



AGENDA SUMMARY/STAFF REPORT

MEETING DATE: December 9, 2025

PREPARED BY: Otis T. Spriggs, AICP, Director of Development Services

AGENDA CONTENT: Discussion and Possible Action on an application for the Tree Mitigation Site Plan for the Windrose Green community, located at the intersection of FM 523 and Windrose Green Blvd, directly east of Angleton High School.

AGENDA ITEM SECTION: Regular Agenda Item

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY: The applicant has submitted the attached Tree Mitigation Site Plan for the Windrose Green community, located at the intersection of FM 523 and Windrose Green Blvd, directly east of Angleton High School.

Please refer to the attached letter from our City Engineer, with which the staff has collaborated with the applicant. Note that staff met with the applicants and made clear that the City will accept a fee in lieu of the tree replacement. The fee in lieu of tree replacement must be consistent with the replacement costs for three (3) caliper-inch heritage trees (Live Oak or Pecan) from a local landscape provider.

The applicant's cover details the following:

The site consisted of approximately 155 acres of thickly vegetated underbrush. A total of 24 heritage trees were removed from the site, due to the need for fill dirt placement on future home sites, at the locations shown on the attached exhibit. These 24 heritage trees combined totaled 198 caliper inches.

The tree ordinance requires a 3:1 mitigation ratio for new developments, equaling

(198 inches x 3) = 594 caliper inches of total mitigation required.

During Phase 1 installation of the amenities for this community, 145 new heritage and significant trees were planted within the community, above and beyond the two-tree-minimum requirement for all single-family residential homebuilders per lot. The tree ordinance requires a minimum of 1.5

caliper-inch trees. Of these 145 new trees, the measured caliper sizes ranged between 2 inches and 4 inches, for a total of 389.5inches.

The Phase 2 amenity project added another 26 trees, of which the minimum size planted was 3-inch caliper, bringing the total to (78 inches + 389.5 inches) = 467.5 in.

To meet the intent of the tree ordinance, the developer would need to plant an additional 126.5inches (594 inches required - 467.5 inches provided) = 126.5 inches remaining.

Staff will report before the City Council in the upcoming session.

Planning and Zoning Commission Meeting: November 6, 2025:

Commission Action

Commission Andrew Heston made a motion (as amended by Commission Member Townsend) to recommend approval of the Windrose Green Tree Mitigation Plan, with the condition that we require the applicant to recalculate mitigation credits based on tree caliper measurements taken at the time of planting, with input from the Parks and Recreation Department and City Engineer, so that any deficit can be addressed through additional plantings or fee-in-lieu-of. (5-0 vote approved)

Please see the attached draft minutes from the Planning Commission's meeting.

Recommended Action:

The City Council should discuss and consider the Tree Mitigation Site Plan for the Windrose Green community.