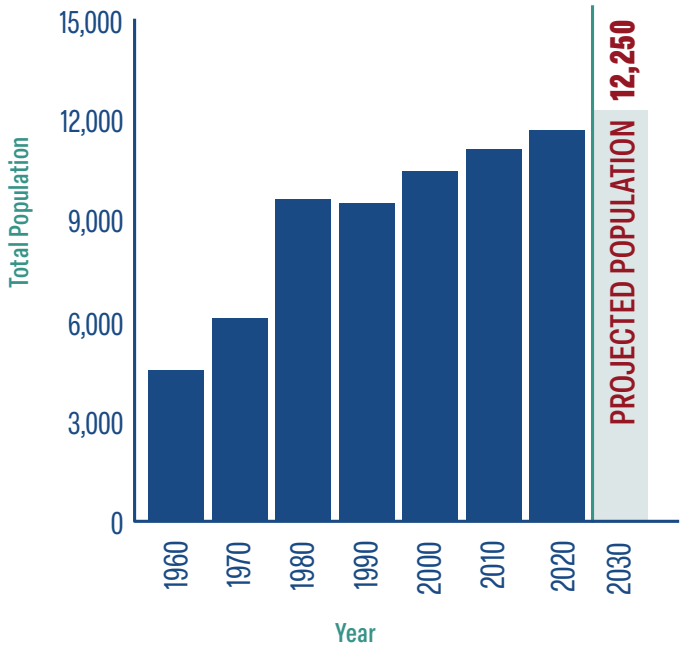


Figure 4. Clute Population by Race

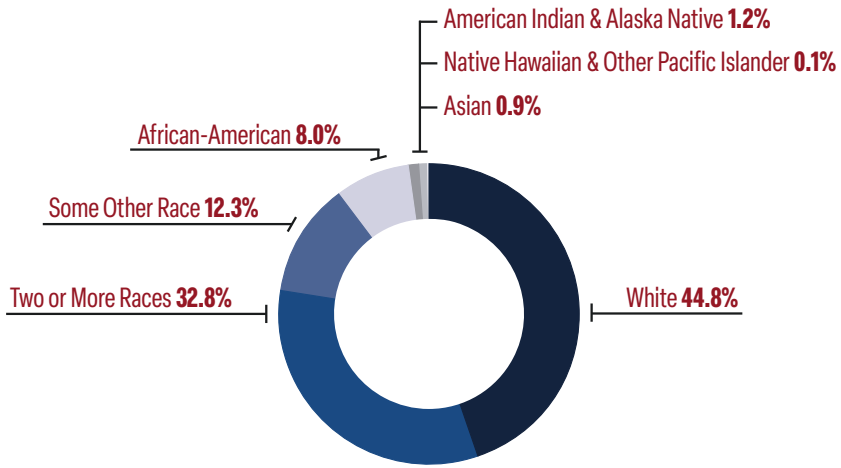


Figure 5. Clute Population by Ethnicity

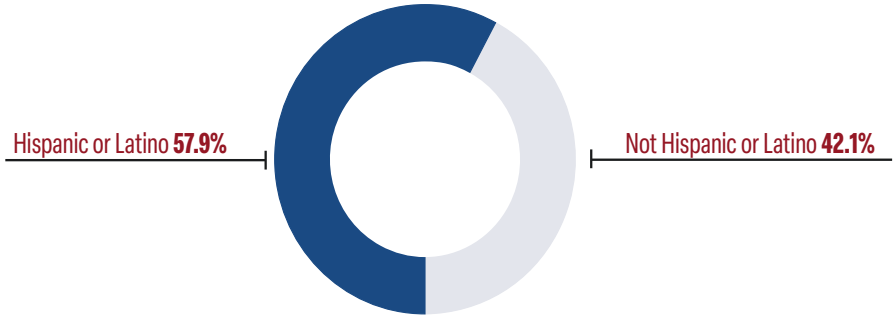


Figure 6. Clute Population by Age Group

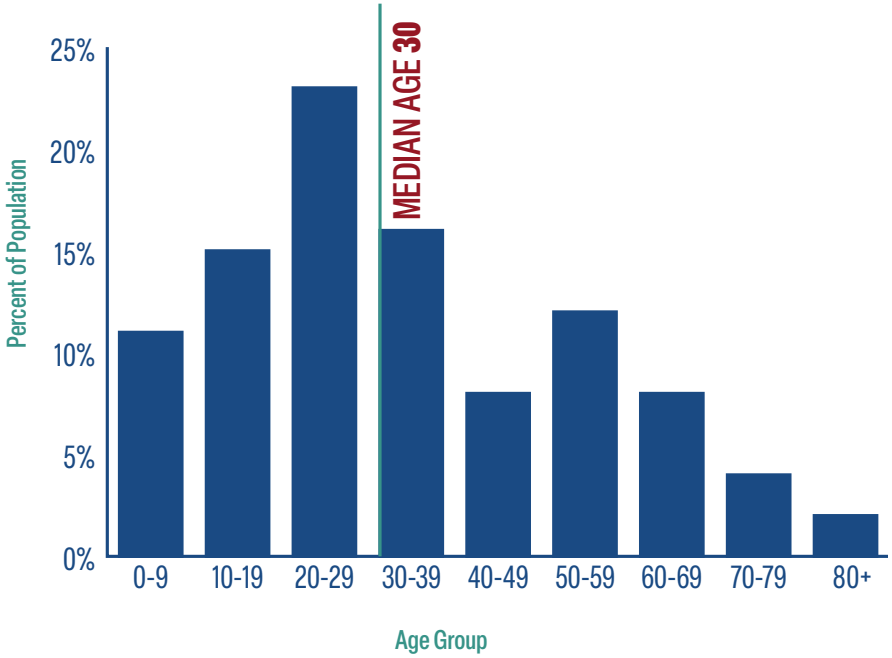


Figure 7. Poverty Rate in Clute

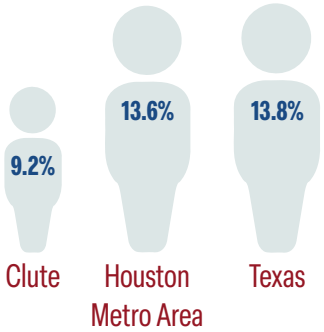


Figure 8. Household Size in Clute

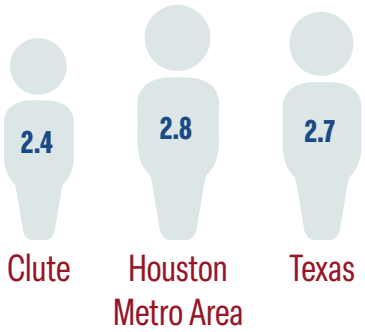




Image Source: The Great Texas Mosquito Festival, https://www.mosquitofestival.com/photogallery/general/27

Demographics

Data Source: U.S. Census Bureau. American Community Survey 2024, ACS 5-Year Estimates Data Profiles, https://data.census.gov. Accessed on 1 May 2026.

CITY OF CLUTE VISION

Clute envisions a future as a clean, safe, and welcoming community where residents are proud of their neighborhoods, young people see opportunities to stay and thrive, and families of all ages can enjoy a high quality of life.

Long valued as an affordable and centrally located place to live within Brazoria County, Clute will build on its strengths by reinvesting in its neighborhoods and corridors, improving walkability and safety, and creating more places for people to gather, recreate, and connect.



Image Source: The Great Texas Mosquito Festival, https://www.mosquitofestival.com/photogallery/general/27



Image Source: Homes.com, https://www.homes.com/local-guide/clute-tx/

COMMUNITY VOICES

"Our parks and green spaces are awesome. We have so many unique neighborhoods you can find just about any home you like. Live with a lot of land around you, live in a historic part, or live in a huge house in the City, Clute has it."

Residents consistently expressed a desire to see Clute become more attractive, more active, and more community-oriented. This includes revitalizing aging properties and underutilized sites, strengthening key corridors like Plantation Drive as welcoming gateways, and improving sidewalks, crossings, and lighting to make walking and biking safer. The community also emphasized the importance of expanding parks, recreational amenities, and events—particularly for youth and families—so that Clute is not only a place to live, but a place to spend time.

Economic vitality is also central to Clute's vision. While many residents commute outside the City for work, Clute seeks to encourage reinvestment, support local businesses, and attract new commercial activity that aligns with community values. At the same time, the City recognizes the importance of offering housing options that meet the needs of seniors, workforce households, and first-time buyers, allowing residents to remain in Clute through all stages of life.

Finally, Clute's vision acknowledges the City's exposure to flooding, storms, and aging infrastructure. By planning proactively—strengthening infrastructure, coordinating emergency preparedness, and promoting sustainable development—Clute aims to become a more resilient community that can adapt to change and recover quickly from future disruptions.

Together, this vision reflects a community that is proud of its identity, realistic about its challenges, and committed to building a stronger, safer, and more connected future.

KEY PRIORITIES

The following priorities, identified through community engagement and reinforced through data analysis, guide the recommendations in the Comprehensive Plan:

- **Strong, Well-Maintained Neighborhoods –** Improve property maintenance, reinvest in aging housing, and support neighborhood pride
- **Safe and Walkable Corridors –** Enhance sidewalks, crossings, lighting, and streetscape design to improve safety and connectivity
- **Housing Choice and Stability –** Expand attainable, age-friendly, and workforce housing options while preserving neighborhood character
- **Active Community Spaces –** Invest in parks, recreation, events, and gathering places that serve residents of all ages
- **Economic Vitality and Local Opportunity –** Support business reinvestment, attract desired commercial uses, and strengthen workforce pathways
- **Resilience and Infrastructure Readiness –** Upgrade infrastructure and prepare for flooding, storms, and long-term environmental risks

ASSESSMENT OF EXISTING PLANS & STUDIES

An essential step in developing this Comprehensive Plan was reviewing and incorporating relevant elements from previous and ongoing planning efforts. Doing so ensures continuity, avoids duplication, and builds upon work already completed by the City of Clute and its partners.



Brazoria County Hazard Mitigation Action Plan

Clute participates in the Brazoria County Hazard Mitigation Action Plan, which identifies flooding, hurricanes, and tropical storms as the most significant natural hazards affecting the community. The plan includes detailed risk and vulnerability assessments and identifies mitigation projects proposed by the City of Clute, including drainage improvements, wastewater system upgrades, and infrastructure resilience measures. The findings of this plan directly inform the resilience, infrastructure, and land use strategies included in this Comprehensive Plan.



Water Quality and Utility Reports

Recent water quality reports and utility documentation confirm that Clute's drinking water meets state and federal standards while highlighting the importance of ongoing system maintenance, monitoring, and investment. These materials inform recommendations related to infrastructure reinvestment, system mapping, and coordination of capital improvements—particularly in older neighborhoods and low- and moderate-income areas.

H-GAC Livable Centers Study

The Houston-Galveston Area Council Livable Centers Study for Clute examined opportunities to improve walkability, multimodal connectivity, placemaking, and community identity. A key finding of the study was that Clute does not have a traditional historic downtown, prompting a shift toward corridor-based revitalization and the creation of new community focal points. Recommendations from the study—such as streetscape improvements, pedestrian enhancements, and public space activation—are carried forward and expanded upon in this Comprehensive Plan.

Clute Housing Vision Plan

The City of Clute Housing Vision Plan explored current housing conditions, future needs, and opportunities to expand housing choice while maintaining community character. The plan emphasized attainable housing, reinvestment in underutilized sites, and the integration of housing with walkable amenities and public spaces. Its recommendations provide a foundation for the housing and neighborhood strategies included in this Comprehensive Plan.

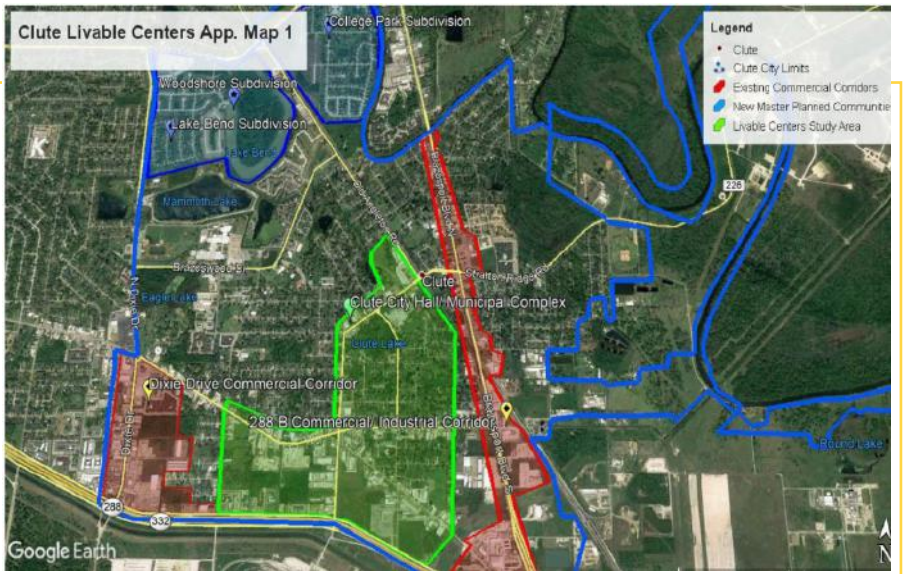


Image 1. City of Clute Livable Centers Study Area
Note: From *City of Clute Livable Centers Study,* by City of Clute, Houston-Galveston Area Council (HGAC), Kevin Sloan Studio, Gap Strategies, 2023



Image 2. Rendering of Cottage Court Along Shanks Lake
Note: From *2025 City of Clute Housing Vision Plan,* by City of Clute, Houston-Galveston Area Council (HGAC), 2025

COMMUNITY ENGAGEMENT

Recognizing that a successful plan must reflect the voices and priorities of the community, the City of Clute implemented a robust, multi-phase engagement process designed to reach residents, stakeholders, and youth.



Image 3. City Manager CJ Snipes speaking to BISD students about the scope of the Comprehensive Plan, and how their input matters

PHASE 1 Initial Goal Setting

Before drafting goals or identifying specific actions, the planning team focused on listening to the community.

Stakeholder Workshops

During this phase, the City convened five targeted stakeholder meetings to gather detailed input from key groups:

- City Department Heads
- Developers
- Livable Centers stakeholders
- Planning and Zoning Commission and Economic Development Corporation
- High School students

These meetings explored topics such as infrastructure needs, housing challenges, development barriers, economic opportunities, and youth perspectives on Clute's future.

Public Open-House Meeting

An open-house style public meeting was held at the Clute Event Center, where residents provided feedback using interactive boards focused on housing, land use, economic development, infrastructure, environmental risk, and community amenities. City staff and consultants engaged directly with participants to discuss concerns and ideas.

Community Survey - Phase 1

An initial community survey, released in conjunction with this engagement phase, received 70 responses. The survey helped identify top challenges and opportunities, including concerns about unsightly properties, walkability, infrastructure conditions, and the desire for more dining, retail, and recreational options. Key findings from the survey are highlighted in the graphics below, and detailed results—including direct community quotes—have been incorporated throughout subsequent chapters to help inform goals, objectives, and recommended actions.

Together, these efforts established the foundation for the plan's direction and informed the initial drafting of goals and objectives.

Community Voices

Throughout this plan, "Community Voices" callouts highlight direct quotes from Clute residents gathered during Phase 1 and Phase 2 engagement activities, including the community survey and public meetings. These comments reflect the priorities, concerns, and ideas shared by community members and are included to ensure that local perspectives remain central to the plan's recommendations.

Figure 9. Community Survey Results - Top Community Challenges



Note: Data for Figure 9 is from the Clute Comprehensive Plan 1st Community Survey - Open December 2024 through March 2025, received 70 responses

PHASE 2 Draft Goals, Objectives, and Action Review

Building on Phase 1 input and baseline analysis, the planning team developed a draft set of goals, objectives, and actions.

Public Meeting

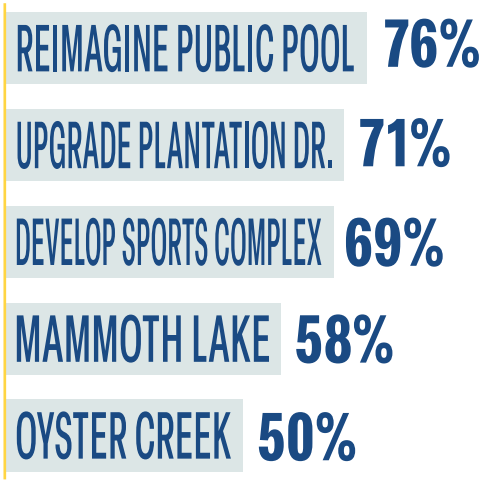
The draft framework was presented at a public meeting, allowing residents to hear an overview of the proposed direction and provide feedback directly.

Community Survey — Phase 2

A second, more detailed community survey—focused specifically on the draft goals and objectives—received 285 responses. This survey allowed participants to indicate support, refine priorities, and provide additional comments. The volume of responses demonstrated strong community interest and helped validate and refine the plan's recommendations.

All catalytic projects received at least 50% approval, with the public pool redesign receiving the highest approval at 76%.

Figure 10. Community Survey Results - Catalytic Project Approval



Note: Data for Figure 10 is from the Clute Comprehensive Plan 2nd Community Survey - Open November 1, 2025 through January 5, 2026, the survey was completed by 285 participants

PHASE 3 Plan Review

Placeholder

PLAN FORMAT

The plan is organized into thematic chapters that describe existing conditions, summarize community input, and present goals, objectives, and actions to guide implementation. Each chapter builds upon the shared vision and priorities outlined in this section and is intended to be read both independently and as part of a coordinated whole.

The chapters are organized as follows:

- **Chapter 1 – Introduction & Community Context:** Provides background on Clute, summarizes the planning process, and presents the overall community vision and priorities.
- **Chapter 2 – Community Goals & Objectives:** Outlines the core goals and objectives that guide all subsequent chapters and establish a framework for decision-making.
- **Chapter 3 – Neighborhoods & Community Appearance:** Focuses on property maintenance, beautification, corridor improvements, and strategies to strengthen neighborhood pride and safety.
- **Chapter 4 – Mobility, Connectivity & Infrastructure:** Addresses transportation safety, sidewalks and trails, roadway improvements, utilities, drainage, and long-term infrastructure planning.
- **Chapter 5 – Housing & Infill Development:** Examines housing needs and affordability, neighborhood reinvestment, and strategies to support quality infill development.
- **Chapter 6 – Parks, Recreation & Quality of Life:** Highlights parks, trails, youth amenities, community gathering spaces, and opportunities to expand recreation and tourism assets.
- **Chapter 7 – Economic Vitality & Community Identity:** Presents strategies to support local businesses, attract investment, strengthen branding, and enhance Clute's unique identity
- **Chapter 8 – Resilience & Sustainability:** Focuses on flood preparedness, environmental stewardship, and actions to improve the City's long-term resilience.
- **Chapter 9 – Future Land Use & Implementation:** Establishes the Future Land Use framework and outlines how the City will prioritize, fund, and track progress on plan actions.

Together, these chapters provide a practical, community-driven roadmap for strengthening Clute over the next decade and beyond.

HOW TO READ THIS PLAN: ACTION TYPES

Throughout this plan, recommended actions are accompanied by one of three icons indicating the type of action involved.



Policy actions recommend changes to the City's regulations, ordinances, or adopted plans, such as zoning amendments, design standards, development incentives, or updates to development review processes. These actions typically require action by the City Council or Planning and Zoning Commission.



Project actions recommend physical improvements or capital investments, such as infrastructure upgrades, park improvements, or streetscape enhancements. These actions typically require design, engineering, and funding before implementation.



Planning actions recommend further study, analysis, or planning processes needed before a recommendation can be fully implemented, such as feasibility studies, master plans, or needs assessments. These actions are often prerequisites for future Policy or Project actions.

CHAPTER **TWO**

COMMUNITY APPROVED GOALS & OBJECTIVES



Image Source: Homes.com, https://www.homes.com/local-guide/clute-tx/

The Goals and Objectives were crafted based on community input, past plan recommendations, and known development national best practices.

GOAL 1

IMPROVE THE SAFETY, CLEANLINESS, AND BEAUTY OF CLUTE'S NEIGHBORHOODS AND CORRIDORS

OBJECTIVE 1.A

Improve Property Maintenance and Visual Appeal Across the City

ACTION 1.A.1
Expand and Strengthen Code Enforcement to Improve Neighborhood Appearance

ACTION 1.A.2
Launch a Proactive Property Maintenance Education Campaign

ACTION 1.A.3
Re-Launch the "Keep Clute Beautiful" Program

ACTION 1.A.4
Create a Needs-Based Home Repair Assistance Program

ACTION 1.A.5
Organize Regular Neighborhood Cleanup Days

OBJECTIVE 1.B

Transform Plantation Drive into a Welcoming and Attractive Gateway

ACTION 1.B.1
Implement Streetscape Improvements Along Plantation Drive

ACTION 1.B.2
Actively Promote the Commercial Façade Improvement Program

ACTION 1.B.3
Market Incentives to Encourage Desired Businesses and Reinvestment

OBJECTIVE 1.C

Strengthen Community Identity Through Beautification & Placemaking

ACTION 1.C.1
Develop a Citywide Beautification and Wayfinding Strategy

ACTION 1.C.2
Install Gateway Features at Major Entry Points

ACTION 1.C.3
Encourage Public Art and Community Murals

OBJECTIVE 1.D

Improve Public Lighting & Perceptions of Safety

ACTION 1.D.1
Conduct a Citywide Lighting Assessment

ACTION 1.D.2
Upgrade Lighting in Parks, Corridors, and Neighborhood Hotspots

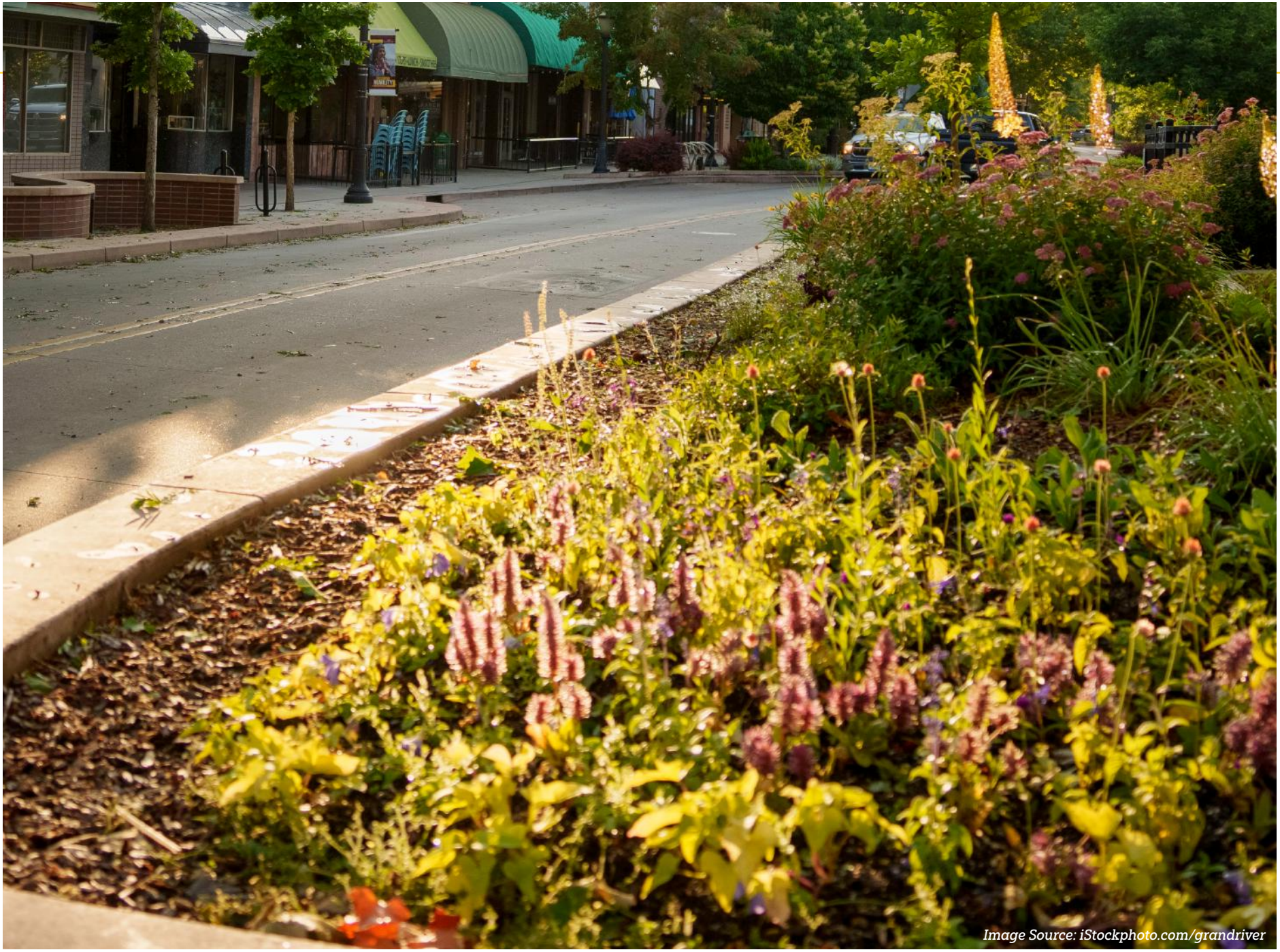


Image Source: iStockphoto.com/grandriver

GOAL 2

PROVIDE SAFE, CONNECTED, AND RELIABLE TRANSPORTATION AND INFRASTRUCTURE SYSTEMS

OBJECTIVE 2.A
Improve Pedestrian and Bicycle Connectivity

ACTION 2.A.1
Develop a Citywide Sidewalk Improvement Plan

ACTION 2.A.2
Incorporate Sidewalk Projects into the Capital Improvement Plan

ACTION 2.A.3
Expand Safe Routes to Schools Initiatives

ACTION 2.A.4
Identify and Close Priority Sidewalk and Bikeway Gaps

OBJECTIVE 2.B
Improve Traffic Safety and Reduce Crashes

ACTION 2.B.1
Conduct Targeted Intersection Safety Studies

ACTION 2.B.2
Pursue Funding to Improve High-Risk Intersections

ACTION 2.B.3
Implement Low-Cost Safety Improvements

ACTION 2.B.4
Coordinate Traffic Enforcement and Education Efforts

ACTION 2.B.5
Implement Neighborhood Traffic Calming Strategies

OBJECTIVE 2.C
Enhance Major Corridors and Roadway Function

ACTION 2.C.1
Coordinate with TxDOT on Corridor Improvements

ACTION 2.C.2
Improve Street Lighting Along Key Roadways

ACTION 2.C.3
Establish Design Standards for Complete Streets

OBJECTIVE 2.D
Maintain and Modernize Public Utilities

ACTION 2.D.1
Develop a Long-Term Infrastructure Maintenance Plan

ACTION 2.D.2
Upgrade Water and Wastewater Systems to Support Growth

ACTION 2.D.3
Pursue Grants for Critical Infrastructure Projects

OBJECTIVE 2.E

Improve Drainage and Stormwater Resilience

ACTION 2.E.1
Implement Priority Drainage Improvements

ACTION 2.E.2
Incorporate Green Infrastructure Where Feasible

ACTION 2.E.3
Coordinate Drainage Planning with Regional Partners

OBJECTIVE 2.F

Strengthen Infrastructure Resilience and Emergency Preparedness

ACTION 2.F.1
Develop a Comprehensive Infrastructure Asset Management System

ACTION 2.F.2
Strengthen Emergency Preparedness and Response Planning

ACTION 2.F.3
Coordinate with Utility Providers to Improve System Reliability

ACTION 2.F.4
Pursue State and Federal Funding for Infrastructure Improvements

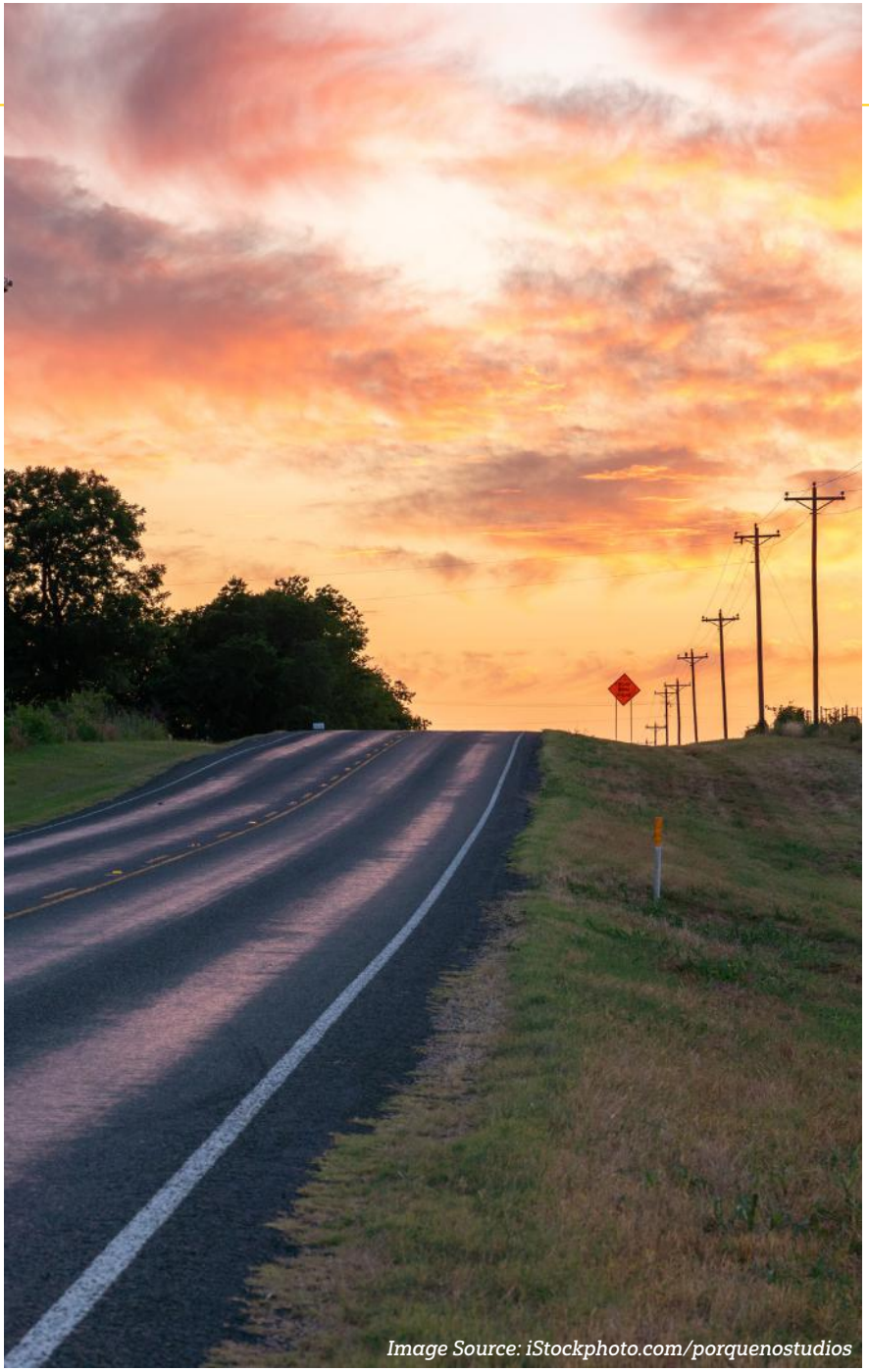


Image Source: iStockphoto.com/porquenostudios

GOAL 3

SUPPORT QUALITY HOUSING OPTIONS AND NEIGHBORHOOD REINVESTMENT

OBJECTIVE 3.A
Encourage Reinvestment in Existing Neighborhoods

ACTION 3.A.1
Expand Home Repair and Rehabilitation Partnerships

ACTION 3.A.2
Promote Property Maintenance Through Incentives and Recognition

OBJECTIVE 3.B
Encourage Context-Sensitive Infill Development

ACTION 3.B.1
Identify Priority Infill Areas with Existing Infrastructure

ACTION 3.B.2
Update Development Standards to Support Compatible Infill

ACTION 3.B.3
Encourage Small-Scale Housing Diversity

OBJECTIVE 3.C
Support Housing Affordability & Accessibility

ACTION 3.C.1
Partner with Regional Housing Organizations

ACTION 3.C.2
Encourage Workforce Housing Near Employment Centers

ACTION 3.C.3
Promote Aging-in-Place Strategies

OBJECTIVE 3.D
Align Housing Growth with Infrastructure Capacity

ACTION 3.D.1
Coordinate Housing Development with Utility Planning

ACTION 3.D.2
Incorporate Resilience Considerations into Housing Planning



Image Source: iStockphoto.com/eyecraveproductions

GOAL 4

EXPAND AND ENHANCE PARKS, RECREATION, AND COMMUNITY SPACES TO SUPPORT QUALITY OF LIFE, HEALTH, AND COMMUNITY IDENTITY.

OBJECTIVE 4.A

Improve & Modernize Existing Parks & Facilities

ACTION 4.A.1
Conduct a Comprehensive Assessment of Existing Parks and Amenities

ACTION 4.A.2
Upgrade Park Amenities to Meet Current and Future Needs

ACTION 4.A.3
Improve Maintenance and Long-Term Park Management

OBJECTIVE 4.B

Improve Access and Connectivity to Parks

ACTION 4.B.1
Improve Sidewalk and Pedestrian Connections to Parks

ACTION 4.B.2
Explore Opportunities for Trails and Shared-Use Paths

OBJECTIVE 4.C

Expand Recreational Opportunities for Residents of All Ages

ACTION 4.C.1
Enhance Recreational Opportunities for Youth and Families

ACTION 4.C.2
Support Community Events and Programming in Parks

OBJECTIVE 4.D

Strengthen Community Identity Through Placemaking & Public Spaces

ACTION 4.D.1
Enhance Public Spaces as Community Gathering Places

ACTION 4.D.2
Pursue Partnerships and Funding to Support Park Improvements

OBJECTIVE 4.E

Elevate Clute's Parks and Natural Assets as Recreation Destinations

ACTION 4.E.1

Establish the Oyster Creek Kayak Trai

ACTION 4.E.2

Enhance the Public Pool and Surrounding Recreation Area

OBJECTIVE 4.F

Expand Community Amenities & Youth-Oriented Spaces to S upport Youth Retention & Community Vitality

ACTION 4.F.1

Support Development of Youth-Friendly Community Gathering Spaces

ACTION 4.F.2

Establish Recurring Community Events and Activations in Public Spaces

ACTION 4.F.3

Support Development of Expanded Community and Recreation Facilities



Image Source: iStockphoto.com/urbazon

GOAL 5

STRENGTHEN CLUTE'S ECONOMY AND REINFORCE COMMUNITY IDENTITY

OBJECTIVE 5.A

Strengthen Communication, Branding, & Civic Engagement

ACTION 5.A.1
Redesign and Modernize the City Website

ACTION 5.A.2
Implement a Coordinated Communications Strategy

ACTION 5.A.3
Establish a Youth Council or Youth Engagement Program

OBJECTIVE 5.B

Support Small Businesses & Corridor Reinvestment

ACTION 5.B.1
Support Small Business Development and Expansion

ACTION 5.B.2
Encourage Redevelopment of Underutilized Commercial Properties

ACTION 5.B.3
Recruit Desired Retail, Dining, and Service Businesses

OBJECTIVE 5.C

Align Workforce Development & Youth Retention Strategies

ACTION 5.C.1
Establish a Local Workforce and Career Pathway Initiative

ACTION 5.C.2
Promote a "Live in Clute" Relocation and Retention Campaign

ACTION 5.C.3
Support First-Time Homebuyer and Workforce Housing Incentives

OBJECTIVE 5.D

Position Clute as a Competitive & Distinctive Community

ACTION 5.D.1
Develop a Targeted Economic Marketing Strategy

ACTION 5.D.2
Strengthen Partnerships with Regional and Economic Development Organizations

GOAL 6

BUILD A RESILIENT AND SUSTAINABLE CLUTE

OBJECTIVE 6.A

Reduce Flood Risk and Strengthen Critical Infrastructure Resilience

ACTION 6.A.1
Implement Priority Drainage Improvements

ACTION 6.A.2
Provide Backup Power for Critical Infrastructure and Lift Stations

OBJECTIVE 6.B

Incorporate Green Infrastructure & Environmental Design

ACTION 6.B.1
Incorporate Green Infrastructure Where Feasible

ACTION 6.B.2
Protect Natural Drainage Features and Environmental Assets

OBJECTIVE 6.C

Strengthen Emergency Preparedness & Hazard Mitigation

ACTION 6.C.1
Coordinate with Regional Hazard Mitigation Planning Efforts

ACTION 6.C.2
Improve Emergency Communication and Public Preparedness

OBJECTIVE 6.D

Promote Environmental Stewardship and Long-Term Sustainability

ACTION 6.D.1
Encourage Energy Efficiency and Sustainable Development Practices

ACTION 6.D.2
Support Community Environmental Education and Stewardship

CHAPTER **THREE**
NEIGHBORHOODS & COMMUNITY APPEARANCE

DATA & CURRENT CONDITIONS

COMMUNITY APPEARANCE

The appearance of Clute's neighborhoods and corridors plays a major role in how residents experience the City and how visitors perceive it. In the first community survey, **61 percent of respondents identified unsightly or abandoned buildings as a top challenge**, making it the single most frequently cited concern. Issues such as illegal dumping, overgrown lots, and deteriorating commercial properties were raised repeatedly during public meetings and stakeholder workshops. These conditions affect not only aesthetics, but also perceptions of safety, property values, and overall quality of life. Improving community appearance, therefore, emerged as a foundational priority for this Comprehensive Plan.

WALKABILITY & NEIGHBORHOOD SAFETY

Mobility and neighborhood conditions are closely connected. Nearly half of survey respondents reported not feeling safe walking or biking in Clute, and many residents expressed frustration with missing sidewalks and difficult crossings. The traffic safety analysis in the Baseline Studies section shows that pedestrians and bicyclists are far more vulnerable in crashes than motorists, particularly along major corridors such as Plantation Drive and Dixie Drive. These gaps in connectivity limit access to parks, schools, and daily destinations, especially for seniors, youth, and residents without vehicles. Creating safer, more walkable neighborhoods is therefore an essential component of improving overall community appearance.

CORRIDORS & GATEWAYS

Clute's major roadways function as the public face of the City. Plantation Drive, in particular, serves as a primary gateway and commercial corridor, yet inconsistent sidewalks, aging storefronts, limited landscaping, and uneven lighting reduce its visual appeal. Because these corridors are seen by nearly every resident and visitor, targeted improvements along them offer one of the most effective ways to change perceptions of Clute in a positive and lasting way.

Image Source: Homes.com, https://www.homes.com/local-guide/clute-tx/

PRIOR PLANS CONTEXT



H-GAC Livable Centers Study

The City of Clute's Livable Centers Study provides a strong framework for improving neighborhood appearance, connectivity, and placemaking. Developed in partnership with the Houston-Galveston Area Council, the study identified corridor reinvestment—particularly along Plantation Drive and Main Street—as a key opportunity to enhance community character and create more attractive and welcoming public spaces. Wide travel lanes, limited landscaping, and inconsistent sidewalks were identified as barriers to both safety and visual appeal.

The study also highlighted gaps in pedestrian infrastructure and emphasized the importance of streetscape improvements such as wider sidewalks, improved lighting, landscaping, and coordinated reinvestment. These recommendations align closely with community input received during the Comprehensive Plan process and reinforce the need to strengthen neighborhood appearance, improve gateway corridors, and create a more cohesive community identity.

COMMUNITY VOICES

"I really believe that pursuing the Livable Center Study will really transform Clute. Many people want to create experiences, especially in downtowns."

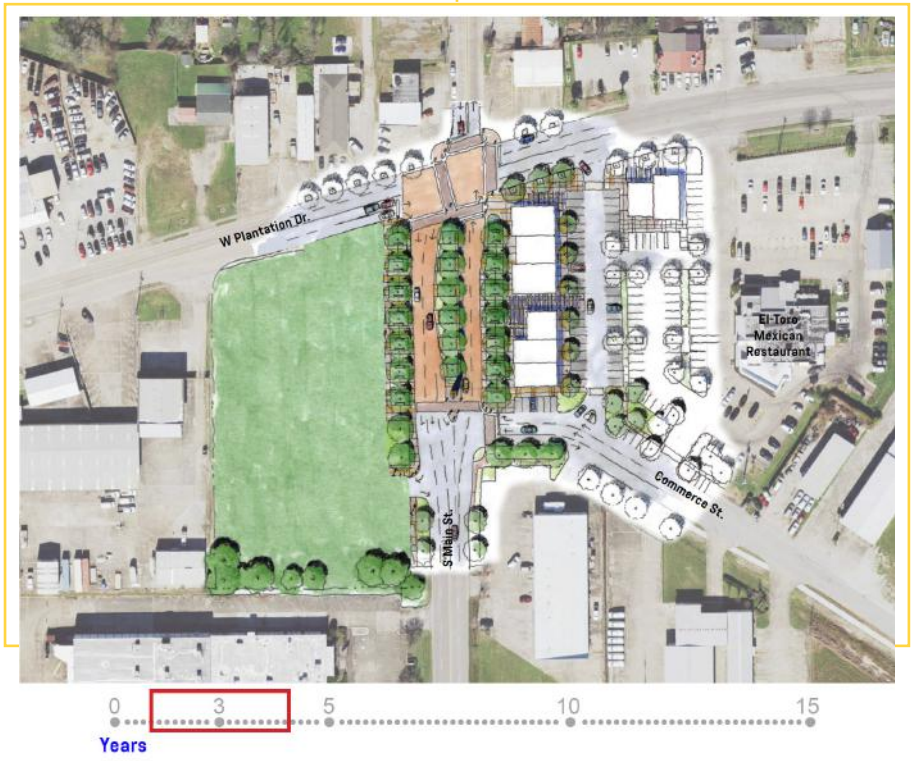


Image 4. Depiction of the first phase (years 0-3) from the proposed Clute Town Center project, redevelopment focused on the Southeast corner of S. Main St. and W. Plantation Drive

Note: From *City of Clute Livable Centers Study,* by City of Clute, Houston-Galveston Area Council (HGAC), Kevin Sloan Studio, Gap Strategies, 2023

Image 5. Depiction of the second phase of the Clute Town Center project — centering on infrastructure and street improvements to S. Main St. and W. Plantation Dr.

Note: From *City of Clute Livable Centers Study,* by City of Clute, Houston-Galveston Area Council (HGAC), Kevin Sloan Studio, Gap Strategies, 2023



GOAL 1

IMPROVE THE SAFETY, CLEANLINESS, AND BEAUTY OF CLUTE'S NEIGHBORHOODS AND CORRIDORS

Improving the appearance and identity of Clute's neighborhoods and corridors emerged as a clear priority throughout the planning process. The analysis conducted in the Baseline Studies and community input identified concerns related to property maintenance, corridor conditions, and limited streetscape amenities. Major corridors such as Plantation Drive serve as key gateways but currently lack many of the features that contribute to attractive and welcoming environments.

Community engagement reinforced the importance of neighborhood reinvestment and beautification, with upgrading Plantation Drive identified as the priority catalytic project in the community survey. Residents emphasized the need to improve property conditions, enhance public spaces, and strengthen community pride. The following goal and actions provide a coordinated framework to support reinvestment, improve corridor appearance, and create more attractive and vibrant neighborhoods throughout Clute.

OBJECTIVE 1.A - Improve Property Maintenance and Visual Appeal Across the City



ACTION 1.A.1

Expand and Strengthen Code Enforcement to Improve Neighborhood Appearance

Clean, well-maintained neighborhoods are essential to community pride and safety. The City will strengthen its code enforcement program by improving coordination among departments and focusing on proactive inspections in high-visibility corridors and neighborhoods. Rather than relying only on complaints, staff will work to identify issues early and address concerns such as overgrown lots, junk vehicles, and illegal dumping. Education and outreach will accompany enforcement so that residents clearly understand property standards and the resources available to them to help them bring their properties into compliance. This balanced approach will help improve neighborhood conditions while treating residents fairly and respectfully.

ACTION 1.A.2
Launch a Proactive Property Maintenance Education Campaign

Many property issues result from confusion about local standards and available services. The City will create a clear and accessible outreach campaign that explains rules related to yard maintenance, debris removal, parking, and permitting. Information will be shared through mailers, social media, the City website, and neighborhood meetings. Materials will be provided in easy-to-understand formats so that all residents know how to comply with local requirements. Better communication will reduce violations and build trust between residents and the City.



Image Source: iStockphoto.com/FrazaoStudioLatino

ACTION 1.A.3
Re-Launch the "Keep Clute Beautiful" Program and Neighborhood Cleanup Initiative

Community pride grows when residents have opportunities to participate directly in improvement efforts. The City will relaunch Keep Clute Beautiful as a coordinated, volunteer-driven program that organizes regular neighborhood cleanup events, adopt-a-street initiatives, and beautification projects. Quarterly cleanup days will serve as the cornerstone of the program, bringing together residents, civic organizations, schools, and churches to address litter and minor debris.

The City will support these efforts by providing dumpsters, equipment, and staff resources to collect and dispose of large or bulky items, while volunteers focus on smaller-scale cleanup and beautification activities. Cleanup events will be promoted in advance and targeted to areas with the greatest need. Data collected from these efforts will help identify chronic problem locations that may require enhanced enforcement or long-term design solutions.

Over time, this coordinated approach will strengthen community ownership, improve neighborhood conditions, and establish a sustained culture of shared responsibility for maintaining Clute's appearance.

ACTION 1.A.4
Create a Needs-Based Home Repair Assistance Program

Some homeowners want to maintain their properties but lack the resources to do so. The City will pursue grant funding and partnerships to establish a home repair assistance program for low-income, elderly, or disabled residents. Assistance could include exterior repairs, painting, accessibility improvements, or minor rehabilitation work. Targeting highly visible blocks and vulnerable households will ensure that investments produce meaningful neighborhood benefits. This program will help residents remain in their homes while improving overall community conditions.

COMMUNITY VOICES

"Possibly get some non-profit organizations to help homeowners that are struggling, elderly, or just can't, fix their homes and revitalize our older neighborhoods."

OBJECTIVE 1.B - Transform Plantation Drive into a Welcoming and Attractive Gateway

ACTION 1.B.1
Implement Streetscape Improvements Along Plantation Drive

Plantation Drive is one of the most important corridors in Clute and shapes how the entire city is perceived. The City will pursue phased improvements, including new sidewalks, pedestrian lighting, landscaping, and street furniture. These upgrades will create a safer and more attractive environment for residents, shoppers, and businesses. Design efforts will build on recommendations from the Livable Centers Study and community input. Visible progress along this corridor will send a strong signal that Clute is investing in its future.

When prompted to rank catalytic projects, respondents selected "upgrades to plantation drive" as their top priority.

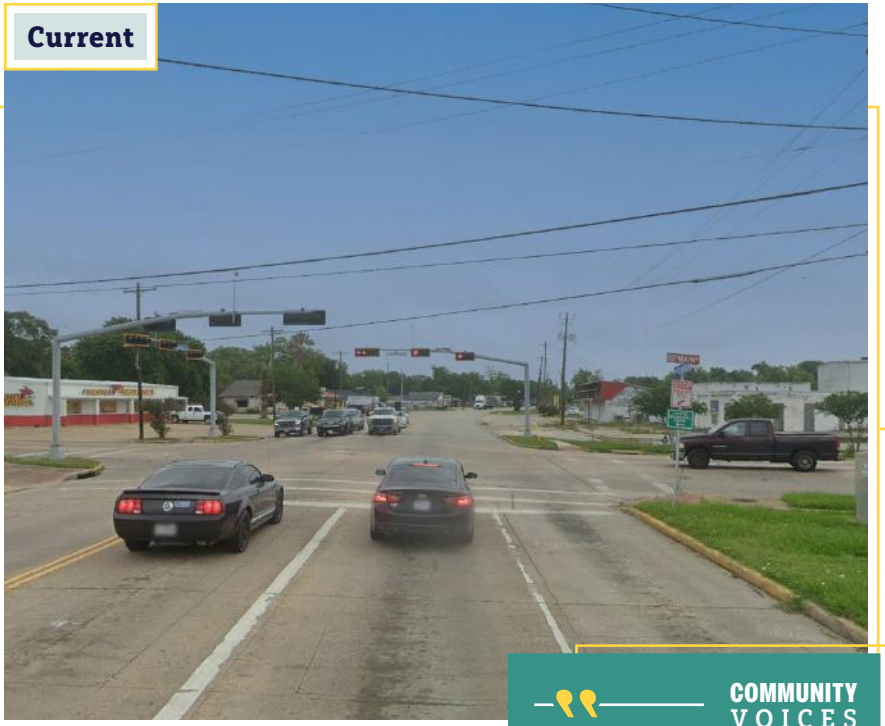


Image 6. Current image of Plantation Drive

COMMUNITY VOICES

"Clean up Plantation Dr to attract new businesses by adding access for pedestrians walking and bike riding."

Image 7. Concept image of Plantation Drive with streetscape improvements


Concept

ACTION 1.B.2
Re-Launch the Commercial Façade Improvement Program

Many business owners are unaware that assistance is available to help upgrade storefronts. The City will relaunch and actively market its façade improvement program with direct outreach to property owners along Plantation Drive. Before-and-after examples will be highlighted to show how small investments can make a big difference. Staff will work with businesses to simplify applications and coordinate improvements. Strengthening the appearance of commercial properties will support local commerce and improve the overall image of the corridor.

ACTION 1.B.3
Market Incentives to Encourage Desired Businesses and Reinvestment

Improving corridor appearance also requires attracting the right mix of businesses and services. The City and Economic Development Corporation will coordinate a focused marketing effort to highlight available incentives and opportunities along Plantation Drive. Existing programs include façade improvement grants, paint and landscaping grants, signage upgrades, and parking enhancements—many of which provide matching funds of up to approximately $5,000–$6,000 to support visible property improvements. Additional support is available through small business grants for digital platform enhancements, helping businesses strengthen their online presence and customer reach.



Image 8. Example of facade improvements in Kosse, TX
Note: From *Center for Rural Heritage Orientation Building,* by Preservation Texas, https://www.preservationtexas.org/kosse

Outreach will emphasize support for small businesses, local restaurants, and community-oriented uses that residents want to see. Working closely with brokers and property owners, the City will help match vacant spaces with appropriate tenants while promoting these incentive programs as tools to offset startup and reinvestment costs. Encouraging reinvestment in this key corridor will benefit the entire community by improving aesthetics, supporting local entrepreneurship, and increasing economic activity.

OBJECTIVE 1.C - Strengthen Community Identity Through Beautification and Placemaking



ACTION 1.C.1
Develop a Citywide Beautification and Wayfinding Strategy

A coordinated approach to beautification can help create a stronger sense of place throughout Clute. The City will prepare a focused plan that identifies locations for gateway signage, landscaping, public art, and consistent wayfinding. Clear design standards will ensure that improvements across departments contribute to a unified community image. This strategy will help prioritize investments and leverage partnerships with local organizations. Over time, these efforts will make Clute feel more welcoming and cohesive.



ACTION 1.C.2
Install Gateway Features at Major Entry Points

First impressions matter, and gateways play a key role in shaping them. The City will work with partners to design and install distinctive entry signage and landscaping at major approaches to Clute. These features will reflect local character and help establish a stronger visual identity. Coordinating improvements with TxDOT and adjacent property owners will maximize impact. Welcoming gateways will signal community pride to both residents and visitors.



ACTION 1.C.3
Encourage Public Art and Community Murals

Creative placemaking can transform blank walls and underused spaces into community assets. The City will support the installation of murals and public art projects through small grants, partnerships with schools, and collaboration with local artists. Projects will be focused in highly visible locations such as corridors, parks, and civic buildings. Community involvement in design and painting will help build local ownership. Public art can add color, interest, and identity to neighborhoods at relatively low cost.

OBJECTIVE 1.D - Improve Public Lighting and Perceptions of Safety



ACTION 1.D.1
Conduct a Citywide Lighting Assessment

Adequate lighting is essential for both safety and appearance. The City will conduct a comprehensive assessment to identify areas where streetlights are missing, malfunctioning, or poorly placed. Input from residents and police will help pinpoint locations that feel unsafe after dark. Findings will be used to create a prioritized improvement plan. Better lighting will improve visibility, security, and comfort for pedestrians.



ACTION 1.D.2
Upgrade Lighting in Parks, Corridors, and Neighborhood Hotspots

Following the assessment, the City will pursue targeted lighting upgrades in high-priority locations such as major corridors, parks, bus stops, and school routes. Modern, energy-efficient fixtures will be used to reduce long-term operating costs. Partnerships with utility providers will be explored to accelerate improvements. Enhanced lighting will make public spaces feel safer and more inviting for families and seniors.



Implementation Focus

Improving neighborhood appearance requires consistent effort and coordination across multiple departments and partners. Early, visible projects—such as Plantation Drive upgrades, cleanup events, and façade improvements—can quickly build momentum and demonstrate progress. Over time, combining enforcement, education, infrastructure investment, and community participation will help create cleaner, safer, and more attractive neighborhoods throughout Clute.



Image Source: iStockphoto.com/SDIproductions

CHAPTER **FOUR**

MOBILITY, CONNECTIVITY & INFRASTRUCTURE

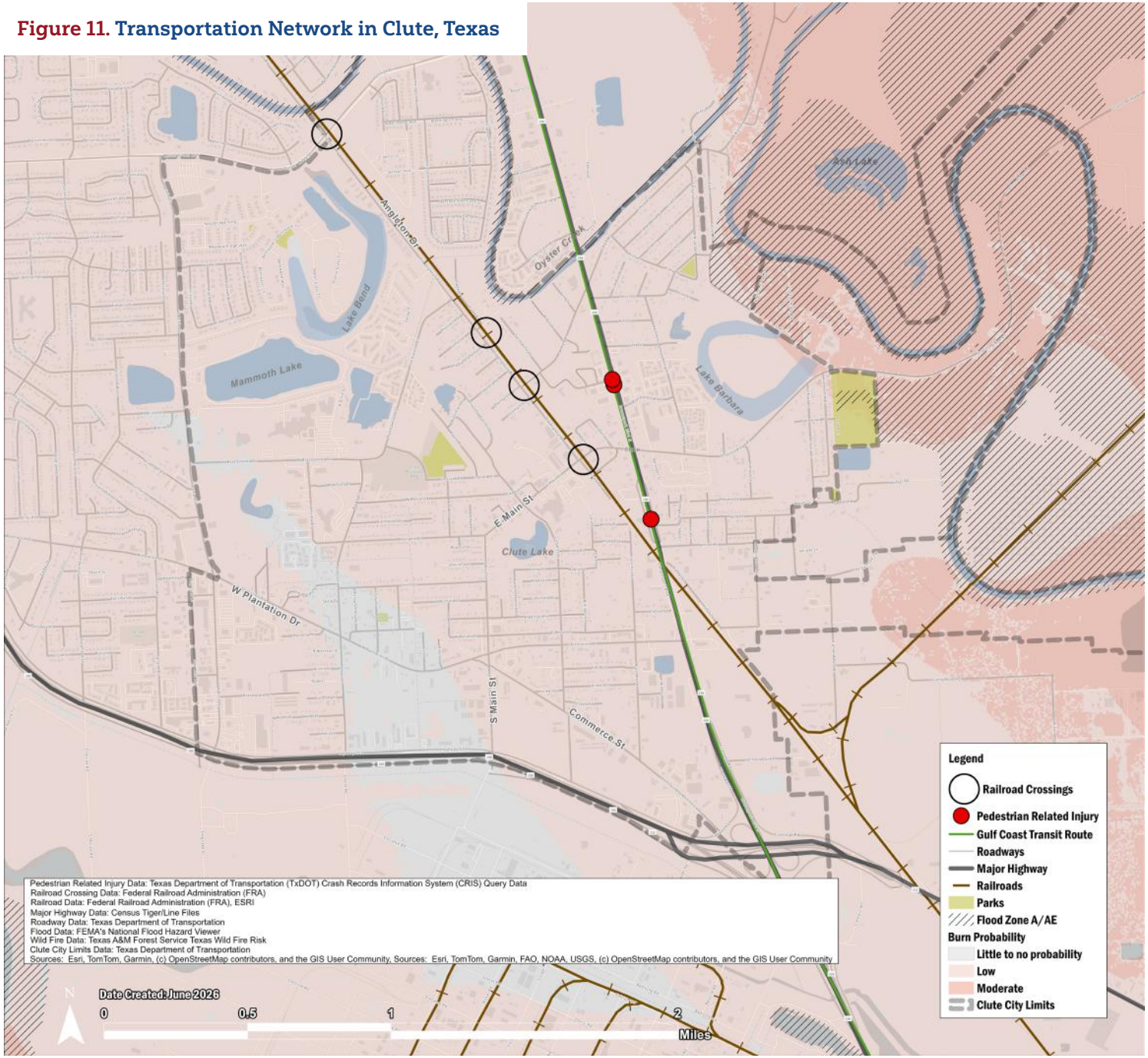


DATA & CURRENT CONDITIONS

TRANSPORTATION & MOBILITY

Clute's transportation network plays a critical role in supporting daily travel, economic activity, and access to essential services. The City is served by a network of local streets, major arterials, and regional highways, including State Highway 288 and State Highway 332, which provide regional access to employment centers throughout Brazoria County and the greater Houston region. Most residents rely on personal vehicles for transportation, reflecting both regional development patterns and limited alternative transportation options. While Clute's roadway network provides strong vehicular connectivity, many streets were designed primarily for vehicle movement rather than multimodal use. As a result, residents identified improving safety and accessibility for pedestrians and bicyclists as a key priority for enhancing overall mobility and quality of life.

Figure 11. Transportation Network in Clute, Texas



SIDEWALKS & CONNECTIVITY

Sidewalk infrastructure throughout Clute is inconsistent, particularly in older neighborhoods and along major corridors. Some residential areas have limited or discontinuous sidewalks, making it difficult for residents to safely walk to nearby destinations such as parks, schools, and commercial areas. Major corridors such as Plantation Drive and Dixie Drive present additional challenges due to wide crossings, limited pedestrian infrastructure, and higher traffic volumes. These conditions can discourage walking and reduce accessibility for residents without reliable access to vehicles. Improving sidewalk connectivity will be essential to creating safer, more accessible neighborhoods and expanding transportation options for residents of all ages and abilities.

ROADWAY SAFETY & CRASH TRENDS

Crash data indicates that traffic safety remains an important concern in Clute. Between 2018 and 2022 approximately 1,402 crashes took place annually, including crashes resulting in injuries and fatalities. The most severe crashes were concentrated along major roadways and intersections, particularly corridors with higher traffic volumes. Contributing factors included unsafe speeds, failure to yield, and driver inattention. While pedestrian and bicycle crashes represented a smaller share of total incidents, these crashes were significantly more likely to result in serious injury. These trends highlight the importance of targeted safety improvements, intersection upgrades, and traffic calming measures.

Image 9. City of Clute Crash Heatmap (2018-2022)

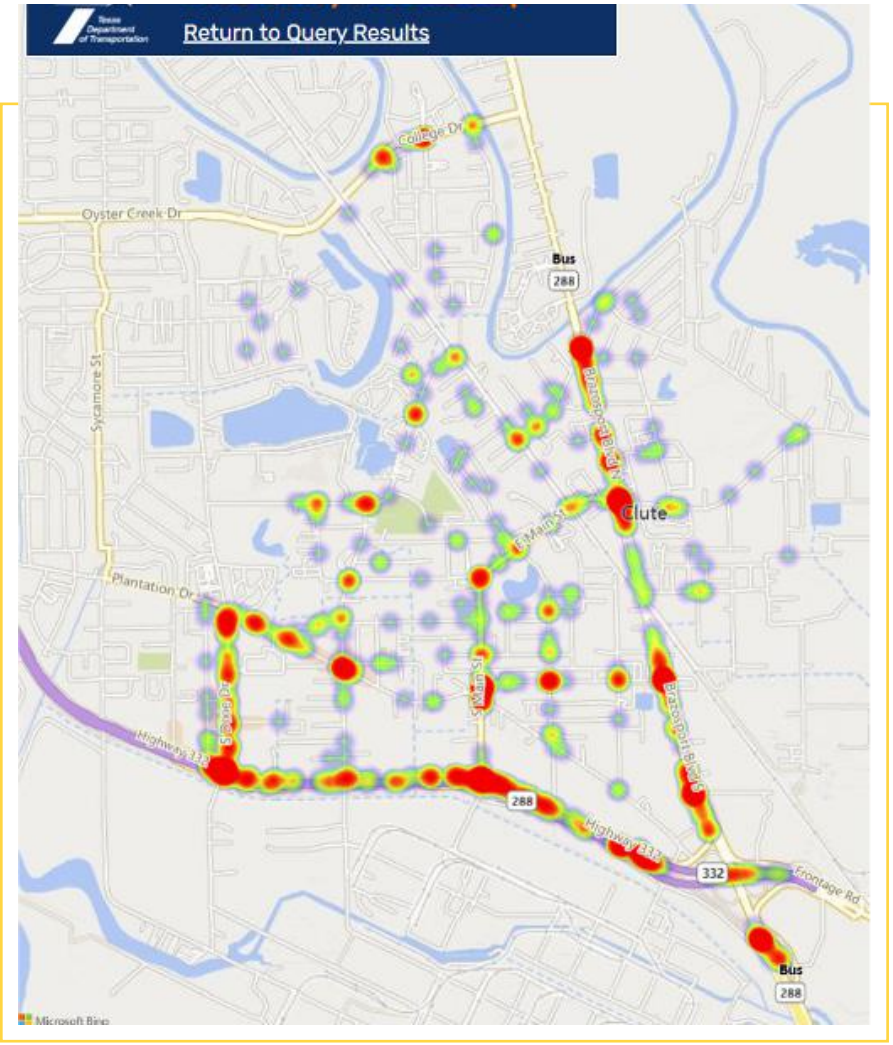
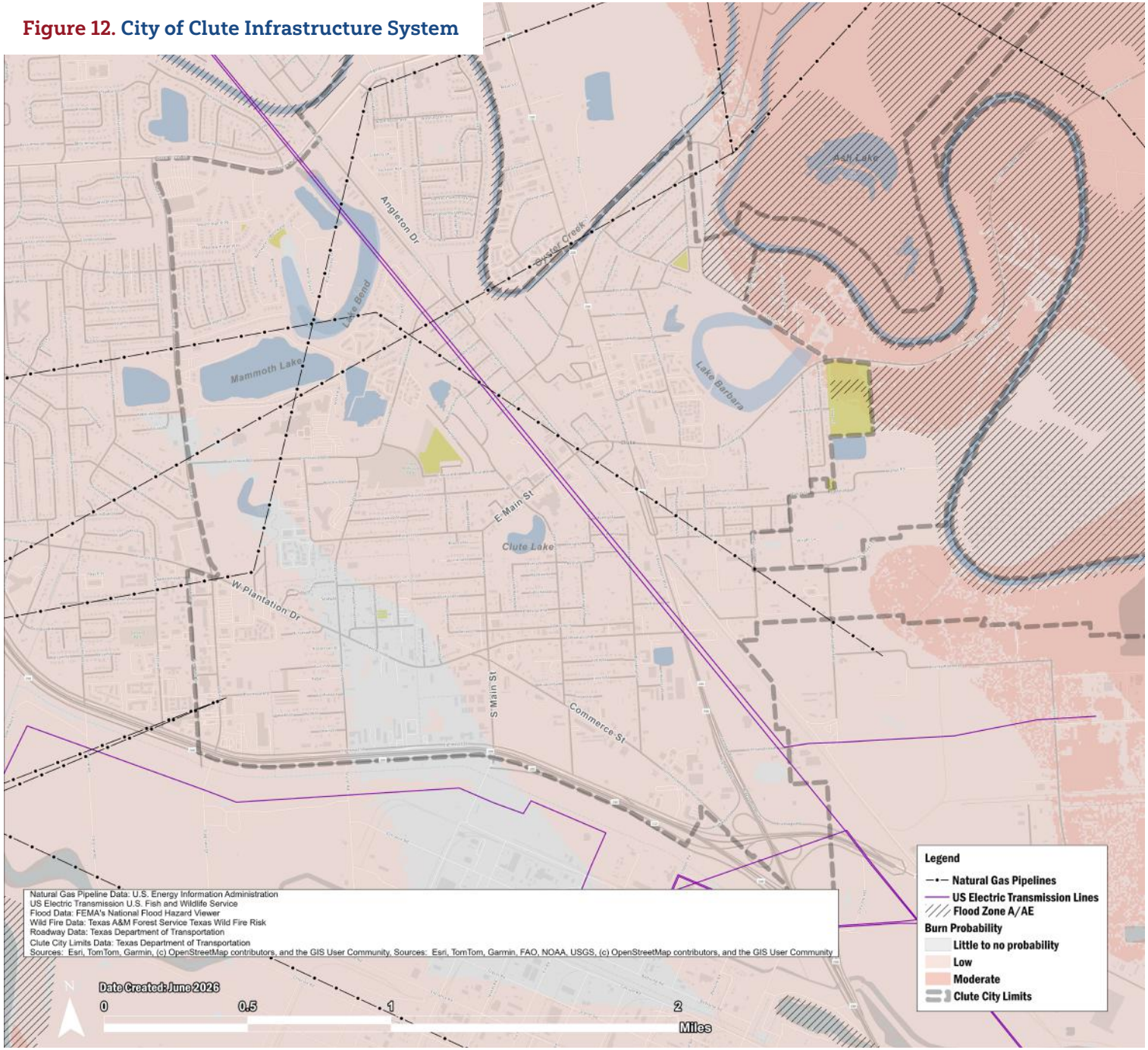


Figure 12. City of Clute Infrastructure System



POPULATION GROWTH & TRANSPORTATION DEMAND

Clute's population grew from 10,604 residents in 2010 to 11,746 residents in 2020, representing an increase of approximately 11 percent. Population projections indicate continued growth, with the City expected to reach approximately 12,250 residents by 2030. As the population grows, demand for transportation infrastructure and mobility options will increase accordingly. Ensuring that transportation systems remain safe, reliable, and accessible will be essential to supporting future growth and maintaining quality of life. Coordinating transportation improvements with housing and economic development will help ensure efficient and sustainable growth.

UTILITIES & INFRASTRUCTURE SYSTEM

Infrastructure systems—including water, wastewater, drainage, and stormwater facilities—are essential to supporting both transportation and development. Much of Clute's infrastructure was constructed decades ago and requires ongoing maintenance and upgrades to ensure continued reliability. Drainage and stormwater systems are particularly important given the City's vulnerability to heavy rainfall and storm events. Improving drainage capacity and maintaining infrastructure will help protect roadways, reduce flooding risks, and improve overall system resilience. Strategic infrastructure investment will be necessary to support both existing neighborhoods and future growth.

GOAL 2

Provide Safe, Connected, and Reliable Transportation and Infrastructure Systems

These findings highlight the need for a more connected, accessible, and resilient transportation and infrastructure system. While Clute benefits from strong regional roadway access, gaps in sidewalks, unsafe intersections, and aging infrastructure create barriers to safe and convenient travel—particularly for pedestrians, bicyclists, seniors, and youth. Community input reinforced these concerns, with residents identifying walkability and infrastructure conditions among the City's top challenges and more than one-third reporting that they do not feel safe walking or biking in Clute. At the same time, continued population growth and development will place additional demands on transportation and utility systems in the coming years. This goal and associated actions provide a coordinated framework to improve mobility, enhance safety, modernize infrastructure, and ensure that Clute's transportation network supports both current residents and future growth.

COMMUNITY VOICES

"Bike riding/walking in Clute is dangerous - specific intersections should be evaluated for safety."

"I would add more bike trails because me and my friends love biking, but we don't enjoy biking on sidewalks near busy streets."

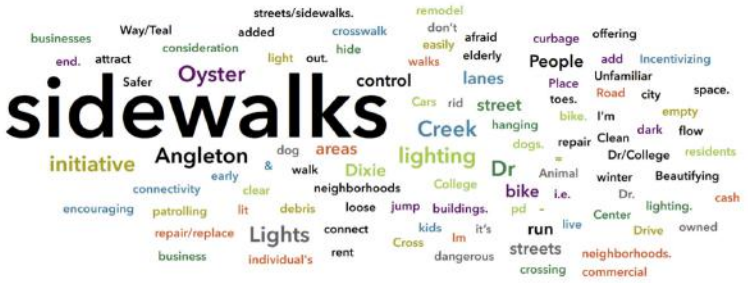
When asked, "What would make you feel safer walking/biking in Clute?" the majority of responses referenced sidewalks.

OBJECTIVE 2.A - Improve Pedestrian and Bicycle Connectivity

ACTION 2.A.1
Develop a Citywide Sidewalk Improvement Plan

The City will prepare a comprehensive plan to identify and prioritize missing sidewalk links throughout Clute. The plan will focus on routes that connect neighborhoods to schools, parks, bus stops, and major destinations. Public input and crash data will be used to determine the most critical gaps. Establishing a clear priority list will allow the City to pursue funding strategically and coordinate improvements over time.

Figure 13. Word cloud from Public Survey 1 demonstrating frequency of word appearance in survey responses.



ACTION 2.A.2
Incorporate Sidewalk Projects into the Capital Improvement Plan

To ensure steady progress, sidewalk construction and repair will be formally incorporated into the City's annual Capital Improvement Plan. Dedicated funding will be set aside each year to address priority locations. Coordinating sidewalk projects with street resurfacing and utility work will help reduce costs and construction disruptions. Consistent investment will gradually build a more complete and connected network.

ACTION 2.A.3
Expand Safe Routes to Schools Initiatives

Safe access to schools is a top concern for many families. The City will partner with local school districts to identify barriers that prevent students from walking or biking safely. Grant opportunities will be pursued to fund crosswalks, flashing beacons, and sidewalk connections near campuses. Improving routes to schools will promote safety, independence, and healthier lifestyles for young residents.

ACTION 2.A.4
Identify and Close Priority Sidewalk and Bikeway Gaps

Safe, continuous sidewalks are essential for attractive and functional neighborhoods. The City will create a prioritized map of missing sidewalk links based on crash data, public input, and recommendations from the Livable Centers Study. Projects that connect neighborhoods to schools, parks, and transit stops will be given the highest priority. Funding for these improvements will be incorporated into the Capital Improvement Plan and future grant applications. Closing these gaps will make it easier and safer for residents to move around Clute.

OBJECTIVE 2.B - Improve Traffic Safety and Reduce Crashes

ACTION 2.B.1
Conduct Targeted Intersection Safety Studies

The City will evaluate intersections that residents and crash data identify as high risk. Engineering studies will determine appropriate improvements such as signal upgrades, better signage, improved turning lanes, or enhanced pedestrian crossings. Findings will guide future capital projects and grant applications. Focusing on problem locations will help reduce injuries and improve public confidence in the transportation system.

ACTION 2.B.2
Pursue Funding to Improve High-Risk Intersections

Residents identified several intersections in Clute as unsafe for pedestrians and bicyclists. The City will seek state and federal safety grants (including Safe Streets for All) to install improvements such as high-visibility crosswalks, flashing beacons, pedestrian signals, and traffic calming measures. Community feedback will be used to help select priority locations. These targeted upgrades can quickly reduce crash risks and improve comfort for people walking and biking. Making streets safer will directly enhance neighborhood quality of life.

ACTION 2.B.3
Implement Low-Cost Safety Improvements

Many safety concerns can be addressed quickly through low-cost treatments. The City will install high-visibility crosswalks, reflective pavement markings, and improved signage at priority locations identified through crash data analysis and community input. These improvements can often be completed as part of routine maintenance or resurfacing projects. Targeting high-risk areas will maximize safety benefits while minimizing costs. Quick, visible improvements will demonstrate progress and improve public confidence in roadway safety.

ACTION 2.B.4
Coordinate Traffic Enforcement and Education Efforts

Engineering improvements are most effective when paired with enforcement and public education. The City will coordinate with local law enforcement to target areas where speeding and unsafe driving behaviors are most common. Public awareness campaigns will promote safe driving practices and increase awareness of pedestrians and bicyclists. These efforts may include temporary speed feedback signs, targeted enforcement periods, and community outreach. A coordinated approach will help create safer streets and reinforce responsible driving behavior.

ACTION 2.B.5
Implement Neighborhood Traffic Calming Strategies

Speeding and cut-through traffic are common concerns in residential areas. The City will evaluate the use of traffic calming tools such as speed tables, curb extensions, enhanced signage, and narrower lane markings to slow vehicles and protect pedestrians. Pilot projects will occur in locations where residents report ongoing safety issues. Successful treatments can expand to other neighborhoods over time. Calmer streets create quieter, safer, and more livable neighborhoods.



Image Source: iStockphoto.com/donwu

OBJECTIVE 2.C - Enhance Major Corridors and Roadway Function

ACTION 2.C.1
Coordinate with TxDOT on Corridor Improvements

Many of Clute's most important roadways are managed by the Texas Department of Transportation. The City will maintain active coordination with TxDOT to pursue signal timing improvements, access management, and safety upgrades along state highways. Working together will help ensure that corridor projects align with local priorities. Strong partnerships will be essential to achieving long-term improvements.

ACTION 2.C.2
Improve Street Lighting Along Key Roadways

Adequate lighting is essential for safe and comfortable travel. The City will conduct an inventory of existing streetlights and prioritize upgrades in areas with high traffic volumes, pedestrian activity, or safety concerns. Coordination with utility providers will help identify opportunities to install modern, energy-efficient fixtures. Improved lighting will enhance visibility for drivers and pedestrians while supporting public safety. Strategic upgrades will improve both safety and corridor appearance.

ACTION 2.C.3
Establish Design Standards for Complete Streets

Future street projects should serve all users, not just vehicles. The City will adopt Complete Streets design principles that consider pedestrians, bicyclists, transit users, and people with disabilities in roadway design. Applying these standards to new construction and major reconstruction will gradually transform Clute into a more balanced and accessible community. Consistent design expectations will also help leverage outside funding.



Image 10. Example of a Complete Street design from Broward Metropolitan Planning Organization (MPO)
Note: From *Broward Complete Streets* [Infographic], by Broward MPO, Better Streets Better Broward, https://www.browardmpo.org/better-streets-better-broward

OBJECTIVE 2.D - Maintain and Modernize Public Utilities

ACTION 2.D.1
Develop a Long-Term Infrastructure Maintenance Plan

Reliable water, wastewater, and drainage systems are essential to public health and economic growth. The City will prepare a long-term maintenance and replacement plan that identifies aging facilities and prioritizes upgrades. This plan will guide budgeting decisions and help prevent unexpected failures. Proactive maintenance will reduce emergency repairs and save money over time.

ACTION 2.D.2
Upgrade Water and Wastewater Systems to Support Growth

Reliable utility systems are essential to support both existing neighborhoods and future development. The City will incorporate water and wastewater upgrades into its Capital Improvement Plan and coordinate improvements with planned development and roadway projects. Infrastructure investments will be prioritized based on system condition, capacity needs, and growth projections. Coordination with developers will ensure that new development contributes to necessary infrastructure improvements. Modern utility systems will support sustainable growth and reliable service.

ACTION 2.D.3
Pursue Grants for Critical Infrastructure Projects

Many major infrastructure needs exceed what local revenues alone can fund. The City will actively seek state and federal grants to support drainage improvements, utility upgrades, and transportation safety projects. Grant funding will allow Clute to complete high-priority work more quickly and with less burden on local taxpayers. A strategic approach to funding will be essential to implementing this plan.



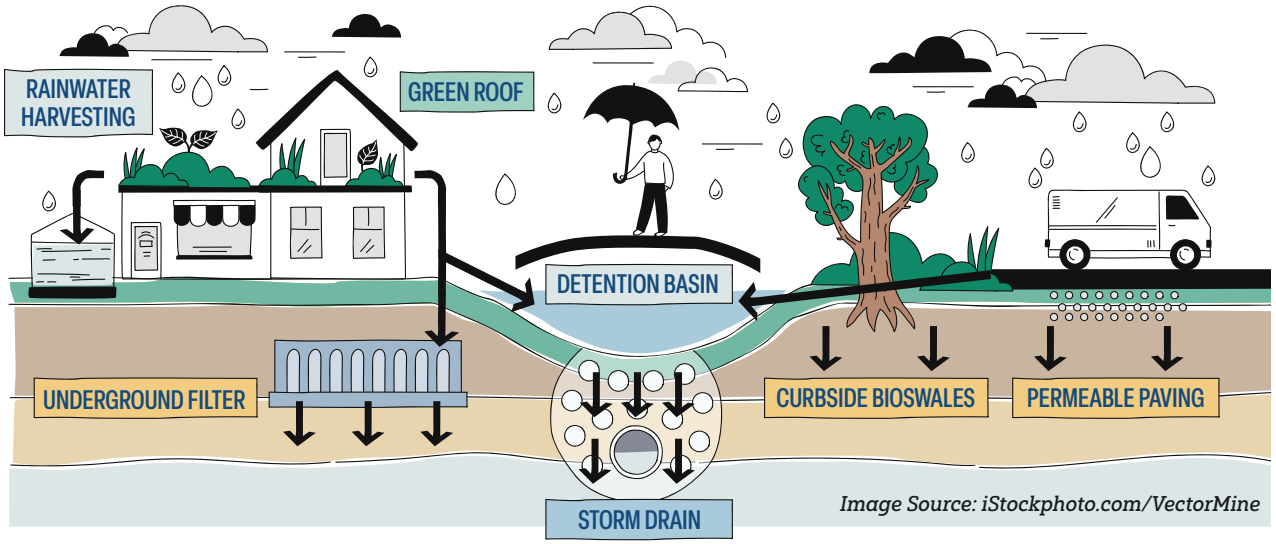
Image Source: iStockphoto.com/FranciscoZalez

OBJECTIVE 2.E - Improve Drainage and Stormwater Resilience

ACTION 2.E.1
Implement Priority Drainage Improvements

Flooding and poor drainage affect both mobility and neighborhood appearance. The City will continue to identify and address locations where ditches, culverts, and stormwater systems are inadequate. Priority projects will be based on engineering studies, resident input, and documented problem areas. Improving drainage will reduce property damage and help keep streets passable during storms.

Figure 14. Green Infrastructure Diagram



ACTION 2.E.2
Incorporate Green Infrastructure Where Feasible

Green infrastructure can help manage stormwater while improving neighborhood appearance. The City will evaluate opportunities to incorporate features such as bioswales, rain gardens, and permeable surfaces into public projects and new development. These strategies can be implemented through capital improvement projects and development standards where appropriate. Green infrastructure can help reduce flooding impacts and improve environmental quality. Integrating these practices will support long-term resilience.

ACTION 2.E.3
Coordinate Drainage Planning with Regional Partners

Drainage systems often extend beyond city boundaries and require regional coordination. The City will continue working with Brazoria County and the Velasco Drainage District to identify and implement shared drainage solutions. Coordination will help ensure that local improvements align with regional infrastructure plans. Collaborative planning will improve system performance and reduce flooding risks. Regional partnerships will strengthen Clute's ability to address long-term drainage challenges.

OBJECTIVE 2.F - Strengthen Infrastructure Resilience and Emergency Preparedness



ACTION 2.F.1
Develop a Comprehensive Infrastructure Asset Management System

Maintaining accurate and up-to-date infrastructure data is essential for effective planning and maintenance. The City will continue to develop and maintain a Geographic Information System (GIS)-based inventory of infrastructure assets, including water lines, drainage systems, and roadway facilities. This system will help identify aging infrastructure, prioritize repairs, and improve coordination across departments. Improved asset management will help reduce service disruptions and extend the life of infrastructure systems. Data-driven planning ensures efficient use of public resources.



ACTION 2.F.2
Strengthen Emergency Preparedness and Response Planning

Effective emergency preparedness is critical to protect residents and infrastructure during severe weather events. The City will continue coordinating with emergency management agencies to maintain and update emergency response protocols. These efforts will include planning for infrastructure failures, flooding events, and utility disruptions. Improved preparedness will help ensure rapid response and minimize impacts on residents. Proactive planning will strengthen community resilience.



ACTION 2.F.3
Coordinate with Utility Providers to Improve System Reliability

Infrastructure resilience depends on coordination with regional utility providers. The City will continue working with electric, water, and telecommunications providers to identify opportunities to improve system reliability and reduce service disruptions. This may include infrastructure upgrades, redundancy improvements, and coordination during emergency events. Strengthening partnerships will improve overall infrastructure performance. Reliable utility systems are essential to public safety and economic stability.

ACTION 2.F.4
Pursue State and Federal Funding for Infrastructure Improvements

External funding can help accelerate infrastructure upgrades and resilience improvements. The City will actively pursue grant and appropriation opportunities from state and federal programs to support infrastructure modernization, drainage improvements, and transportation upgrades. These funding sources can help reduce local costs and expand the scope of improvements. Leveraging external resources will support long-term infrastructure resilience. Strategic investment will help ensure reliable infrastructure for future generations.

Looking Ahead

The next chapter, **Housing & Infill Development**, focuses on strengthening Clute's neighborhoods through diverse housing options, reinvestment in existing homes, and thoughtful growth strategies that complement the mobility and infrastructure improvements outlined here.


Image Source: iStockphoto.com/ESOlex


Image Source: unsplash.com/brookebalentine

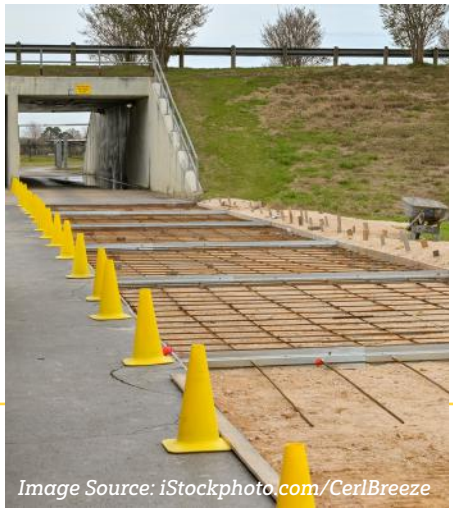

Image Source: iStockphoto.com/CerlBreeze


Image Source: iStockphoto.com/Clearphoto

CHAPTER **FIVE**
HOUSING & INFILL DEVELOPMENT



Housing plays a central role in shaping Clute's neighborhoods, economic stability, and long-term growth potential. The City's housing inventory reflects decades of development tied closely to the Brazosport area's industrial growth, resulting in a mix of single-family homes, multifamily units, and manufactured housing. While Clute has maintained a relatively stable housing supply, changing demographics, evolving housing preferences, and ongoing reinvestment needs present both challenges and opportunities for strengthening neighborhoods and expanding housing choice.

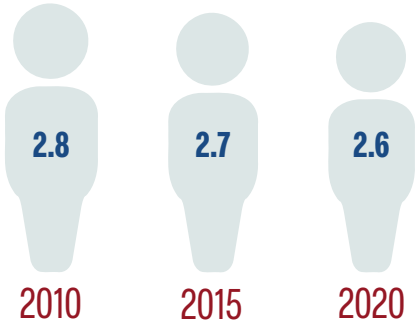
Image Source: Homes.com, https://www.homes.com/local-guide/clute-tx/

DATA & CURRENT CONDITIONS

HOUSING OCCUPANCY & HOUSEHOLD SIZE

Clute's housing patterns reflect changing household composition and living arrangements over time. Between 2010 and 2020, the average household size declined from **2.78 persons per household to 2.59**, indicating a shift toward smaller households and increasing demand for a broader range of housing types. This trend may reflect aging residents, smaller family sizes, and changing housing preferences among younger households. Smaller household sizes often increase demand for additional housing units even when population growth is modest, underscoring the importance of maintaining adequate housing supply and supporting infill development.

Figure 15. Clute Household Size by Year



HOUSING TYPES & HOUSING DIVERSITY

Clute's housing inventory includes a higher proportion of multifamily housing compared to Brazoria County overall. In 2020, approximately **55 percent of occupied housing units were single-family homes, 41 percent were multifamily units, and 4 percent were mobile homes or other housing types**. Between 2010 and 2020, the share of occupied multifamily housing increased by approximately 5 percent, while single-family and mobile home occupancy declined modestly. This trend reflects increasing demand for rental housing and more diverse housing options, particularly among smaller households and workforce residents.

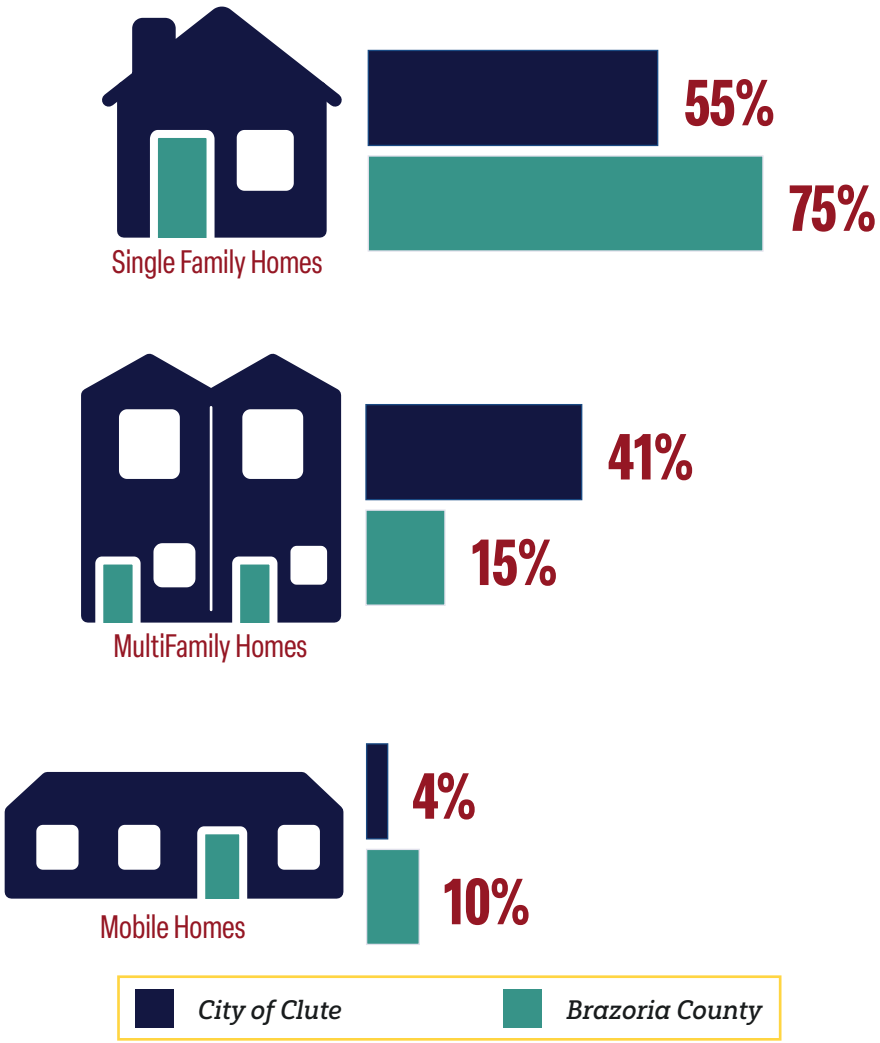
The relatively high share of multifamily housing provides important affordability and workforce housing options but also highlights the need to maintain quality standards and ensure compatibility with surrounding neighborhoods

HOUSING SUPPLY & FUTURE HOUSING NEED

Clute's housing supply has generally kept pace with population growth, though continued expansion will be needed to accommodate projected demand. Based on modest projected population growth of approximately **0.5 percent annually** (US Census Bureau – ACS 5-year estimates), Clute is expected to reach approximately **12,250 residents by 2030**.

Providing an adequate supply of housing requires a balanced approach that includes new construction, infill development, and reinvestment in existing neighborhoods. Strategic infill in areas with existing infrastructure can help accommodate growth efficiently while strengthening neighborhood vitality.

Figure 16. Household Types City of Clute & Brazoria County - 2020

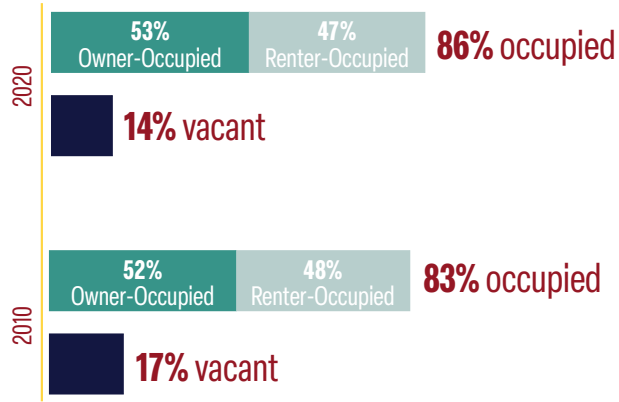


HOMEOWNERSHIP, RENTAL HOUSING & VACANCY

Clute has historically had lower homeownership rates than Brazoria County, reflecting its role as a workforce community with significant rental housing demand. In 2020, approximately **45 percent of housing units were owner-occupied, 41 percent were renter-occupied, and 14 percent were vacant.** Renter-occupied housing in Clute remains **15–20 percent higher than the county average**, highlighting the importance of rental housing within the City's overall housing market.

At the same time, vacancy rates declined between 2010 and 2020, suggesting gradual absorption of available housing and continued demand. Maintaining appropriate vacancy levels is important to allow for housing mobility while avoiding excessive vacancy that can contribute to neighborhood decline.

Figure 17. Household Occupancy & Tenure - 2010 and 2020



HOUSING AFFORDABILITY & INCOME TRENDS

Household income and housing costs both increased significantly between 2010 and 2020. During this period, Clute's median household income rose by approximately **49 percent, from $38,135 to $56,758**, reflecting economic growth and rising wages. However, home values increased even faster, rising approximately **77 percent during the same period**, which may create affordability challenges for some residents.

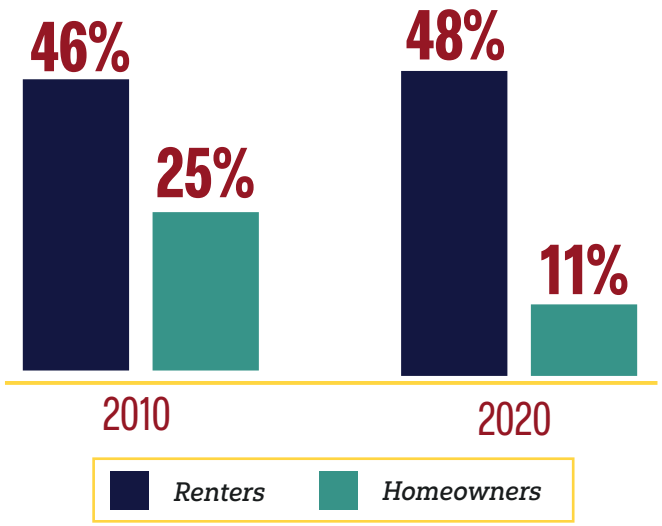
Despite these increases, Clute remains an important source of relatively affordable housing within the Brazosport region. Renters in Clute are more likely to experience a cost burden than homeowners. In 2020 approximatey **48 percent of rented housing units cost 30 percent or more of the household income compared to 11 percent of owner occupied homes**. To support workforce retention and economic stability, it is essential to maintain housing affordability.

Affirmatively Furthering Fair Housing (AFFH) Statement

The City of Clute affirms its commitment to affirmatively further fair housing in accordance with the Federal Fair Housing Act. The City will take active steps to promote fair and equal access to housing for all residents, regardless of race, color, national origin, religion, sex, familial status, or disability. Through its Comprehensive Plan implementation—such as updating zoning and development standards to encourage a range of housing types, preserving affordability, and coordinating with regional partners—the City commits to fostering inclusive neighborhoods and ensuring that fair housing principles guide future policies, programs, and investments.

Figure 18. Housing Cost Burden- 2010 and 2020

Housing cost burden is measured by the percent of housing units where occupant's gross housing costs are 30 percent or more of income.



PRIOR PLANS CONTEXT

CLUTE HOUSING VISION PLAN (2025)

In 2025, the City of Clute partnered with the Houston-Galveston Area Council (H-GAC) to prepare the Clute Housing Vision Plan, a focused effort to expand attainable housing options while reinforcing neighborhood character. Developed through public engagement and community outreach, the plan identified a need for more diverse housing types to meet the needs of smaller households, young professionals, working families, and aging residents. Rising home prices and increasing housing costs have made it more difficult for many residents to find attainable housing, highlighting the importance of expanding housing choice while maintaining community identity.

A key recommendation of the plan is the redevelopment of the Shanks Lake area with medium-density housing, including cottage court–style homes arranged around shared open space. This housing type provides smaller, lower-maintenance homes that support attainable homeownership and walkable neighborhood design. The plan also recommends updating zoning and development standards to allow smaller lot sizes and more flexible housing configurations in appropriate locations. These recommendations provide a clear framework for expanding housing supply while ensuring that new development is compatible with Clute's existing neighborhoods.

This Comprehensive Plan builds upon the Housing Vision Plan by expanding its principles citywide, supporting reinvestment in existing neighborhoods, encouraging context-sensitive infill development, and promoting a wider range of housing options to meet Clute's future needs.



Image 11. Shanks Lake - Proposed (2025)



Image 12. Shanks Lake - Existing

Note: Images from *2025 City of Clute Housing Vision Plan,* by City of Clute, Houston-Galveston Area Council (HGAC), 2025

GOAL 3

Support Quality Housing Options and Neighborhood Reinvestment

Taken together, these trends indicate that while Clute's housing supply has remained relatively stable, continued reinvestment and strategic growth is essential to maintain strong neighborhoods and meet future housing needs. Smaller household sizes, rising housing costs, and an aging housing stock highlight the importance of preserving existing homes while expanding opportunities for new housing. At the same time, vacant and underutilized properties present opportunities to strengthen neighborhoods through context-sensitive infill development. Community input reinforced the need to support homeowners, improve housing conditions, and ensure that future development aligns with Clute's character and infrastructure capacity. The following goal and associated actions provide a coordinated framework to support housing stability, expand housing choice, and guide reinvestment in Clute's neighborhoods over the next decade.

OBJECTIVE 3.A - Encourage Reinvestment in Existing Neighborhoods



ACTION 3.A.1
Expand Home Repair and Rehabilitation Partnerships

Maintaining existing homes is one of the most effective ways to preserve neighborhood stability. The City will pursue partnerships with nonprofit organizations, housing agencies, and grant programs to provide financial and technical assistance for exterior repairs and rehabilitation. Priority will be given to low-income and elderly homeowners who need support to maintain safe and attractive properties. Coordinating these efforts with code enforcement and beautification programs will maximize impact. Strengthening existing neighborhoods will protect property values and community pride.

COMMUNITY VOICES

"Help homeowners that are struggling, elderly, or people who just can't fix their homes. That will help revitalize our older neighborhoods."

ACTION 3.A.2
Promote Property Maintenance Through Incentives and Recognition

In addition to enforcement, the City will explore positive incentives to encourage property upkeep and reinvestment. This may include small exterior improvement grants, façade assistance programs, or neighborhood recognition initiatives that highlight well-maintained homes. The City will pursue grant funding and partnerships with nonprofit and regional housing organizations to support these efforts. Outreach materials will ensure residents are aware of available programs and know how to participate. Providing incentives alongside education and enforcement will encourage voluntary improvements and strengthen neighborhood pride.

OBJECTIVE 3.B - Encourage Context-Sensitive Infill Development

ACTION 3.B.1
Identify Priority Infill Areas with Existing Infrastructure

The City will identify priority infill locations already served by streets, utilities, and drainage systems through mapping and analysis as part of ongoing planning and capital improvement efforts. Targeting these areas will promote efficient growth and reduce development pressure on undeveloped land. The City will use this information to guide zoning updates, infrastructure investment, and development incentives. Providing clear guidance will help developers and property owners understand where housing is encouraged.

ACTION 3.B.2
Update Development Standards to Support Compatible Infill

To ensure new housing fits within established neighborhoods, the City will evaluate its zoning and development standards for lot size, setbacks, and residential density. Updates may include creating flexible standards or overlay districts that allow modest infill while preserving neighborhood character. These changes will help remove regulatory barriers that prevent appropriate housing development. Clear and predictable standards will provide confidence for residents, property owners, and developers. Thoughtful infill will strengthen neighborhoods while maintaining their existing character.

ACTION 3.B.3
Encourage Small-Scale Housing Diversity

Changing household sizes and housing needs create demand for a broader range of housing types. The City will evaluate zoning and land use policies to allow smaller homes, duplexes, townhomes, and cottage-style housing in appropriate locations. These housing types can provide attainable options for seniors, young professionals, and workforce households. Supporting diverse housing options will help retain residents at different life stages. Expanding housing choice will also strengthen neighborhood stability and economic resilience.

OBJECTIVE 3.C - Support Housing Affordability and Accessibility



ACTION 3.C.1
Partner with Regional Housing Organizations

Addressing housing affordability requires collaboration beyond the City alone. Clute will work with regional housing authorities, nonprofit housing providers, and funding agencies to pursue rehabilitation programs, affordable housing development, and homeowner assistance opportunities. The City will actively seek grant funding and technical assistance to support these efforts. These partnerships will help leverage resources that may not otherwise be available locally. Coordinated efforts will expand housing opportunities and support long-term neighborhood stability.



ACTION 3.C.2
Encourage Workforce Housing Near Employment Centers

Providing housing near employment centers supports both residents and local businesses. The City will encourage workforce housing development in areas with access to major corridors, utilities, and job centers through zoning, infrastructure planning, and development incentives. Coordination with economic development efforts will help align housing supply with workforce needs. Supporting appropriate housing development in strategic locations will strengthen the local economy. Ensuring that workers can live near jobs will improve quality of life and reduce commuting barriers.



ACTION 3.C.3
Promote Aging-in-Place Strategies

Many residents wish to remain in their homes as they age. The City will encourage accessibility improvements and smaller housing options that allow seniors to stay within their community. Partnerships with nonprofit service providers can help residents access necessary resources. Supporting aging in place strengthens neighborhood continuity and social networks.



Image Source: iStockphoto.com/CourtneyHale

OBJECTIVE 3.D - Align Housing Growth with Infrastructure Capacity

ACTION 3.D.1
Coordinate Housing Development with Utility Planning

New housing must be supported by adequate water, wastewater, and drainage systems. The City will coordinate development approvals with infrastructure capacity assessments to ensure long-term reliability. Aligning growth with infrastructure investment will reduce service disruptions and costly retrofits. Careful planning will help ensure that housing expansion remains sustainable.

ACTION 3.D.2
Incorporate Resilience Considerations into Housing Planning

Flood risk and drainage challenges must be considered in future housing decisions. The City will continue to apply floodplain regulations and encourage resilient building practices in vulnerable areas. Integrating resilience standards into housing policy will protect residents and reduce future repair costs. Safe and resilient housing is essential to long-term community stability.

CHAPTER **SIX**

PARKS, RECREATION, AND QUALITY OF LIFE



Image Source: Homes.com,
https://www.homes.com/local-guide/clute-tx/

DATA & CURRENT CONDITIONS

EXISTING PARKS & RECREATIONAL FACILITIES

Clute's parks and recreational spaces play an important role in supporting community health, social interaction, and overall quality of life. The City maintains several public parks and open spaces that provide amenities such as playgrounds, sports fields, walking areas, and community gathering spaces. These parks serve residents of all ages and provide opportunities for recreation, outdoor activity, and community events. In addition to formal park facilities, open spaces and natural features contribute to the City's character and provide opportunities for future recreation and environmental enhancement. Maintaining and improving these spaces is essential to ensuring that parks continue to meet community needs.

PARK ACCESS, QUALITY, & COMMUNITY NEEDS

While Clute's population has remained relatively stable in recent decades, maintaining and improving park access and quality remains an important priority for supporting overall quality of life. As neighborhoods age and community needs evolve, reinvestment in existing parks and recreational facilities will ensure they remain safe, accessible, and relevant. Survey results and public engagement identified strong interest in improving park amenities, expanding recreational opportunities, and enhancing maintenance of existing facilities. These priorities reflect the importance of parks not only as recreational assets, but also as community gathering spaces that support neighborhood vitality and resident well-being. Focusing on reinvestment, accessibility, and amenity improvements will allow Clute's park system to continue to serve residents effectively.

Figure 19. Community Priorities for Development

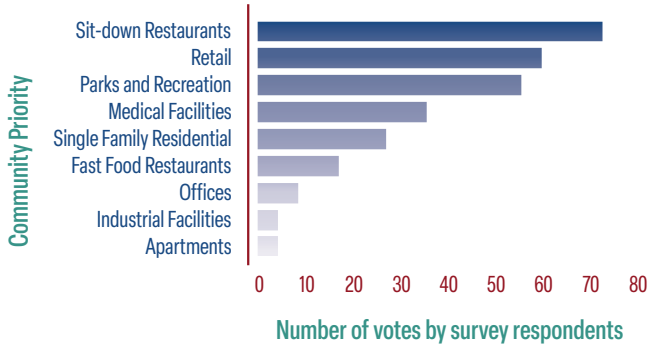
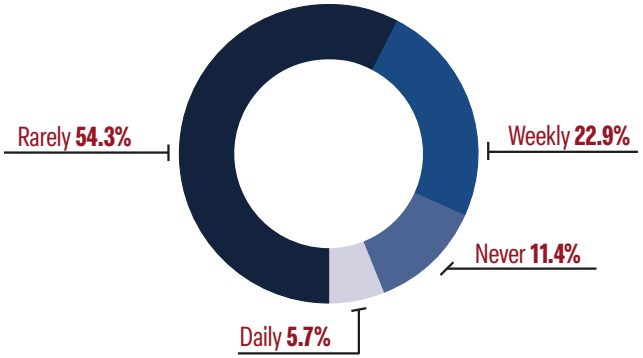


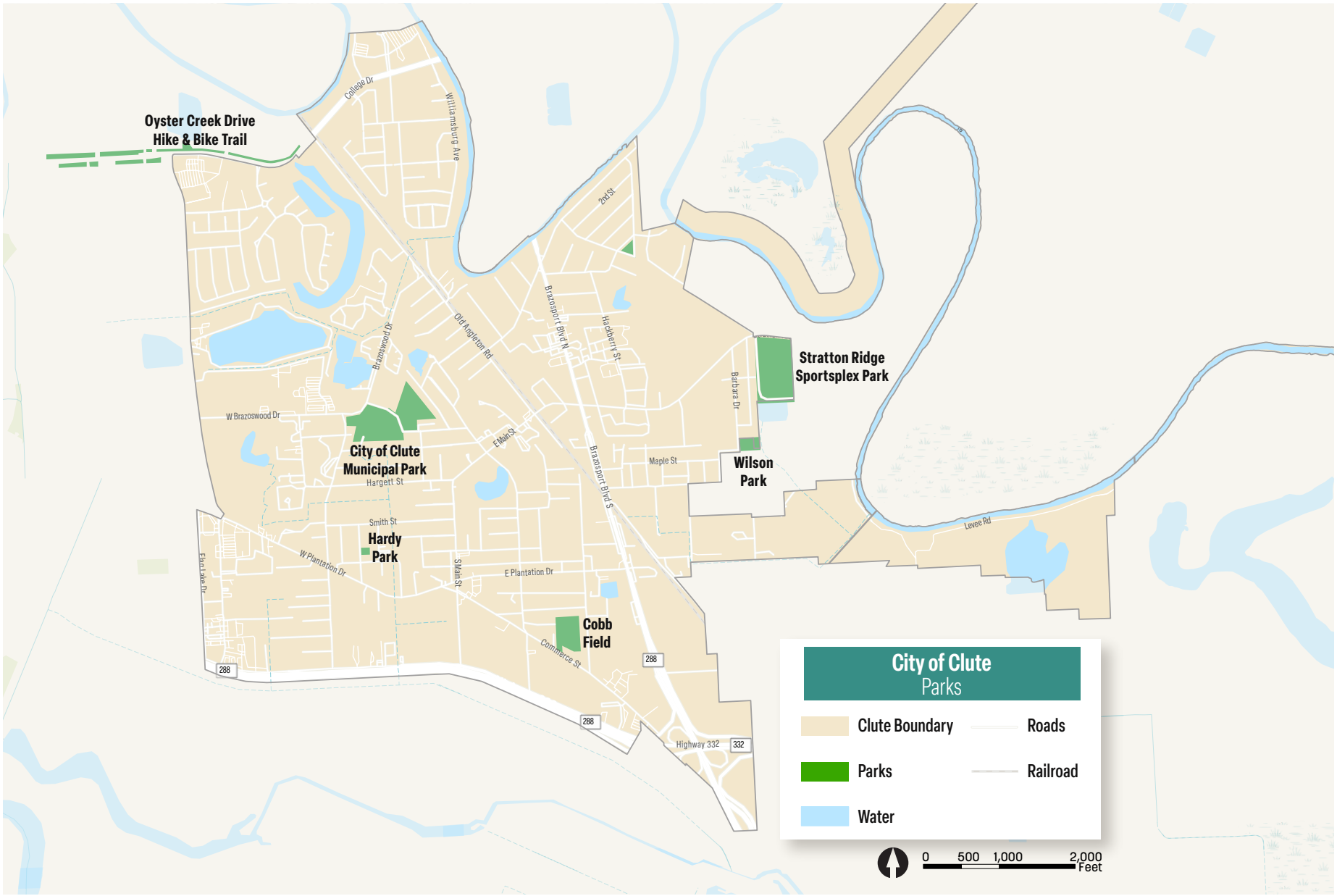
Figure 20. Community Visits to Parks and Green Spaces in Clute*



Note: Data for Figures 19 & 20 is from the Clute Comprehensive Plan 1st Community Survey - Open December 2024 through March 2025, received 70 responses

* *Percentages do not total 100 because 4 survey respondents skipped this question*

Figure 21. Parks in the City of Clute



COMMUNITY EVENTS & QUALITY OF LIFE

Parks and public spaces also play a central role in supporting community identity and events. Facilities throughout Clute bring residents together through local gatherings, youth sports, and community celebrations. These spaces contribute to Clute's sense of community and provide opportunities for social interaction across neighborhoods.

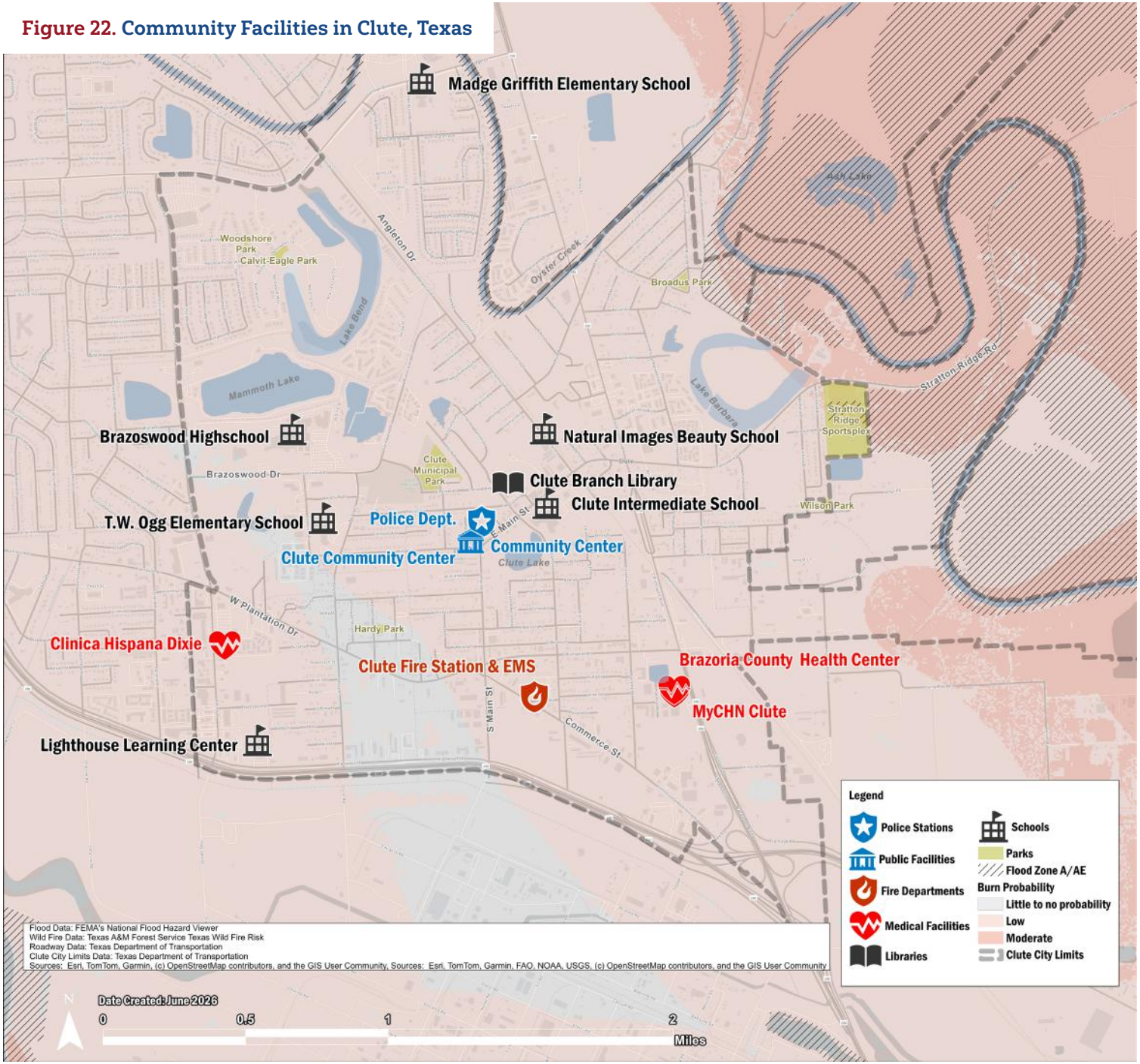
Input gathered during the planning process—particularly through engagement with Clute High School students—highlighted a strong desire for better public spaces to improve quality of life. Students expressed the need for safe, accessible places to gather, play, and spend time with friends, reinforcing the importance of parks and recreational amenities for younger residents.

Enhancing park facilities and public spaces strengthens community pride and supports economic activity by attracting visitors and supporting local events. Continued investment in parks will help ensure that these spaces remain welcoming, active, and responsive to the needs of residents of all ages.



Image Source: iStockphoto.com/ActionPics

Figure 22. Community Facilities in Clute, Texas



GOAL 4

Expand and enhance parks, recreation, and community spaces to support quality of life, health, and community identity.

Clute's parks and recreational spaces play a vital role in supporting community health, neighborhood livability, and overall quality of life. While the City benefits from an established network of parks and open spaces, community engagement revealed strong interest in improving existing facilities, expanding recreational opportunities, and ensuring that parks are safe, accessible, and well-maintained. Residents emphasized the importance of parks as places for families to gather, children to play, and neighbors to connect, highlighting their role in fostering community pride and social interaction. Improving pedestrian access, enhancing amenities, and reinvesting in existing parks creates spaces that continue to serve residents effectively. The following objectives and actions provide a coordinated framework to strengthen Clute's park system, expand recreational opportunities, and enhance the quality of life for residents of all ages.

OBJECTIVE 4.A - Improve and Modernize Existing Parks and Facilities



ACTION 4.A.1
Conduct a Comprehensive Assessment of Existing Parks and Amenities

Maintaining high-quality parks begins with a clear understanding of existing conditions. The City will conduct a citywide assessment of park facilities, including playgrounds, sports fields, lighting, seating, and accessibility. This assessment will help identify maintenance needs, safety concerns, and opportunities for amenity upgrades. Findings will be used to prioritize improvements through the City's Capital Improvement Plan and annual budgeting process. Regular evaluations ensure that park facilities remain safe, functional, and responsive to community needs.



ACTION 4.A.2
Upgrade Park Amenities to Meet Current and Future Needs

Many of Clute's parks include facilities that could benefit from modernization or expansion. The City will prioritize upgrades such as improved playground equipment, seating areas, shade structures, and lighting to enhance usability and safety. Improvements will focus on creating inclusive, accessible spaces for residents of all ages and abilities. Enhancing park amenities will encourage greater use and strengthen neighborhood gathering spaces. Strategic reinvestment will extend the life and value of existing parks.

OBJECTIVE 4.B - Improve Access and Connectivity to Parks

ACTION 4.A.3
Improve Maintenance and Long-Term Park Management

Consistent maintenance is essential to ensuring that parks remain welcoming and functional. The City will continue to invest in routine maintenance, landscaping, and facility repairs. Maintenance priorities will be informed by regular inspections and community feedback. Establishing clear maintenance standards will help ensure consistent quality across all park facilities. Well-maintained parks contribute to community pride and encourage greater use.



Image 13. Freeport Municipal Park Trail - Precendent Image
Note: From *Freeport Municipal Park Trail* [Photograph], by D. Thompson, 2022, All Trails (https://www.alltrails.com/trail/us/texas/freeport-municipal-park-trail/photos).

COMMUNITY VOICES

"Consider a walk/bike path along the levee on Oyster Creek similar to what Freeport did with the levee on the old river."

ACTION 4.B.1
Improve Sidewalk and Pedestrian Connections to Parks

Safe and convenient access is essential to maximizing park use. The City will prioritize sidewalk improvements and pedestrian connections that link neighborhoods to nearby parks and recreational facilities. These improvements will coordinate with broader sidewalk and mobility initiatives identified in Chapter 4. Enhancing connectivity will make it easier for residents—especially children and seniors—to safely access parks. Improved access will help ensure that parks serve the entire community

ACTION 4.B.2
Explore Opportunities for Trails and Shared-Use Paths

Trails and shared-use paths can expand recreational opportunities and improve connectivity between neighborhoods and parks. The City will evaluate opportunities to develop walking and biking trails that connect key destinations, including parks, schools, and community facilities. These projects may be implemented through capital improvement projects or pursued through grant funding opportunities. Expanding trail infrastructure will support recreation, health, and mobility. Trails can also strengthen Clute's identity as an active and connected community.

OBJECTIVE 4.C - Expand Recreational Opportunities for Residents of All Ages

ACTION 4.C.1
Enhance Recreational Opportunities for Youth and Families

Parks play a critical role in supporting youth development and family recreation. The City will continue to invest in facilities such as playgrounds, sports fields, and open play areas that serve children and families. Improvements will focus on creating safe, accessible, and engaging recreational spaces. Supporting youth recreation promotes health, social interaction, and community engagement. Providing high-quality recreational opportunities will strengthen Clute's appeal as a family-friendly community.

ACTION 4.C.2
Support Community Events and Programming in Parks

Parks provide valuable spaces for community gatherings and events. The City will continue to support recreational programming, community events, and public activities in park facilities. These events bring residents together and strengthen community identity. Partnerships with local organizations can help expand recreational programming opportunities. Active and well-used parks contribute to a vibrant and connected community.

OBJECTIVE 4.D - Strengthen Community Identity Through Placemaking and Public Spaces

ACTION 4.D.1
Enhance Public Spaces as Community Gathering Places

Public spaces contribute to Clute's identity and quality of life. The City will continue to enhance parks and public spaces to serve as welcoming gathering places for residents. Improvements may include seating areas, landscaping, shade features, and public art. Creating inviting public spaces encourages community interaction and civic pride. Strengthening public spaces will help reinforce Clute's sense of place.

Examples of planned catalytic projects that enhance public spaces as community gathering places are found on pages 77.

ACTION 4.D.2
Pursue Partnerships and Funding to Support Park Improvements

The implementation of park improvements will require strategic coordination and funding. The City will pursue grants and partnerships with regional, state, and federal agencies to support park development and upgrades. These partnerships can help expand recreational opportunities while reducing the burden on local funding sources. Leveraging outside resources will allow the City to implement improvements more efficiently. Strategic investment will ensure the long-term sustainability of park facilities.

OBJECTIVE 4.E - Elevate Clute's Parks and Natural Assets as Recreation Destinations

ACTION 4.E.1
Establish the Oyster Creek Kayak Trail

Oyster Creek offers opportunities to expand outdoor recreation and strengthen Clute's identity as a destination for nature-based activities. The City will coordinate with Brazoria County and regional partners to establish designated kayak access points, signage, and supporting infrastructure. These improvements will connect Clute to existing regional trail and paddling networks. Marketing and wayfinding improvements will help promote the trail as a recreational destination. Expanding paddling access will enhance recreational opportunities and attract visitors.

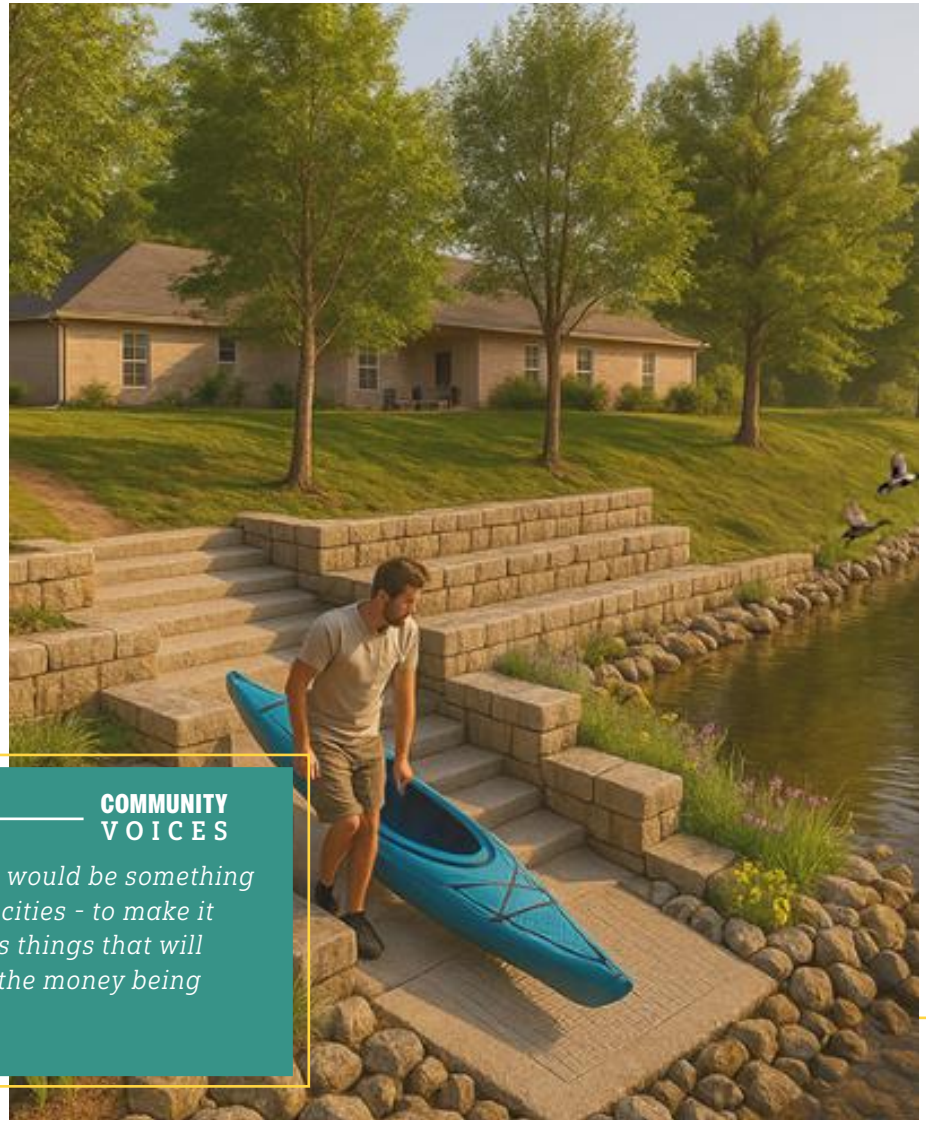
Image 15. Site Plan of Oyster Creek Kayak Trail



COMMUNITY VOICES

"The kayaking water trail would be something to go in on with the other cities - to make it more exciting. Clute needs things that will draw people in and keep the money being spent within the City."

Image 14. Conceptual rendering of the Oyster Creek Kayak Trail



ACTION 4.E.2
Enhance the Public Pool and Surrounding Recreation Area

The public pool is an important recreational amenity that serves residents and families. The City will develop a phased plan to enhance the pool area and surrounding facilities to create a more comprehensive recreation space. Potential improvements may include shaded seating areas, expanded recreational features, and upgraded support facilities. These enhancements will improve usability and extend the lifespan of existing facilities. Investing in recreational amenities will strengthen quality of life and community pride.



Image 16. Clute Public Pool Current Image



Image 17. Public Pool Enhancements Concept Image



Image 18. Public Pool Enhancements Concept Image

OBJECTIVE 4.F - Expand Community Amenities and Youth-Oriented Spaces to Support Youth Retention and Community Vitality



ACTION 4.F.1
Support Development of Youth-Friendly Community Gathering Spaces

Dedicated spaces for teens and young adults to gather safely can foster community connection and encourage young residents to remain in Clute. The City will explore opportunities to support youth-oriented gathering spaces such as study areas, flexible indoor-outdoor community spaces, or partnerships with local businesses and civic organizations. These spaces may be integrated into existing facilities, downtown areas, or future redevelopment sites. Providing welcoming, age-appropriate gathering spaces will help strengthen community engagement. Expanding these amenities will support Clute's long-term vitality and appeal to younger residents.

COMMUNITY VOICES

"Prioritize youth and give families reasons to stay in town on weekends. Local events, activities, and food trucks will keep spending here, boost business, and create pride in our community. More fun, more revenue, and a stronger future for everyone."



ACTION 4.F.2
Establish Recurring Community Events and Activations in Public Spaces

Regularly scheduled events can help activate public spaces and create consistent opportunities for community engagement. The City will support recurring activities such as markets, cultural events, seasonal festivals, and outdoor programming in parks and public gathering spaces. These events can help strengthen Clute's identity and provide opportunities for local businesses, artists, and community organizations. Consistent programming helps create a sense of vibrancy and place. Activating public spaces will make Clute a more attractive and engaging community.

COMMUNITY VOICES

"Consider having different events throughout the month like a food truck festival or a community garage sale, and other family activities."

ACTION 4.F.3
Support Development of Expanded Community and Recreation Facilities

Expanded community facilities can provide additional opportunities for recreation, education, and civic engagement. The City will evaluate opportunities to support development of multi-use community facilities that can serve youth, families, and residents of all ages. These facilities may include indoor recreation space, flexible meeting areas, or multi-purpose community centers. Partnerships with schools, nonprofit organizations, and regional partners may help advance these projects. Expanding community facilities will help ensure that Clute provides amenities that support long-term resident retention and quality of life.

Implementation Focus

Clute's park system represents an important community asset that contributes to neighborhood livability and overall quality of life. By prioritizing reinvestment in existing facilities, improving access and connectivity, and expanding recreational opportunities, the City can ensure that parks continue to meet the needs of residents. Strategic improvements, combined with ongoing maintenance and partnerships, will strengthen Clute's recreational system and support community pride. These efforts will help ensure that Clute remains a welcoming and vibrant place to live.



Image Source: Homes.com, https://www.homes.com/local-guide/clute-tx/

CHAPTER **SEVEN**
ECONOMIC VITALITY & COMMUNITY IDENTITY



Image Source: The Great Texas Mosquito Festival, https://www.mosquitofestival.com/photogallery/general/27

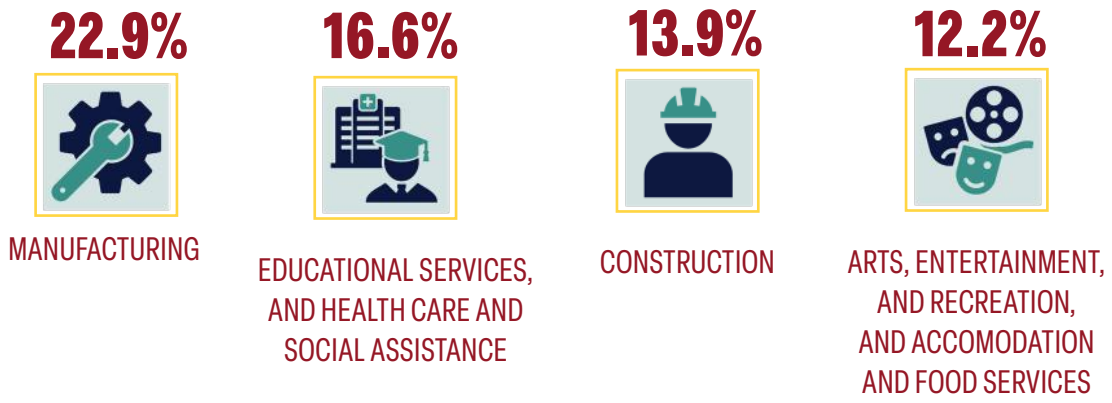
DATA & CURRENT CONDITIONS

REGIONAL ECONOMIC POSITION & EMPLOYMENT BASE

Clute occupies a strategic position within the Brazosport region, benefiting from proximity to major industrial employers, port activity, and regional transportation corridors. The City's economic base reflects its industrial heritage, with manufacturing representing the largest employment sector at approximately 23 percent of all jobs. Educational services, healthcare, and social assistance account for approximately 16 percent, followed by construction at 14 percent, and arts, entertainment, accommodation, and food services at roughly 10 percent.

This industry profile demonstrates that Clute's economy is closely tied to regional industrial activity while also maintaining a meaningful presence in service-oriented sectors. Strengthening and diversifying this employment base will be important to ensuring long-term economic resilience and expanding opportunities for residents.

Figure 23. Top 4 Employment Industries in Clute



WORKFORCE PATTERNS & COMMUTING DYNAMICS

While Clute hosts a substantial number of jobs, the majority of people who work in the City do not live there. In 2020, approximately 68 percent of workers employed in Clute lived outside the City, while only about 6 percent both lived and worked locally.

At the same time, roughly 26 percent of Clute residents commute outside the City for employment. Between 2010 and 2020, only 15–20 percent of employed residents both lived and worked in Clute. This inflow-outflow pattern indicates that Clute functions largely as a regional employment center for non-residents, while many local households travel elsewhere for work.

These dynamics present both a challenge and an opportunity. On one hand, commuting patterns suggest limited alignment between local jobs and resident employment. On the other hand, they highlight the potential to capture more local spending, strengthen neighborhood-serving businesses, and align housing and workforce strategies to encourage more residents to both live and work in the community.

INCOME TRENDS & ECONOMIC COMPETIVENESS

Figure 24. Workforce Patterns in Clute, 2020

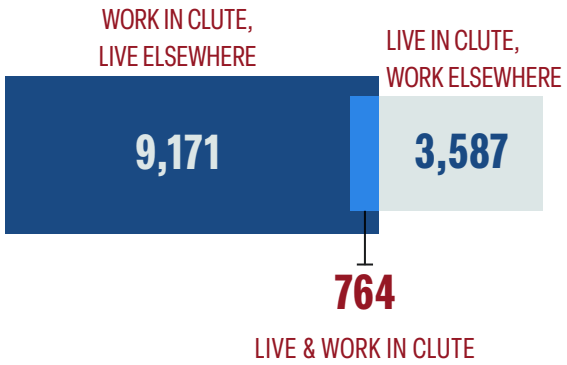
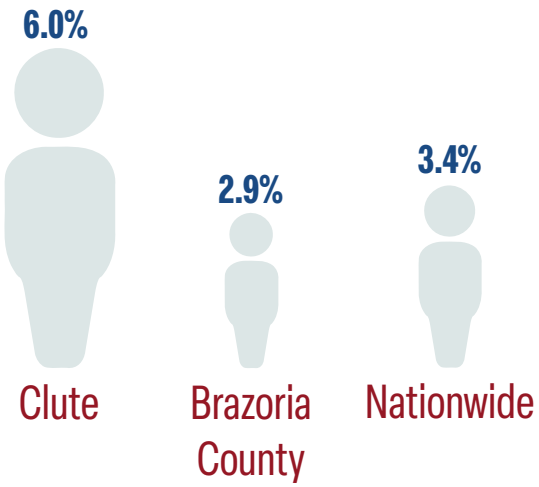


Figure 25. Unemployment Rate in Clute, 2022



Clute experienced significant income growth over the past decade. Between 2010 and 2020, median household income increased by approximately 49 percent, rising from $38,135 to $56,758. Although median income remains below that of Brazoria County, the rate of growth in Clute has exceeded the county's increase over the same period.

Rising incomes reflect broader regional economic expansion and indicate growing purchasing power among residents. At the same time, increases in housing costs and regional competition for workforce talent underscore the importance of maintaining affordability, expanding local amenities, and ensuring that Clute remains competitive in attracting and retaining residents.

Furthermore, although median household income has increased significantly over the past decade, employment data suggest that income growth does not fully reflect labor market conditions for all residents. In 2022, Clute's unemployment rate was approximately 6.0 percent—more than double that of Brazoria County (2.9 percent) and notably higher than the national average (3.4 percent). At the same time, the majority of individuals working in Clute commute from outside the City. These patterns indicate a potential disconnect between local job opportunities and resident workforce participation.

Together, rising median income, elevated unemployment relative to the county, and significant commuting outflow suggest that economic vitality strategies must focus not only on attracting industry, but also on expanding accessible employment pathways for residents.

Note: Data for Figure 23. is from 2024 American Community Survey 5-year Estimates; Figure 24. 2020 US Census Bureau, Center for Economic Studies; Figure 25. 2024 American Community Survey 5-year Estimates

EDUCATION & WORKFORCE CHARACTERISTICS

Educational attainment in Clute has improved steadily. Between 2010 and 2020, the share of residents aged 25 and older with an associate degree or higher increased by approximately 9 percent. While this remains lower than the countywide proportion, the upward trend suggests gradual workforce advancement and expanded educational attainment.

Strengthening connections between education, workforce training, and local employment opportunities is essential to ensuring that residents can access higher-wage positions and remain competitive in a changing regional economy.

COMMERCIAL CORRIDORS & LOCAL ECONOMIC OPPORTUNITY

Commercial activity in Clute is concentrated along major corridors such as Plantation Drive and Brazosport Boulevard. These corridors serve as primary retail and service areas but include aging properties, underutilized sites, and opportunities for reinvestment. Community engagement identified revitalization of Plantation Drive as a top-priority catalytic project, reinforcing the importance of corridor reinvestment to both economic vitality and community identity.

Enhancing corridor appearance, attracting desired businesses, and encouraging redevelopment of underutilized properties will strengthen Clute's economic base. Coordinated reinvestment can also improve perceptions of the City among residents, visitors, and prospective businesses.

TOURISM & DESTINATION POTENTIAL

Clute's recreational assets — including Mammoth Lake and Oyster Creek — provide opportunities to expand tourism and recreation-based economic activity. Although currently underutilized relative to their potential, improvements to access, signage, and marketing can position these assets as stronger regional destinations.

The labor inflow data further suggests that Clute already attracts a substantial number of daily workers from outside the City. Enhancing local amenities and destinations may encourage these workers to spend more time — and money — within Clute, supporting local businesses and strengthening economic activity.

Strategic coordination between recreational improvements (outlined in Chapter 6) and economic development efforts can help capture this opportunity and reinforce Clute's identity as both a regional employment center and an attractive community destination.

Taken together, these trends reveal a community with a strong industrial base, rising incomes, and significant regional connectivity — yet one where many residents commute elsewhere for employment and where economic activity can be strengthened through reinvestment and identity-building efforts. By aligning workforce development, corridor revitalization, business recruitment, tourism promotion, and youth engagement strategies, Clute can build upon its regional advantages while creating a more vibrant and self-sustaining local economy.

The following goal and objectives provide a coordinated framework to strengthen community pride, expand economic opportunity, and position Clute for long-term vitality.



Image Source: Brazosport Convention & Visitors Council, https://www.visitbrazosport.com/attractions/mammoth-lake-dive-park/

GOAL 5

Strengthen Clute's Economy and Reinforce Community Identity

Clute's success depends on expanding local economic opportunity, supporting entrepreneurs, retaining young residents, and strengthening the City's identity and visibility. By aligning business development, workforce pathways, housing incentives, and communication strategies, Clute can build upon its regional advantages while fostering a stronger local economy and sense of pride.

OBJECTIVE 5.A - Strengthen Communication, Branding, and Civic Engagement



ACTION 5.A.1
Redesign and Modernize the City Website

The City will redesign its website to improve usability, transparency, and accessibility. Updates will focus on simplifying navigation, improving mobile functionality, and making key services easier to locate. Enhanced online access to information will strengthen communication between residents and City staff. A modern website will support both residents and prospective businesses. Improved digital presence will reinforce Clute's professional image.



ACTION 5.A.2
Implement a Coordinated Communications Strategy

The City will establish a coordinated communications strategy that includes regular updates through social media, newsletters, and public outreach. Consistent messaging will help residents stay informed about projects, events, and opportunities. Clear communication builds trust and strengthens civic participation. Expanding outreach efforts will ensure information reaches diverse audiences. Improved communication will enhance community pride and engagement.



ACTION 5.A.3
Establish a Youth Council or Youth Engagement Program

The City will explore the creation of a Youth Council or similar program to engage students and young adults in civic discussions. This initiative will provide leadership development opportunities and encourage participation in local government. Youth engagement programs help build long-term connections to the community. Structured involvement opportunities will ensure young voices are represented in decision-making. Supporting youth engagement will strengthen future leadership and resident retention.

OBJECTIVE 5.B - Support Small Businesses and Corridor Reinvestment



ACTION 5.B.1
Support Small Business Development and Expansion

The City and Economic Development Corporation will continue to support local entrepreneurs through technical assistance, business recruitment, and partnership opportunities. Outreach efforts will focus on retaining existing businesses while attracting new ones aligned with community needs. Supporting small businesses strengthens the local economy and expands employment opportunities. Collaboration with regional partners will help leverage resources and expertise. A strong small business environment contributes to long-term economic stability.



ACTION 5.B.2
Encourage Redevelopment of Underutilized Commercial Properties

The City will identify and prioritize underutilized commercial sites for reinvestment and redevelopment. Staff will work with property owners and developers to explore adaptive reuse, infill development, and revitalization opportunities. Clear redevelopment priorities will help attract private investment. Targeted reinvestment will strengthen commercial corridors and improve overall appearance. Revitalized properties will support increased economic activity.



ACTION 5.B.3
Recruit Desired Retail, Dining, and Service Businesses

Community input emphasized the need for additional restaurants, retail options, and neighborhood-serving businesses. The City will coordinate with economic development partners to recruit businesses that align with resident demand. Marketing efforts will highlight available sites, incentives, and demographic strengths.

As residential growth and neighborhood reinvestment continue, Clute will be better positioned to attract new businesses, recognizing that retail and service development often follows rooftops. Aligning business recruitment with housing development and infill opportunities—particularly along the Plantation Drive corridor and within the downtown area—will help ensure that new amenities are supported by a strong and growing customer base.

Strategic recruitment will help reduce spending leakage to neighboring communities. Expanding amenities will improve quality of life and strengthen Clute's competitiveness.

OBJECTIVE 5.C - Align Workforce Development & Youth Retention Strategies



ACTION 5.C.1
Establish a Local Workforce and Career Pathway Initiative

The City will collaborate with local employers, school districts, and regional workforce partners to support career awareness and training opportunities. Programs may include internships, job shadowing, apprenticeship connections, or career exploration events. Clear pathways from education to employment can help retain young residents. Aligning workforce training with local industry needs will strengthen economic resilience. Expanding access to career pathways will improve long-term opportunities.



ACTION 5.C.2
Promote a "Live in Clute" Relocation and Retention Campaign

The City will develop a marketing initiative that promotes the benefits of living in Clute to regional workers and young professionals. This campaign may highlight housing affordability, recreational amenities, and community character. Targeted outreach to major employers can encourage employees to reside locally. Retaining residents supports neighborhood stability and local spending. Strengthening residential marketing will enhance economic sustainability.



ACTION 5.C.3
Support First-Time Homebuyer and Workforce Housing Incentives

To encourage resident retention, the City will explore partnerships and funding sources to provide first-time homebuyer assistance or workforce housing incentives. These programs may include down payment assistance, forgivable loans, or development incentives tied to affordability. Supporting attainable homeownership strengthens community stability. Housing incentives can help align workforce and economic development strategies. Expanding access to ownership opportunities will improve long-term retention.



Image Source: Homes.com, https://www.homes.com/local-guide/clute-tx/

OBJECTIVE 5.D - Position Clute as a Competitive and Distinctive Community

ACTION 5.D.1
Develop a Targeted Economic Marketing Strategy

The City will prepare a focused marketing strategy that highlights Clute's strengths, including regional access, workforce availability, and quality-of-life amenities. This strategy will align branding, business recruitment, and communication efforts. Clear messaging will help attract investors and entrepreneurs. Coordinated marketing can improve visibility within the region. A strong economic identity will enhance competitiveness.

ACTION 5.D.2
Strengthen Partnerships with Regional and Economic Development Organizations

Collaboration with regional agencies, chambers of commerce, and economic development organizations will be essential to advancing Clute's goals. The City will maintain active participation in regional planning and recruitment efforts. Coordinated strategies can amplify local initiatives and attract larger investment. Partnerships will expand access to funding and technical expertise. Regional collaboration will strengthen long-term economic success.

CHAPTER **EIGHT**

RESILIENCE & SUSTAINABILITY



Image Source: iStockphoto.com/ArtWager

DATA & CURRENT CONDITIONS

HAZARD MITIGATION CONTEXT

The City participates in the Brazoria County Hazard Mitigation Plan, a countywide planning effort that evaluates natural hazards, identifies community vulnerabilities, and establishes strategies to reduce disaster risks across participating jurisdictions. The plan provides a shared framework for understanding how natural hazards affect communities throughout the county and how local governments can work together to reduce long-term risks to residents, infrastructure, and the local economy.

This Comprehensive Plan builds on the findings of the Brazoria County Hazard Mitigation Plan by integrating resilience strategies into land use planning, infrastructure investment, and environmental stewardship. Aligning these planning efforts helps ensure that future growth and infrastructure improvements reduce hazard risks rather than increase them.

NATURAL HAZARD RISKS

The Brazoria County Hazard Mitigation Plan identifies twelve natural hazards that could affect communities within the county. These hazards include flooding, hurricanes and tropical storms, tornadoes, drought, lightning, heat events, hail, winter weather, expansive soils, coastal erosion, wildfire, and dam or levee failure.

Among these hazards, flooding represents the highest risk hazard in Brazoria County, followed by hurricanes, tropical storms, and tornadoes. These hazards are closely tied to the county's location along the Gulf Coast and the region's exposure to tropical weather systems and intense rainfall events.

Clute and neighboring Brazosport communities are particularly vulnerable to heavy rainfall and storm-driven flooding due to the region's flat coastal topography and interconnected drainage systems. Tropical systems moving inland from the Gulf can produce large amounts of rainfall in a short period of time, overwhelming drainage infrastructure and causing widespread flooding. Severe storms may also generate tornadoes and localized flash flooding that damage homes, businesses, and public infrastructure.

Other hazards occur periodically across the region but typically produce more localized impacts. Extreme heat events during the summer months can affect vulnerable populations and strain energy systems. Lightning and hailstorms may damage buildings, utilities, and vehicles, while drought conditions can affect water supplies and regional agriculture. While these hazards vary in frequency and severity, understanding the full range of risks helps inform planning decisions that strengthen community resilience.

Flood Risk & Drainage

Flooding represents one of the most significant hazards affecting Clute and the surrounding Brazosport area. The City's location within the coastal plain of Brazoria County, combined with relatively flat terrain and proximity to regional waterways, can increase the potential for flooding during heavy rainfall events.

Floodplains identified by the Federal Emergency Management Agency (FEMA) illustrate areas with a higher probability of flooding. The most commonly referenced flood risk areas are the 100-year floodplain, which has a one percent chance of flooding in any given year, and the 500-year floodplain, which represents areas with a lower but still meaningful flood risk.

In addition to mapped floodplains, localized flooding can occur when drainage systems become overwhelmed during intense rainfall events. As development increases, impervious surfaces such as roads, rooftops, and parking lots can increase stormwater runoff that accumulates too quickly and place additional strain on drainage infrastructure.

Recent storm events have demonstrated the region's vulnerability to extreme rainfall. Tropical systems and severe storms can produce significant flooding that affects roadways, neighborhoods, and commercial areas throughout Brazoria County. While Clute benefits from levee protection and generally experiences lower flood risk than some surrounding areas, localized flooding can still occur during intense rainfall events when drainage systems are overwhelmed.

Improving drainage infrastructure and preserving natural drainage corridors will remain essential strategies for managing stormwater and reducing flood risk as the community continues to grow.

Infrastructure and Community Vulnerability

Natural hazards can affect a wide range of community assets, including transportation networks, utilities, public facilities, and residential neighborhoods. Flooding and severe storms have the potential to damage roads, interrupt power delivery, and limit access to emergency services during critical periods.

An important component of reducing hazard vulnerability is ensuring that infrastructure systems are resilient and well-maintained. Investments that improve drainage capacity, strengthen transportation infrastructure, and protect utility systems can help reduce disruptions and allow the community to recover more quickly after severe weather events.

Community resilience is also influenced by social and economic conditions. Households with limited financial resources or limited mobility may face greater challenges preparing for or recovering from disasters. Planning for resilience, therefore, requires attention to both physical infrastructure and the needs of residents more vulnerable during emergency situations.

Natural Systems and Environmental Assets

Natural systems throughout Brazoria County play an important role in reducing flood risk and supporting long-term environmental health. Wetlands, vegetated areas, and natural drainage corridors help absorb rainfall, slow stormwater runoff, and reduce the severity of flooding during major storm events.

Preserving these natural features can provide multiple benefits for the community. In addition to helping manage stormwater, natural areas improve water quality, support wildlife habitat, and contribute to the quality of life for residents through parks and open space.

As Clute continues to grow, protecting natural drainage systems and incorporating green infrastructure into development projects will help the City manage stormwater more effectively while preserving valuable environmental resources.

Planning Implications

The hazards and vulnerabilities identified in the Brazoria County Hazard Mitigation Plan highlight the importance of integrating resilience into local planning decisions. Flooding and severe storm impacts are the most significant risks facing the community, and future growth must be planned in ways that reduce these risks rather than increase them.

Chapter 8's goal, objectives, and actions focus on strengthening drainage infrastructure, protecting natural drainage systems, improving emergency preparedness, and ensuring that future development supports long-term community resilience.

The following objectives and actions align with priorities identified in the Brazoria County Hazard Mitigation Plan and support long-term risk reduction through improved infrastructure, land use planning, and environmental stewardship.



Image Source: iStockphoto.com/MathewRisley

GOAL 6

Build a Resilient and Sustainable Clute

Clute's long-term resilience depends on protecting natural systems, strengthening infrastructure, and preparing for environmental and economic change. Flood risk, aging infrastructure, and evolving climate conditions highlight the need for proactive planning and coordinated investment. By improving drainage systems, incorporating green infrastructure, strengthening emergency preparedness, and supporting environmental stewardship, the City can reduce long-term risks while protecting the natural resources that contribute to community quality of life.

OBJECTIVE 6.A - Reduce Flood Risk and Strengthen Critical Infrastructure Resilience



ACTION 6.A.1
Implement Priority Drainage Improvements

Flooding and poor drainage affect mobility, property conditions, and long-term community resilience. The City will continue identifying and addressing locations where ditches, culverts, and stormwater systems are undersized or in poor condition. Engineering studies, resident input, and documented flooding incidents will be used to prioritize projects. Improvements may include enlarging culverts, regrading drainage channels, and upgrading stormwater infrastructure in problem areas. Addressing these locations proactively will reduce flooding risks and help keep streets and neighborhoods functional during heavy rain events.



ACTION 6.A.2
Provide Backup Power for Critical Infrastructure and Lift Stations

Maintaining the operation of critical infrastructure during storm events is essential to protecting public health and reducing service disruptions. The City will evaluate and prioritize the installation of backup power systems at key facilities, including wastewater lift stations, water system components, and other essential infrastructure.

Providing backup power will help ensure continued operation during power outages associated with severe storms and reduce the risk of system failures, overflows, and service interruptions. The City will coordinate with utility providers and pursue funding opportunities to support the design and installation of resilient backup power solutions.

OBJECTIVE 6.B - Incorporate Green Infrastructure and Environmental Design

ACTION 6.B.1
Incorporate Green Infrastructure Where Feasible

Green infrastructure can help manage stormwater while improving environmental quality and neighborhood appearance. The City will evaluate opportunities to incorporate features such as bioswales, rain gardens, permeable pavements, and vegetated drainage areas into public infrastructure projects, and provide incentives to encourage private developers to do so as well. These practices may be integrated into street reconstruction projects, park improvements, or new development where appropriate. Green infrastructure can slow stormwater runoff, reduce flooding impacts, and improve water quality. Incorporating these strategies will help Clute balance infrastructure needs with environmental stewardship.

ACTION 6.B.2
Protect Natural Drainage Features and Environmental Assets

Natural drainage corridors and open space areas provide important environmental and flood management benefits. The City will work to preserve these features where feasible and encourage development practices that avoid disrupting natural drainage systems. Planning and engineering staff will evaluate development proposals to ensure that natural systems are considered in site design. Maintaining vegetated drainage corridors and open spaces can help absorb stormwater and reduce flooding risks. Protecting these assets will strengthen long-term environmental resilience.

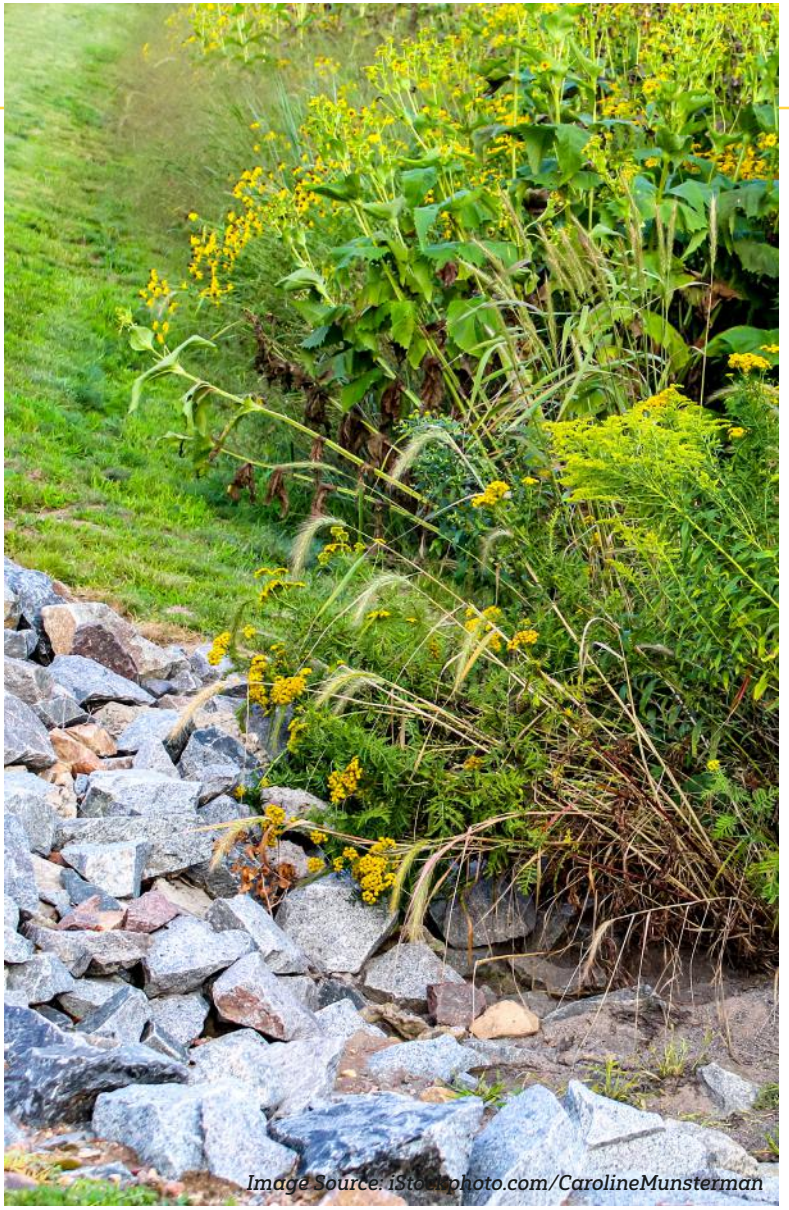


Image Source: iStockphoto.com/CarolineMunsterman

OBJECTIVE 6.C - Strengthen Emergency Preparedness and Hazard Mitigation

ACTION 6.C.1
Coordinate with Regional Hazard Mitigation Planning Efforts

Hazard mitigation planning requires coordination across jurisdictions and agencies. The City will continue working with Brazoria County and regional partners to align local planning efforts with regional hazard mitigation strategies. Participation in regional planning processes will help identify shared risks, prioritize mitigation projects, and coordinate emergency response planning. Aligning local initiatives with regional efforts can also improve eligibility for state and federal funding opportunities. Regional collaboration will strengthen Clute's ability to prepare for and respond to future hazards.

ACTION 6.C.2
Improve Emergency Communication and Public Preparedness

Effective communication is critical during emergency situations. The City will continue to improve systems used to notify residents about severe weather events, flooding risks, and evacuation guidance. Outreach efforts will help ensure residents understand emergency procedures and know where to find reliable information during disasters. Public preparedness campaigns may include informational materials, community meetings, and coordination with local organizations. Strengthening communication systems will help residents respond more quickly and increase safety during emergencies.



Image 19. Brazoria County Emergency Management App
Note: From *City of Clute Hurricane Preparedness,* City of Clute (https://clutetexas.gov/new/city-departments/emergency-management-2/hurricane-preparedness/).

OBJECTIVE 6.D - Promote Environmental Stewardship and Long-Term Sustainability



ACTION 6.D.1
Encourage Energy Efficiency and Sustainable Development Practices

Energy-efficient buildings and infrastructure can reduce long-term costs and environmental impacts. The City will encourage sustainable development practices such as energy-efficient lighting, water conservation measures, and environmentally responsible construction materials. While not mandating specific technologies, the City can promote best practices through development guidance, incentives, and partnerships with regional programs. Encouraging sustainable building practices can reduce utility costs for residents and businesses. These strategies support long-term environmental and economic resilience



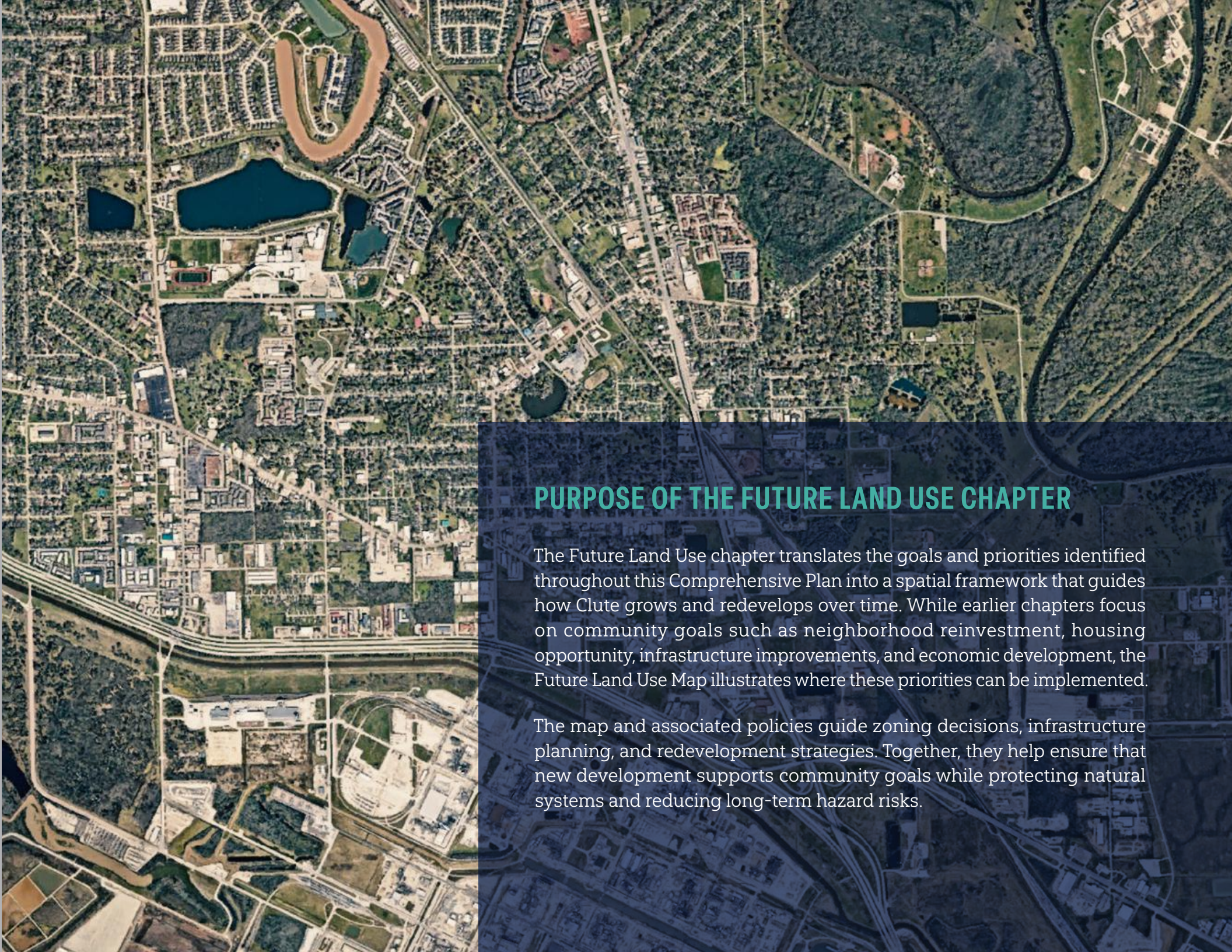
ACTION 6.D.2
Support Community Environmental Education and Stewardship

Community participation plays an important role in protecting environmental resources. The City will support educational initiatives that encourage residents to participate in conservation efforts, recycling programs, and community cleanup events. Partnerships with local schools, including Brazosport ISD, can help integrate environmental education into youth programming and service opportunities.

The City will also collaborate with organizations such as Keep Clute Beautiful, Brazoria County, and the Houston-Galveston Area Council (H-GAC), as well as local nonprofits and community groups, to expand environmental education and stewardship initiatives. These partnerships can support programs focused on stormwater awareness, litter prevention, recycling, and protection of local waterways and parks.

Strengthening environmental stewardship will help protect Clute's natural assets while building a culture of community responsibility and long-term sustainability.

CHAPTER **NINE**
FUTURE LAND USE



PURPOSE OF THE FUTURE LAND USE CHAPTER

The Future Land Use chapter translates the goals and priorities identified throughout this Comprehensive Plan into a spatial framework that guides how Clute grows and redevelops over time. While earlier chapters focus on community goals such as neighborhood reinvestment, housing opportunity, infrastructure improvements, and economic development, the Future Land Use Map illustrates where these priorities can be implemented.

The map and associated policies guide zoning decisions, infrastructure planning, and redevelopment strategies. Together, they help ensure that new development supports community goals while protecting natural systems and reducing long-term hazard risks.

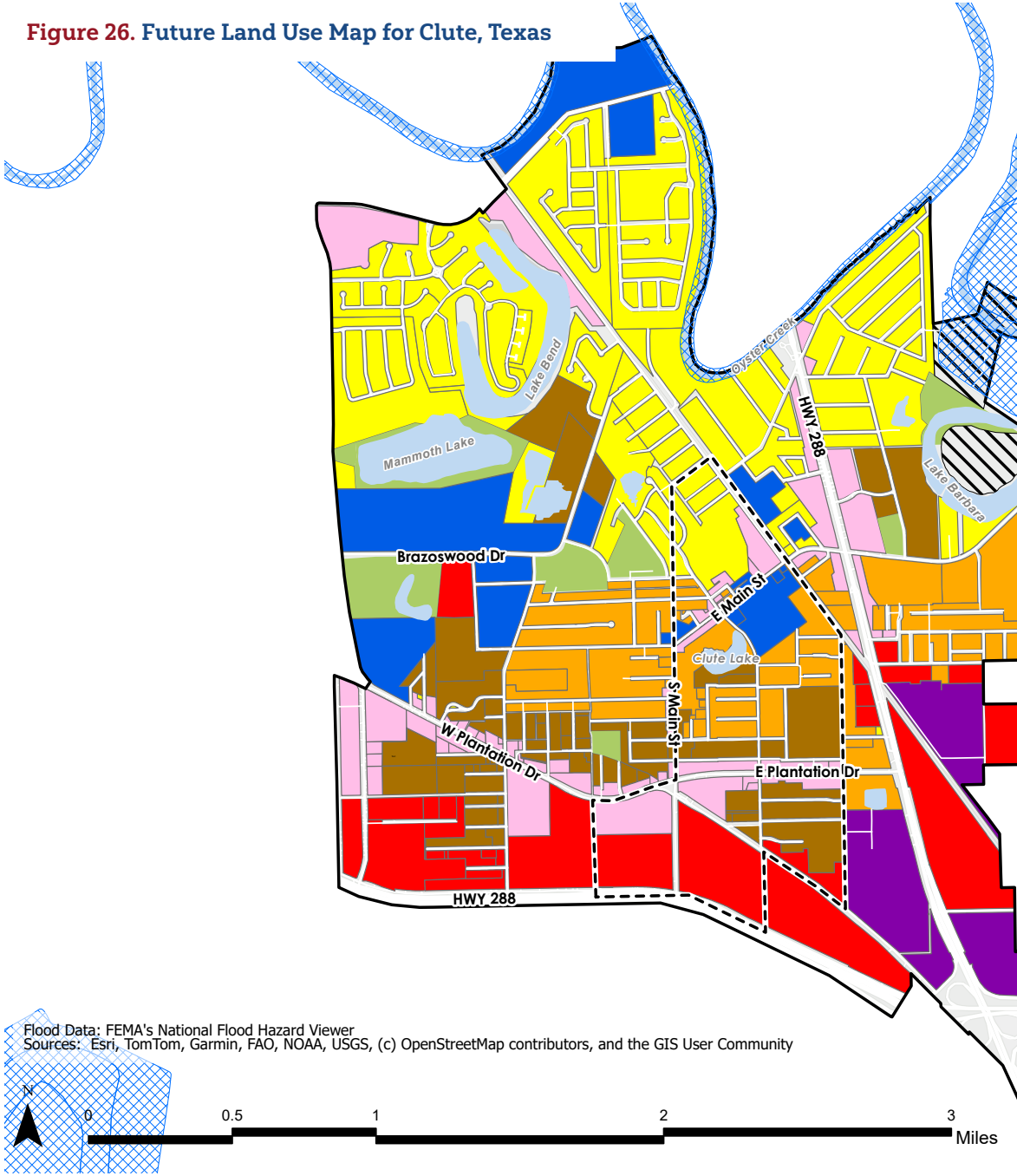
FUTURE LAND USE FRAMEWORK

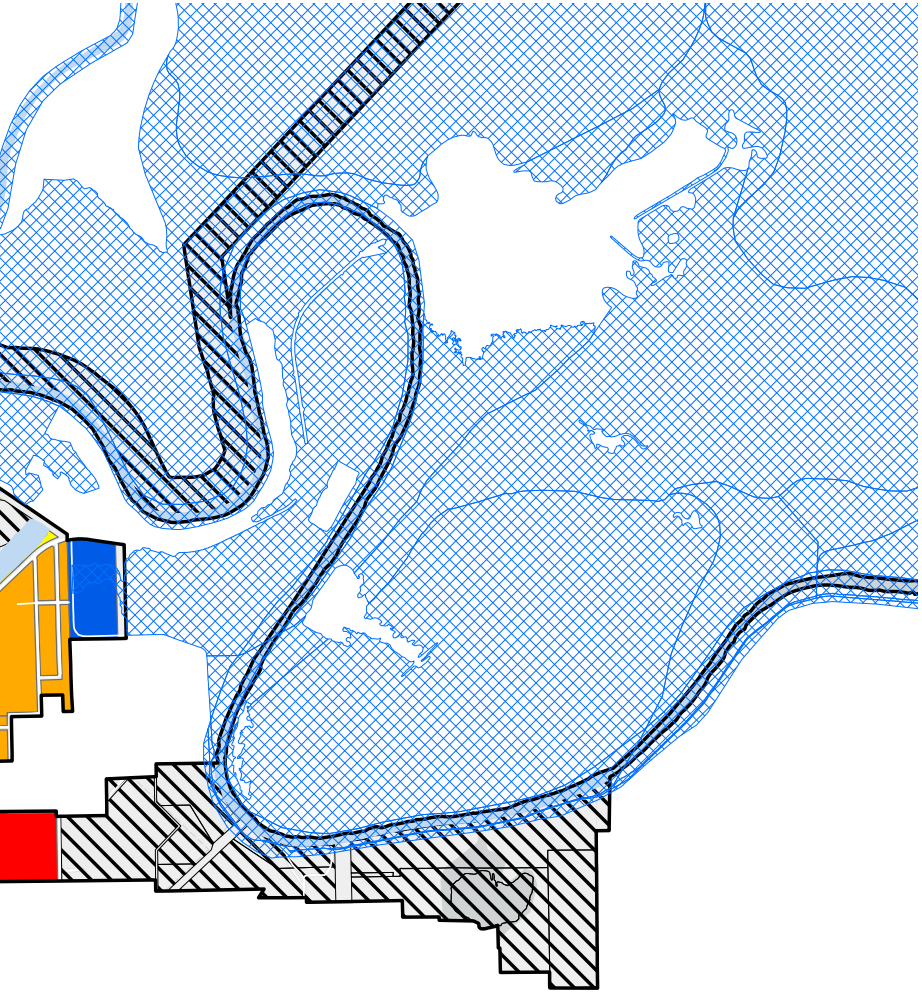
The Future Land Use Map is intended to guide long-term development patterns while maintaining flexibility to respond to changing economic conditions and community needs. The map identifies areas appropriate for residential growth, commercial activity, industrial employment, parks and open space, and redevelopment opportunities.

The map serves several purposes:

- Guide zoning decisions and rezonings
- Support infrastructure planning and capital improvements
- Encourage reinvestment in established areas
- Protect flood-prone areas and natural drainage systems
- Promote walkable and mixed-use development in appropriate locations

Figure 26. Future Land Use Map for Clute, Texas







Legend

- Community Commercial
- Industrial
- Low-Density Residential
- Medium-Density Residential
- Moderate-Density Residential
- Neighborhood Commercial
- Parks and Open Space
- Public/Institutional
- Rural
- Planned Unit Development
- City Center
- Flood Zone A/AE

RELATIONSHIP TO HAZARD MITIGATION PLANNING

Land use planning is one of the most effective tools communities have to reduce long-term hazard risk. The Brazoria County Hazard Mitigation Plan identifies flooding, hurricanes and tropical storms, and severe weather as the highest-risk hazards affecting the region.

The Future Land Use Map supports hazard mitigation by encouraging development patterns that reduce vulnerability to these hazards. Areas with higher flood risk or important natural drainage features should be carefully managed to avoid development patterns that increase flood exposure. Preserving natural drainage corridors, wetlands, and open space can help absorb stormwater and reduce the severity of flooding during major rainfall events.

Incorporating resilience considerations into land use decisions helps ensure that future development supports long-term community safety and environmental sustainability.

LAND USE CATEGORIES

The Future Land Use Map organizes land into several general categories that reflect the community's long-term development vision.

LOW-DENSITY RESIDENTIAL

These areas are intended to maintain the character of existing single-family neighborhoods while accommodating modest residential growth. Development in these areas will primarily consist of detached single-family homes, with careful consideration given to neighborhood compatibility and infrastructure capacity.

MODERATE-DENSITY RESIDENTIAL

Moderate-density residential areas are intended to accommodate a mix of housing types and support infill development. These areas encourage smaller-lot single-family homes, duplexes, townhomes, and similar housing options that provide greater variety and flexibility than traditional low-density neighborhoods. Development should expand housing choice and support changing household needs while maintaining compatibility with surrounding neighborhoods.

MEDIUM-DENSITY RESIDENTIAL

Medium-density residential areas are intended to accommodate higher-density housing options and support a greater intensity of residential development. These areas encourage townhomes, small-scale apartment buildings, and other multifamily housing options that provide increased housing choice and opportunities for more compact development. Development should promote attractive site design, pedestrian connectivity, and convenient access to community services and amenities while maintaining compatibility with surrounding neighborhoods.

NEIGHBORHOOD COMMERCIAL

Neighborhood commercial areas are intended to provide convenient access to everyday goods and services for nearby residents. These areas accommodate small-scale retail, restaurants, personal services, and other businesses that serve the daily needs of surrounding neighborhoods. Development should be appropriately scaled and designed to complement adjacent residential areas.

COMMUNITY COMMERCIAL

Community commercial areas are intended to accommodate a broader range of retail, service, employment, and entertainment uses that serve both local residents and regional visitors. These areas are generally located along major roadways and may include larger retail centers, restaurants, entertainment venues, offices, and similar commercial uses. Development should provide convenient access while promoting safe and attractive site design.

INDUSTRIAL

Industrial areas are intended to support a range of employment-generating activities, including manufacturing, warehousing, logistics, distribution, and other industrial uses. These areas provide opportunities for business and job growth while supporting Clute's role within the broader Brazosport regional economy. Development should be appropriately located and designed to minimize potential impacts on surrounding uses.

PUBLIC/INSTITUTIONAL

Public/Institutional areas are intended to accommodate public facilities, community-serving institutions, and civic uses that provide services and resources to residents. These areas may include schools, local government buildings, community centers, libraries, public safety facilities, cemeteries, and other institutional uses. Public and institutional facilities should be located and designed to provide convenient access and effectively serve the needs of the community.

PARKS AND OPEN SPACE

Parks and open space areas are intended to preserve and provide opportunities for recreation, conservation, and enjoyment of natural resources. This category includes public parks, recreational facilities, natural areas, trails, and other open spaces that contribute to the community's quality of life. Protecting and expanding these areas can also enhance environmental resilience, preserve natural resources, and provide opportunities for outdoor recreation.

PLANNED UNIT DEVELOPMENT

Planned unit development areas are intended to accommodate comprehensively planned developments that may incorporate a mix of residential, commercial, recreational, and other compatible uses. These developments may range from small-scale projects to larger, master-planned developments and are designed as an integrated whole. The flexibility of this category allows development to respond to site-specific opportunities while maintaining appropriate standards for land use compatibility, infrastructure, site design, and community benefits.

SUPPORTING ZONING & REGULATORY UPDATES

The Future Land Use Map provides the policy framework for future zoning decisions and updates to the City's development regulations. Several targeted zoning updates are recommended to better align the zoning ordinance with the goals of this Comprehensive Plan.

One key recommendation is the creation of a **Downtown Infill Overlay District** to encourage redevelopment and infill development in Clute's downtown area. The proposed overlay would allow greater flexibility for redevelopment of legacy lots while maintaining compatibility with surrounding neighborhoods. Recommended changes include reduced minimum lot dimensions, modified setback requirements, and incentives for cottage-style housing that support context-sensitive infill development.

The overlay would also promote **mixed-use development** in commercially zoned areas, allowing residential units above ground-floor commercial space and encouraging pedestrian-oriented businesses such as cafés, restaurants, retail shops, and offices. Additional provisions would support walkability through design standards such as street-facing entrances, transparent storefront windows, pedestrian-scale lighting, and enhanced streetscape elements.

To support housing availability citywide, additional zoning updates are recommended to expand housing flexibility. These include allowing **Accessory Dwelling Units (ADUs)** in single-family districts, reducing minimum dwelling unit size requirements, permitting modular homes by-right, and transitioning toward density-based zoning standards rather than rigid unit-type restrictions.

Together, these updates will help ensure that zoning regulations support the community's long-term vision for reinvestment, housing opportunity, and walkable development patterns.

LAND USE & INFRASTRUCTURE COORDINATION

Coordinating land use decisions with infrastructure capacity is essential for sustainable growth. Future development should be aligned with available water, wastewater, drainage, and transportation infrastructure to ensure that growth does not exceed the capacity of existing systems.

Investments in infrastructure improvements—including drainage upgrades, sidewalk connectivity, and roadway safety improvements—should be prioritized in areas where the Future Land Use Map anticipates new development or redevelopment. Aligning infrastructure planning with land use goals allows the City to support growth while maintaining reliable public services.

GROWTH & REDEVELOPMENT OPPORTUNITIES

Although much of Clute is already developed, several areas present opportunities for reinvestment, redevelopment, and strategic growth. The Future Land Use Map emphasizes **targeted reinvestment within existing areas of the City,** particularly along key corridors such as Plantation Drive and within established neighborhoods where infrastructure is already in place. Focusing growth in these areas allows the City to strengthen neighborhood character while making efficient use of public infrastructure.

PLANTATION DRIVE CORRIDOR

Plantation Drive is one of the most visible corridors in Clute and serves as an important gateway to the community. Public input consistently highlighted the need to improve the appearance, safety, and economic vitality of this corridor.

Future reinvestment along Plantation Drive may include streetscape improvements, façade upgrades, and redevelopment of underutilized commercial properties. Encouraging pedestrian-oriented design, enhanced landscaping, and coordinated signage can help strengthen the corridor's identity while supporting local businesses.

DOWNTOWN INFILL & REDEVELOPMENT

Clute's downtown area presents opportunities for small-scale infill development and reinvestment that can strengthen walkability and community character. Many downtown parcels are small or irregularly shaped, and existing zoning standards can limit redevelopment opportunities.

The proposed Downtown Infill Overlay District is intended to encourage redevelopment by providing flexibility for lot dimensions, setbacks, and parking requirements while maintaining compatibility with surrounding neighborhoods. Supporting mixed-use development and pedestrian-oriented businesses can help bring new activity to the downtown area.

INFILL HOUSING OPPORTUNITIES

Vacant and underutilized lots throughout Clute present opportunities for context-sensitive infill housing. Encouraging development on these sites can expand housing options while making efficient use of existing infrastructure.

Policies supporting accessory dwelling units, cottage-style housing, and other small-scale residential development can help increase housing choice while maintaining neighborhood compatibility.

PARKS & RECREATION DESTINATIONS

Clute's parks and natural assets also play an important role in shaping the City's future development pattern. Investments in recreational amenities—such as improved access to Mammoth Lake and development of the Oyster Creek Kayak Trail—can strengthen community identity while creating new opportunities for outdoor recreation.

USING THE FUTURE LAND USE MAP

The Future Land Use Map is intended to guide decision-making rather than dictate specific development outcomes. The map provides direction for evaluating zoning requests, infrastructure investments, and redevelopment proposals.

City officials should consider the map when reviewing rezoning requests, evaluating development proposals, and prioritizing capital improvement projects. Over time, zoning regulations may be updated to better reflect the long-term vision described in this Comprehensive Plan.

The City's use of the Future Land Use Map as a guiding framework, can encourage development patterns that support community priorities while maintaining flexibility to adapt to changing conditions.





Image Source: Google.com/MaryHickman