



CLUTE CITY HALL COUNCIL CHAMBERS
108 E. MAIN STREET ~ CLUTE, TEXAS 77531

CITY COUNCIL:

MAYOR: CALVIN SHIFLET

MAYOR PRO-TEM: ERICK AGUILAR

COUNCIL MEMBER: JEFF CRISP

COUNCIL MEMBER: NICOLE MADDOX

COUNCIL MEMBER: JOE LOPEZ

COUNCIL MEMBER: FRANCES VAUGHN

STAFF:

CITY MANAGER: CJ SNIPES

CITY CLERK: ROSIE POITEVINT

CITY ATTORNEY: CHRIS DUNCAN

**JOINT PUBLIC HEARING WITH PLANNING & ZONING
AND REGULAR COUNCIL MEETING
THURSDAY, NOVEMBER 13, 2025 @ 7:00 PM**

NOTICE IS HEREBY GIVEN OF A JOINT PUBLIC HEARING BETWEEN CITY COUNCIL AND THE PLANNING & ZONING COMMISSION OF THE CITY OF CLUTE, TEXAS FOLLOWED BY A REGULAR COUNCIL MEETING TO BE HELD ON **THURSDAY, NOVEMBER 13, 2025 @ 7:00 PM** FROM THE COUNCIL CHAMBERS OF CLUTE CITY HALL LOCATED AT 108 MAIN STREET, CLUTE, TEXAS 77531 FOR THE BELOW LISTED ITEMS. THE CITY COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY MATTERS LISTED ON THE AGENDA, AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE, INCLUDING, BUT NOT LIMITED TO SECTIONS 551.071 (CONSULTATION WITH AN ATTORNEY), 551.072 (DELIBERATION ABOUT REAL PROPERTY), 551.073 (DELIBERATION ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATION ABOUT SECURITY DEVICES), 551.087 (ECONOMIC DEVELOPMENT), 418.175.183 (DELIBERATIONS ABOUT HOMELAND SECURITY ISSUES) AND AS AUTHORIZED BY THE TEXAS TAX CODE, INCLUDING BUT NOT LIMITED TO, SECTION 321.3022 (SALES TAX INFORMATION).

THE AGENDA, AGENDA PACKET AND MEETING LINK ARE POSTED ON THE CITY'S WEBSITE AT www.clutetexas.gov

TO ADDRESS THE COUNCIL DURING PUBLIC COMMENTS, A GENERAL PUBLIC COMMENT FORM MUST BE COMPLETED AND PRESENTED TO THE CITY CLERK BEFORE THE START OF THE COUNCIL MEETING. SPEAKERS MUST OBSERVE THE FIVE (5) MINUTE TIME LIMIT.

NO REGISTRATION IS REQUIRED FOR PUBLIC COMMENTS FOR THE PUBLIC HEARING PORTION OF THE MEETING.

A RECORDING OF THE MEETING VIDEO WILL BE MADE AVAILABLE UPON WRITTEN REQUEST TO THE PUBLIC IN ACCORDANCE WITH THE OPEN MEETINGS ACT.

I. COMMENCEMENT

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL CITY COUNCIL

E. ROLL CALL PLANNING & ZONING COMMISSION

II. 1ST JOINT PUBLIC HEARING – REZONE – 907 LEWIS STREET

A. LEGAL REQUIREMENTS

1. NOTICE OF JOINT PUBLIC HEARING WITH PLANNING AND ZONING COMMISSION FOR A REZONE FROM C1 TO C2 FOR PROPERTY LOCATED AT 907 LEWIS STREET. LEGAL DESCRIPTION: B C I C DIV 15 (A0019 S F AUSTIN), LOT 104, ACRES 5.000, CLUTE
2. NOTE PUBLISHER' AFFIDAVIT
3. NOTE LIST OF PROPERTY OWNERS NOTIFIED BY MAIL

B. OPEN FLOOR FOR DISCUSSION

1. THOSE IN FAVOR OF REZONE
 - i. READ LETTERS FROM CITIZENS IN FAVOR OF THE REZONE
 - ii. HEAR THOSE PRESENT IN FAVOR OF THE REZONE
2. THOSE OPPOSED TO THE REZONE
 - i. READ LETTERS FROM CITIZENS OPPOSED TO THE REZONE
 - ii. HEAR THOSE PRESENT OPPOSED TO THE REZONE
3. COMMENTS FROM PLANNING & ZONING COMMISSION
4. COMMENTS FROM MAYOR AND CITY COUNCIL
5. CLOSE DISCUSSION AND HEAR RECOMMENDATION FROM PLANNING & ZONING COMMISSION
6. CONSIDERATION AND POSSIBLE ACTION FROM THE CITY COUNCIL TO APPROVE OR DENY THE RECOMMENDATION FROM THE PLANNING & ZONING COMMISSION FOR THE REZONE

2ND JOINT PUBLIC HEARING – SUP – GROUND FLOOR RESIDENCE 249 S. MAIN STREET

A. LEGAL REQUIREMENTS

1. NOTICE OF JOINT PUBLIC HEARING WITH PLANNING AND ZONING COMMISSION FOR A SPECIFIC USE PERMIT FOR PROPERTY LOCATED AT 249 S. MAIN STREET. LEGAL DESCRIPTION: BREWER (A0049 A CALVIT DIV 14 (B C I C)) LOT A TR 381 ACRES .5595
2. NOTE PUBLISHER' AFFIDAVIT
3. NOTE LIST OF PROPERTY OWNERS NOTIFIED BY MAIL

B. OPEN FLOOR FOR DISCUSSION

1. THOSE IN FAVOR OF REZONE
 - i. READ LETTERS FROM CITIZENS IN FAVOR OF THE SPECIFIC USE PERMIT
 - ii. HEAR THOSE PRESENT IN FAVOR OF THE SPECIFIC USE PERMIT
2. THOSE OPPOSED TO THE SPECIFIC USE PERMIT
 - i. READ LETTERS FROM CITIZENS OPPOSED TO THE SPECIFIC USE PERMIT
 - ii. HEAR THOSE PRESENT OPPOSED TO THE SPECIFIC USE PERMIT
3. COMMENTS FROM PLANNING & ZONING COMMISSION
4. COMMENTS FROM MAYOR AND CITY COUNCIL
5. CLOSE DISCUSSION AND HEAR RECOMMENDATION FROM PLANNING & ZONING COMMISSION
6. CONSIDERATION AND POSSIBLE ACTION FROM THE CITY COUNCIL TO APPROVE OR DENY THE RECOMMENDATION FROM THE PLANNING & ZONING COMMISSION FOR THE SPECIFIC USE PERMIT

III. ADJOURN JOINT PUBLIC HEARING

A. ADJOURN PLANNING & ZONING COMMISSION

B. MAYOR ADJOURN JOINT PUBLIC HEARINGS

IV. CITIZENS/VISITORS COMMENTS

THIS IS AN OPPORTUNITY FOR CITIZENS AND VISITORS TO SPEAK TO COUNCIL RELATING TO AGENDA AND NON-AGENDA ITEMS. SPEAKERS ARE ADVISED THAT COMMENTS CANNOT BE RECEIVED ON MATTERS WHICH ARE THE SUBJECT OF A PUBLIC HEARING ONCE THE PUBLIC HEARING HAS BEEN CLOSED. SPEAKERS ARE REQUIRED TO REGISTER IN ADVANCE AND MUST LIMIT THEIR PRESENTATIONS TO FIVE (5) MINUTES EACH.

V. CONSENT AGENDA

ITEMS LISTED UNDER THE CONSENT AGENDA ARE CONSIDERED ROUTINE AND ARE GENERALLY ENACTED IN ONE MOTION. THE EXCEPTION TO THIS RULE IS THAT COUNCIL MEMBERS MAY REQUEST ONE OR MORE ITEMS BE REMOVED FROM THE CONSENT AGENDA FOR SEPARATE ACTION.

A. CANCEL OR RESCHEDULE NOVEMBER 27, 2025 AND DECEMBER 25, 2025 COUNCIL MEETINGS

B. ACCOUNTS PAYABLE

- 1) WEEK ENDING OCTOBER 24, 2025
- 2) WEEK ENDING OCTOBER 31, 2025
- 3) WEEK ENDING NOVEMBER 7, 2025

C. MINUTES:

- 1) COUNCIL SPECIAL MEETING, OCTOBER 20, 2025
- 2) COUNCIL AS BOARD OF ADJUSTMENTS, OCTOBER 23, 2025
- 3) REGULAR COUNCIL MEETING, OCTOBER 23, 2025

VI. BUSINESS ITEMS

- A. REQUEST TO APPEAR BEFORE COUNCIL: RESIDENT SEVERA LARA, OF 109 RIVER DRIVE, REQUESTS A DISCUSSION REGARDING THE RECENT WATER AND SEWER RATE INCREASE. SPECIFICALLY, SHE SEEKS CLARIFICATION ON HOW THESE FUNDS WILL BENEFIT THE COMMUNITY THROUGH ESSENTIAL IMPROVEMENTS, INCLUDING MUCH-NEEDED REPAIRS TO HARVEY STREET, ENHANCED LIGHTING ALONG 288B, AND EXPANDED RECREATIONAL ACTIVITIES FOR OUR CHILDREN**
- B. REQUEST TO APPEAR BEFORE COUNCIL: DIANE KROCK, A RESIDENT AT 131 WASHINGTON AVE, REQUESTS A DISCUSSION TO PROHIBIT INVASIVE TREES, TREES PLANTED WITHIN 15 FEET OF PROPERTY LINES, AND TREES UNDER POWER LINES, AS WELL AS TO ADDRESS POLICE INTERVENTION IN REPORTING CRIMES**
- C. CONSIDERATION AND POSSIBLE ACTION TO ADOPT RESOLUTION NO. 59-2025 AUTHORIZING THE MAYOR'S SIGNATURE FOR THE APPROVAL OF THE FY 2026 INTERLOCAL AGREEMENT BETWEEN BRAZORIA COUNTY AND THE CITY OF CLUTE FOR ROAD REPAIR PROJECTS**
- D. CONSIDERATION AND POSSIBLE ACTION TO ADOPT RESOLUTION NO. 60-2025 APPROVING DEBRIS REMOVAL FROM OYSTER CREEK AND BASTROP BAYOU**
- E. CONSIDERATION AND POSSIBLE ACTION TO ADOPT ORDINANCE NO. 2025-021 REZONING THE PROPERTY LOCATED AT 907 LEWIS STREET FROM C1 TO C2**
- F. CONSIDERATION AND POSSIBLE ACTION TO ADOPT ORDINANCE NO. 2025-022 FOR A SPECIFIC USE PERMIT FOR A GROUND RESIDENCE LOCATED AT 249 S. MAIN STREET**
- G. CONSIDERATION AND POSSIBLE ACTION TO ADOPT ORDINANCE NO. 2025-023 AN ORDINANCE OF THE CITY OF CLUTE REVISING AND AMENDING CHAPTER 22, ARTICLE II, DIVISIONS 2 AND 3 REGARDING INSTALLATION OF BACKUP ENERGY SYSTEMS AND ENABLING FEES FOR PERMITS, AS INCLUDED IN THE MASTER FEE SCHEDULE.**
- H. CONSIDERATION AND POSSIBLE ACTION TO ADOPT ORDINANCE NO. 2025-024 AN ORDINANCE OF THE CITY OF CLUTE AMENDING CHAPTER 22, ARTICLE V, ADDING SECTION 22.199 CLARIFYING FEES FOR PLUMBING PERMITS AND ENABLING FEES FOR GAS TESTING AND GREASE TRAPS AS INCLUDED IN THE MASTER FEE SCHEDULE**
- I. CONSIDERATION AND POSSIBLE ACTION TO ADOPT ORDINANCE NO. 2025-025 AN ORDINANCE OF THE CITY OF CLUTE AMENDING CHAPTER 50, ARTICLE III, ADDING SECTION 50.73 CLARIFYING AND ENABLING FEES FOR FIRE PREVENTION APPARATUS, PAINT BOOTHS, AND PERMANENT STORAGE TANKS AS INCLUDED IN THE MASTER FEE SCHEDULE**

- J. CONSIDERATION AND POSSIBLE ACTION TO ADOPT ORDINANCE NO. 2025-026 AN ORDINANCE OF THE CITY OF CLUTE AMENDING CHAPTER 58, ARTICLE II, SECTION 58.39 TO INCLUDE REVISED FEE SCHEDULE AND ENABLING FEES FOR REINSPECTION SERVICES AS INCLUDED IN THE MASTER FEE SCHEDULE
- K. CONSIDERATION AND POSSIBLE ACTION TO ADOPT ORDINANCE NO. 2025-027 AN ORDINANCE OF THE CITY OF CLUTE ENABLING THE IMPOSITION OF FEES RELATED TO THE USE OF CERTAIN PARK FACILITIES INCLUDING CHARGES FOR THE PERMITTED USE OF CERTAIN APPARATUS AS INCLUDED IN THE MASTER FEE SCHEDULE
- L. CONSIDERATION AND POSSIBLE ACTION TO ADOPT RESOLUTION NO. 61-2025 APPROVING AND ADOPTING THE REVISED MASTER FEE SCHEDULE

VII. NOTICE/ANNOUNCEMENT OF UPCOMING EVENTS AND MEETINGS

- A. EMPLOYEE THANKSGIVING LUNCHEON, WEDNESDAY, NOVEMBER 19, 2025 AT 12:00 NOON, CLUTE EVENT CENTER
- B. CITY OF CLUTE HOSTING THE BCCA DINNER, WEDNESDAY EVENING, NOVEMBER 19, 2025, CLUTE EVENT CENTER
- C. THANKSGIVING HOLIDAYS, NOVEMBER 27 – 28, 2025, CITY OFFICES CLOSED
- D. CHRISTMAS IN THE PARK, FRIDAY, DECEMBER 5, 2025, CLUTE MUNICIPAL PARK 5:00 P.M. TO 10:00 P.M.
- E. EMPLOYEE CHRISTMAS PARTY, WEDNESDAY, DECEMBER 10, 2025, CLUTE EVENT CENTER 11:30 A.M. TO 2:00 P.M.
- F. REGULAR COUNCIL MEETING, THURSDAY, DECEMBER 11, 2025, AT 7:00 P.M.
- G. CHRISTMAS HOLIDAYS, DECEMBER 24-26, 2025, CITY OFFICES CLOSED

VIII. CLOSED EXECUTIVE SESSION

A. CLOSED EXECUTIVE SESSION AS AUTHORIZED BY THE TEXAS OPEN MEETINGS ACT:

SECTION 551.071, GOVERNMENT CODE – CONSULTATION WITH CITY ATTORNEY: CONCERNING PENDING OR CONTEMPLATED LITIGATION, SETTLEMENT OFFERS OR OTHER MATTER IN WHICH HIS DUTY TO THE CITY COUNCIL UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH CHAPTER 551, GOVERNMENT CODE, TO-WIT: STATUS OF WASTE CONNECTIONS LITIGATION

SECTION 551.074, GOVERNMENT CODE – PERSONNEL MATTERS: STATUS UPDATE BY CITY ATTORNEY

B. ACTION TAKEN AS A RESULT OF THE CLOSED EXECUTIVE SESSION

IX. ADJOURNMENT

NOTE: IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND PARKING SPACES ARE AVAILABLE. PLEASE NOTE: REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS IN ADVANCE OF THE STATED MEETING TIME. PLEASE CONTACT THE CITY CLERK'S OFFICE AT 979-265-2541 FOR ADDITIONAL INFORMATION.

I, ROSIE POITEVINT, CITY CLERK OF THE CITY DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA FOR THE CITY COUNCIL OF THE CITY OF CLUTE, TEXAS WAS POSTED ON OR BEFORE **NOVEMBER 7, 2025**, IN A PLACE CONVENIENT AND READILY ACCESSIBLE AT ALL TIMES TO THE GENERAL PUBLIC IN COMPLIANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE.



ROSIE POITEVINT, CITY CLERK