



October 29, 2025

Planning and Zoning Commission
City of Angleton
121 S. Velasco St.
Angleton, Texas 77515

RE: Windrose Green Tree Mitigation Plan

Dear members of the Planning Commission,

Below is a summary of 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.

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 $(198 \text{ inches} \times 3) = 594$ 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 389.5 inches.

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

To meet the intent of the tree ordinance, we would need to plant an additional 126.5 inches $(594 \text{ inches required} - 467.5 \text{ inches provided}) = 126.5$ inches remaining.

With this submittal, we propose planting an additional 43 trees on site with minimum 3-inch caliper sizes each, totaling 129 inches. This would bring the grand total to 596.5 inches, exceeding the 594-inch requirement.

The table below summarizes each phase.

Classification	Total Tree Count	Total Caliper Inches Measured
Removed (Heritage trees)	24	198
Mitigation Ratio Requirement (3:1)	-	594
Mitigation (Heritage + Significant)		
Phase 1	145	389.5
Phase 2	26	78
Phase 3 Proposed	43	129
Total Mitigation	214	596.5

We respectfully request the Planning Commission's approval to proceed with the final phase of tree mitigation for the Windrose Green community. This proposed final phase of minimum 3 caliper- inch trees will bring the total tree count to 214 and total caliper measurement of 596.5 inches, replacing the original 198 caliper inches of 24 trees removed from the site.

Sincerely,



Joe Grabinski

Director of Development

WINDROSE GREEN

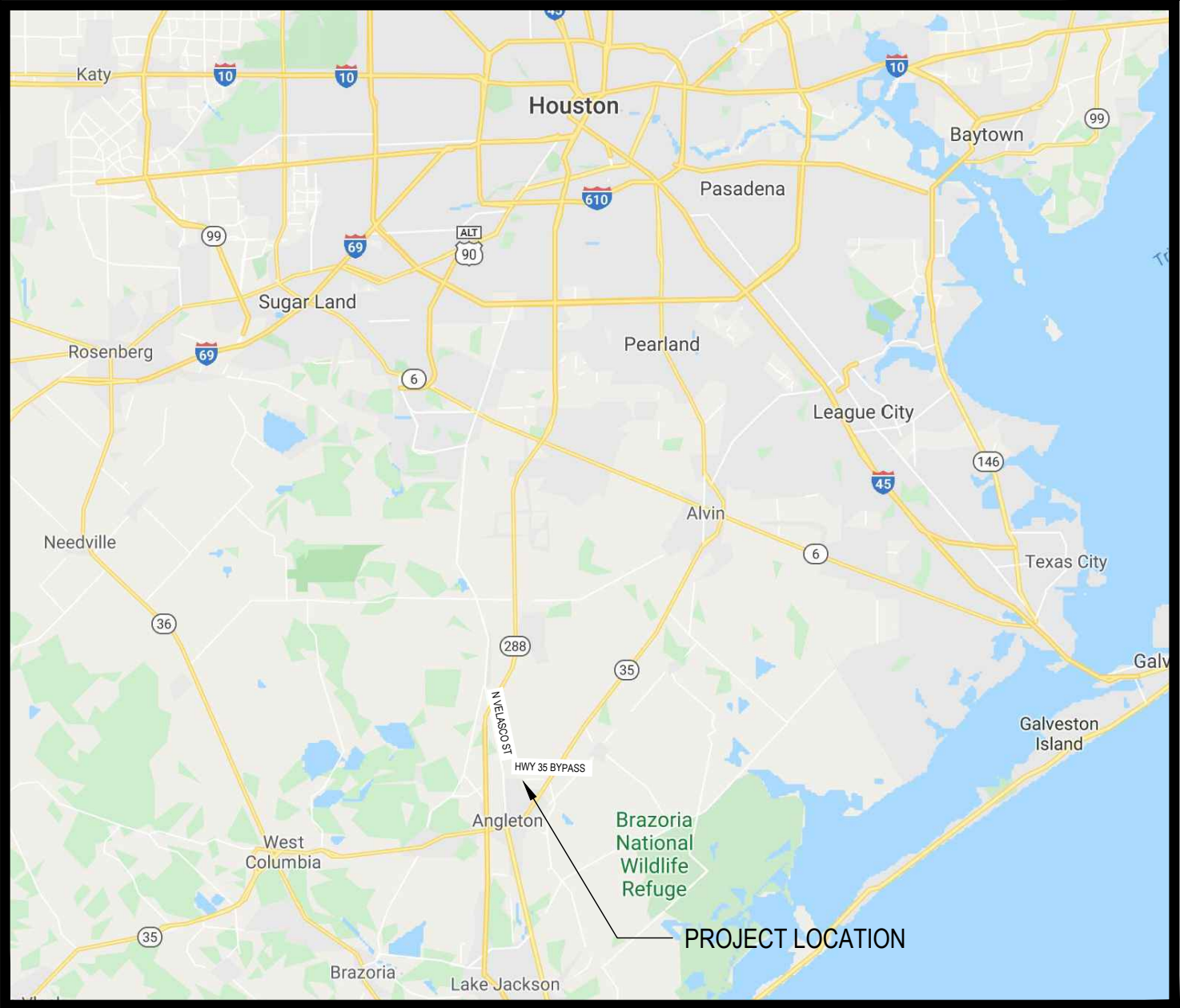
TREE MITIGATION PLAN

EMPTOR ANGLETON, LLC
ANGLETON, TX

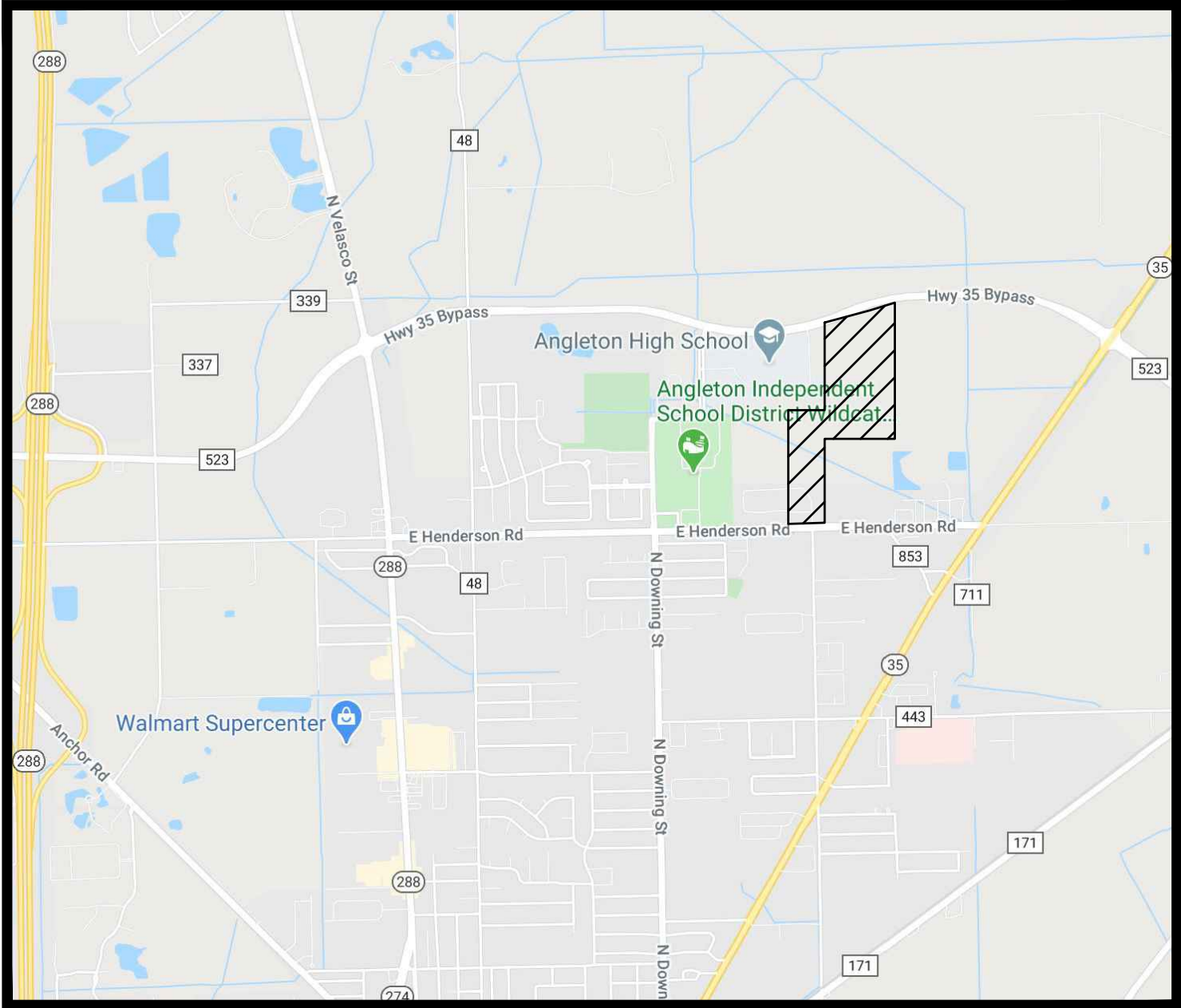
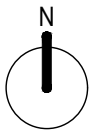


11.07.2024
CCA PROJECT NO. 124-089

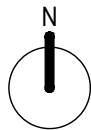
TITLE	SHEET NO.
OVERALL PLAN	L0.00
TREE REMOVAL PLAN	
OVERALL TREE MITIGATION PLAN	
TREE MITIGATION PLANS	L1.01-L1.05
TREE MITIGATION SCHEDULES	L1.06



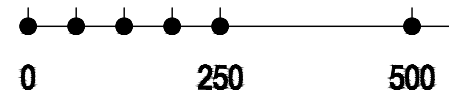
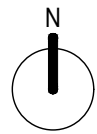
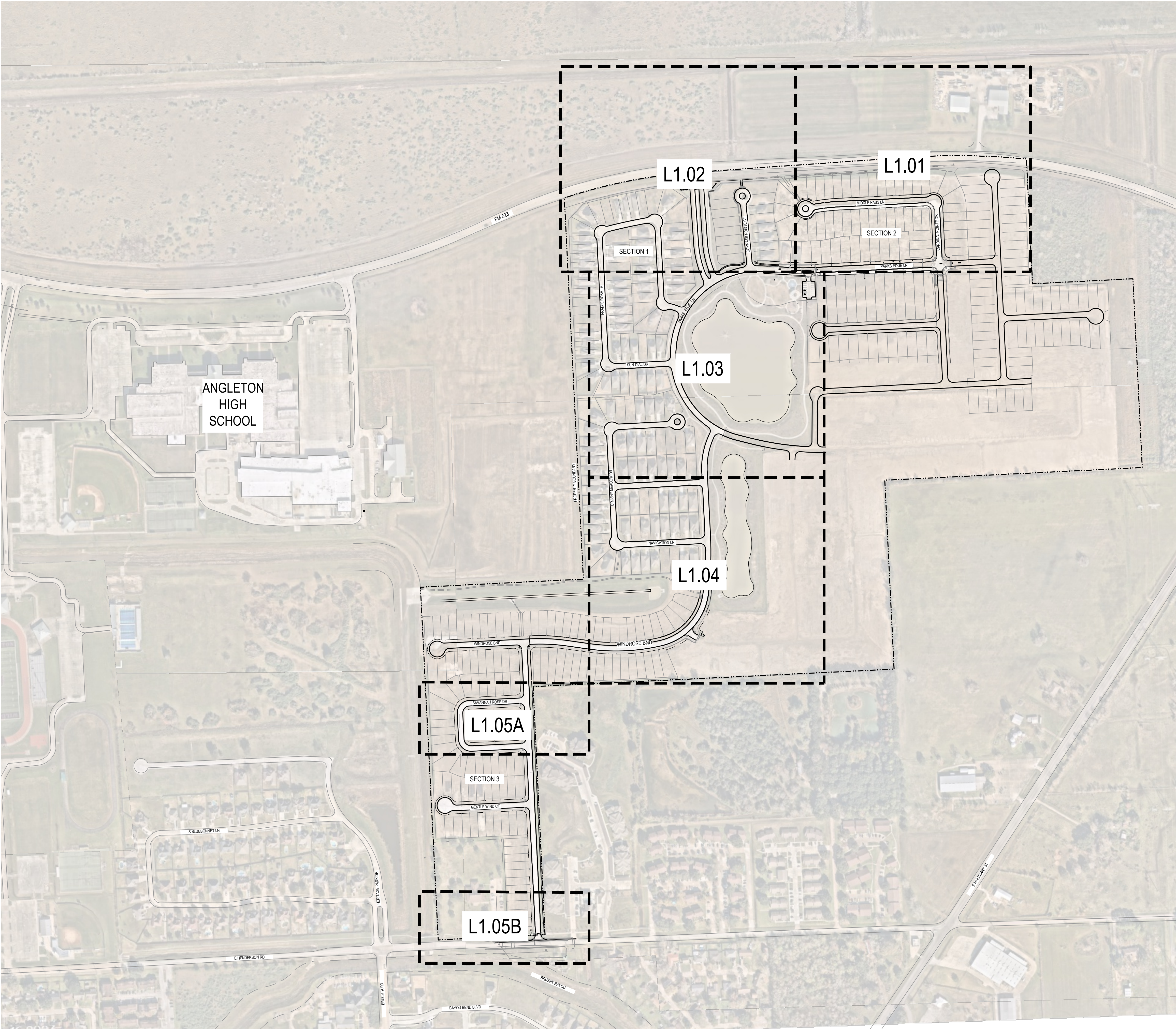
LOCATION MAP



VICINITY MAP



J:\WINDROSE GREEN\TECH SERVICES\124-0894-0\WORKING
FILES\4.2 CAD\4.2.2 SHEET S1.0.0 OVERALL PLAN.DWG



CLARK CONDON

LANDSCAPE ARCHITECTURE
10401 Stella Link Road
Houston, TX 77025
T: 713 871 1414 F: 713 871 0888

CLIENT

EMPTOR ANGLETON, LLC

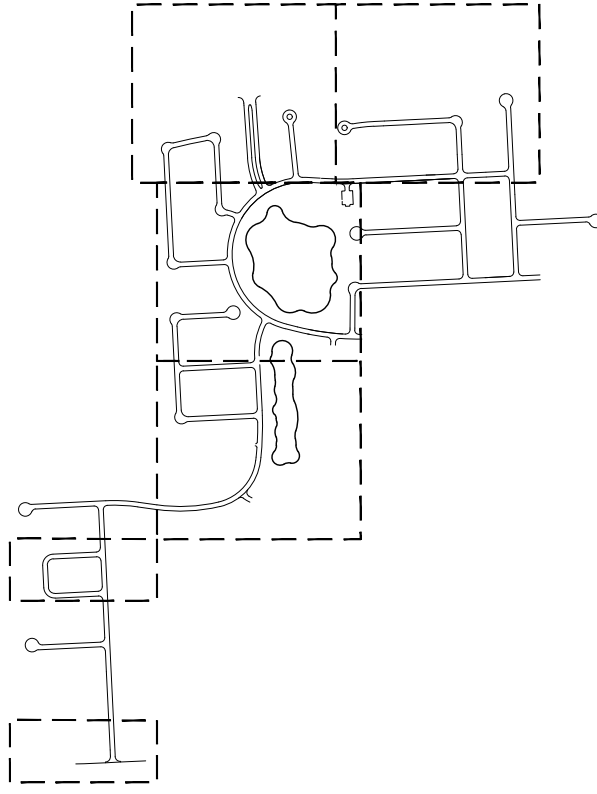
9950 WESTPARK DR. #285
HOUSTON, TX. 77063
T: 281 571 7007

SEAL



ISSUE

KEY MAP



WINDROSE GREEN
ANGLETON, TX

OVERALL PLAN

DRAWN BY: RLH
CHECKED BY: CW, AK
DATE: 11.07.2024
SCALE: 1" = 250'-0"
PROJECT #: 123-012

SHEET

L0.00

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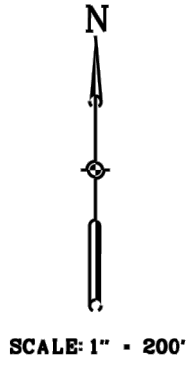
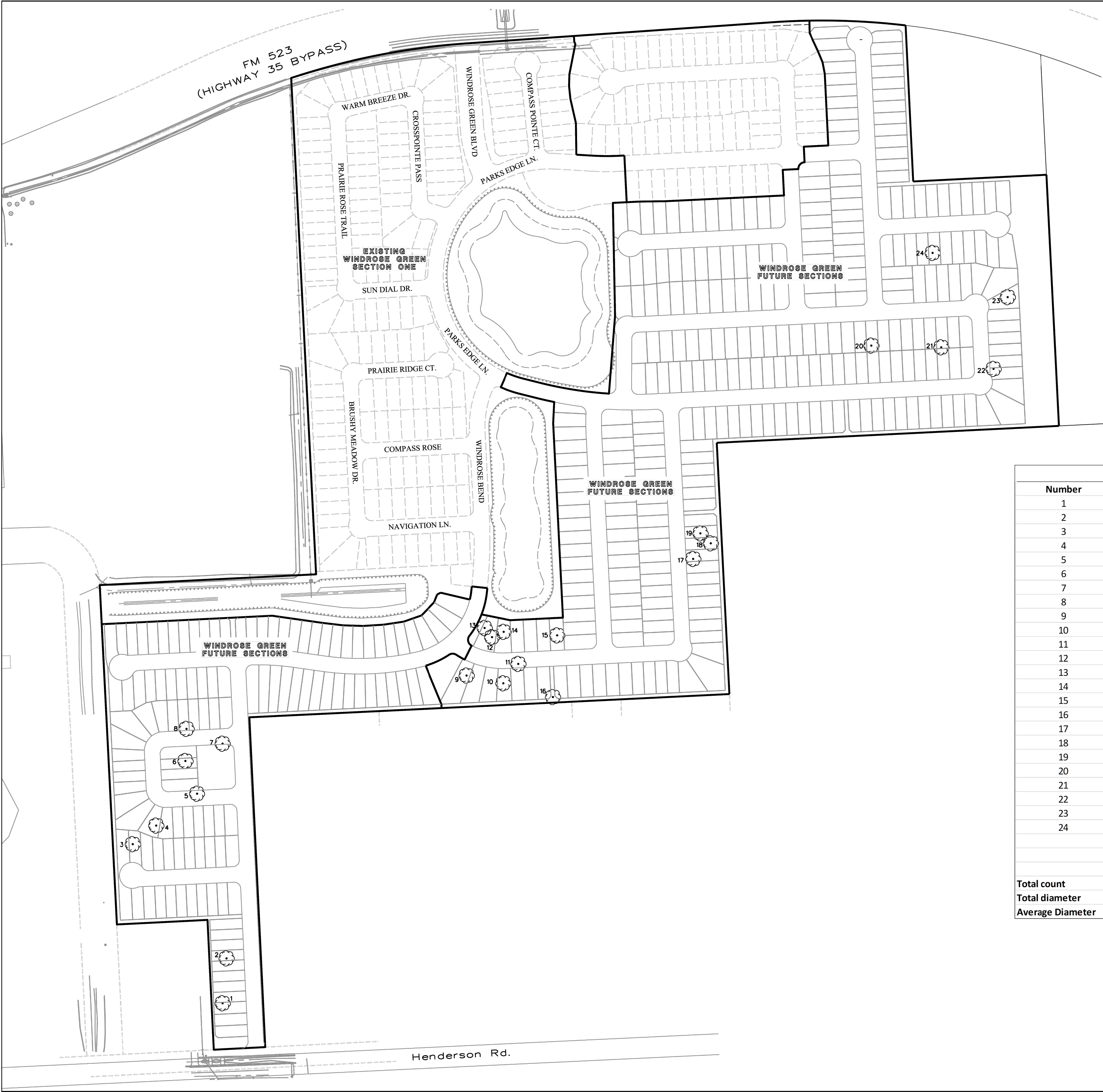
KEY MAP

WINDROSE GREEN
ANGLETON, TX

TREE REMOVAL PLAN

DRAWN BY: RLH
CHECKED BY: CW, AK
DATE: 11.07.2024
SCALE: AS SHOWN
PROJECT #: 123-012

SHEET



LEGEND

14 TREE W/ NUMBER

Tree Removal Plan				
Number	Species		Diameter (inches)	Classification
1	Live Oak	Quercus virginiana	6	Heritage Tree
2	Live Oak	Quercus virginiana	8	Heritage Tree
3	Live Oak	Quercus virginiana	7	Heritage Tree
4	Live Oak	Quercus virginiana	8	Heritage Tree
5	Live Oak	Quercus virginiana	9	Heritage Tree
6	Live Oak	Quercus virginiana	10	Heritage Tree
7	Live Oak	Quercus virginiana	8	Heritage Tree
8	Live Oak	Quercus virginiana	11	Heritage Tree
9	Live Oak	Quercus virginiana	9	Heritage Tree
10	Live Oak	Quercus virginiana	5	Heritage Tree
11	Live Oak	Quercus virginiana	8	Heritage Tree
12	Live Oak	Quercus virginiana	10	Heritage Tree
13	Live Oak	Quercus virginiana	6	Heritage Tree
14	Live Oak	Quercus virginiana	8	Heritage Tree
15	Live Oak	Quercus virginiana	5	Heritage Tree
16	Live Oak	Quercus virginiana	8	Heritage Tree
17	Live Oak	Quercus virginiana	6	Heritage Tree
18	Live Oak	Quercus virginiana	5	Heritage Tree
19	Live Oak	Quercus virginiana	7	Heritage Tree
20	Live Oak	Quercus virginiana	6	Heritage Tree
21	Live Oak	Quercus virginiana	10	Heritage Tree
22	Live Oak	Quercus virginiana	9	Heritage Tree
23	Live Oak	Quercus virginiana	13	Heritage Tree
24	Live Oak	Quercus virginiana	16	Heritage Tree
		Heritage		
Total count		24		
Total diameter		198		
Average Diameter		8		



Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 763-7788 (713) 763-3580 Fax
TBP# FIRM REG. No. 280
TBP# FIRM REG. No. 100486

WINDROSE GREEN PHASE II
TREE LAYOUT

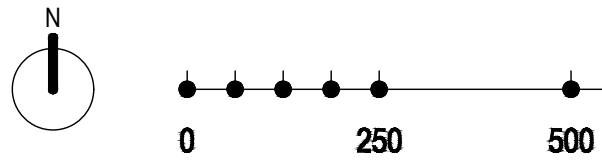
JOB NO. : 2020255-000-DS DATE: 10-20-2022 EXHIBIT NO. : 1

J:\WINDROSE GREEN TECH SERVICES\124-0894\0 WORKING FILES\42 CAD\422 SHEET SOVERALL TREE MITIGATION PLANDWG



TREE MITIGATION LEGEND	
	PHASE I TREES
	PHASE II TREES
	PROPOSED TREES
	NON-HERITAGE OR SIGNIFICANT TREE

NOTE:
- REF. L1.05 FOR TREE MITIGATION SCHEDULING



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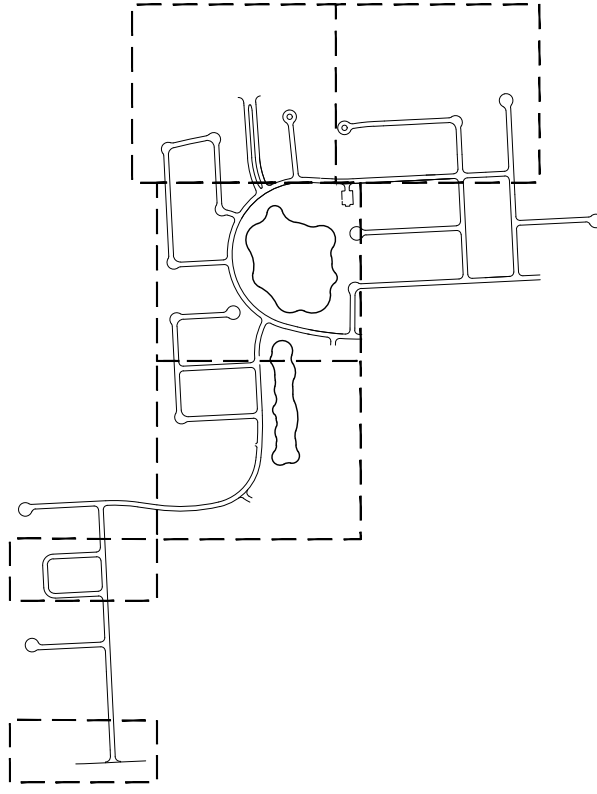
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SEAL



ISSUE

KEY MAP



WINDROSE GREEN
ANGLETON, TX

OVERALL TREE MITIGATION PLAN

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FILES\4.2 CAD\4.2.2 SHEET\SL1.01 TREE MITIGATION PLANS.DWG

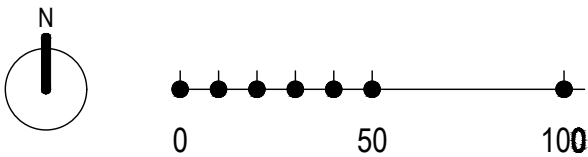
MATCHLINE 'A'/L1.02



MATCHLINE 'B'/L1.03

TREE MITIGATION LEGEND	
	PHASE I TREES
	PHASE II TREES
	PROPOSED TREES
	NON-HERITAGE OR SIGNIFICANT TREE

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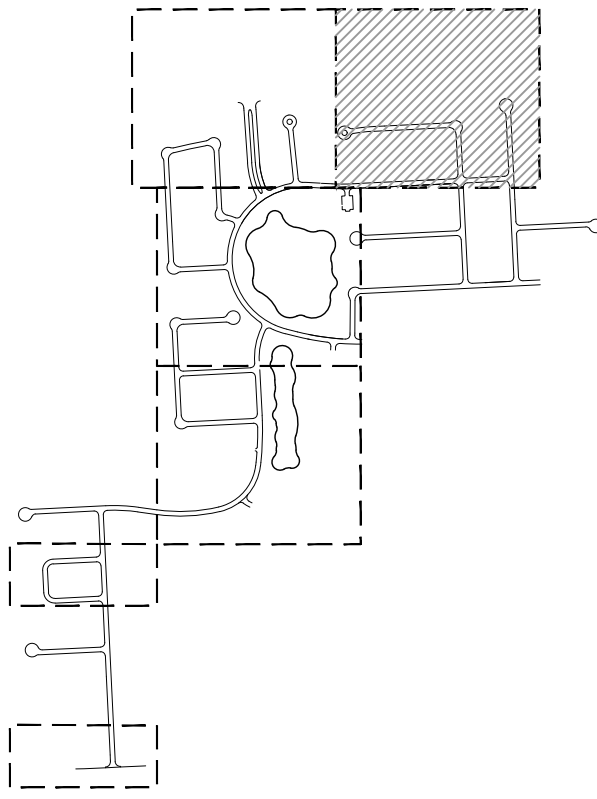
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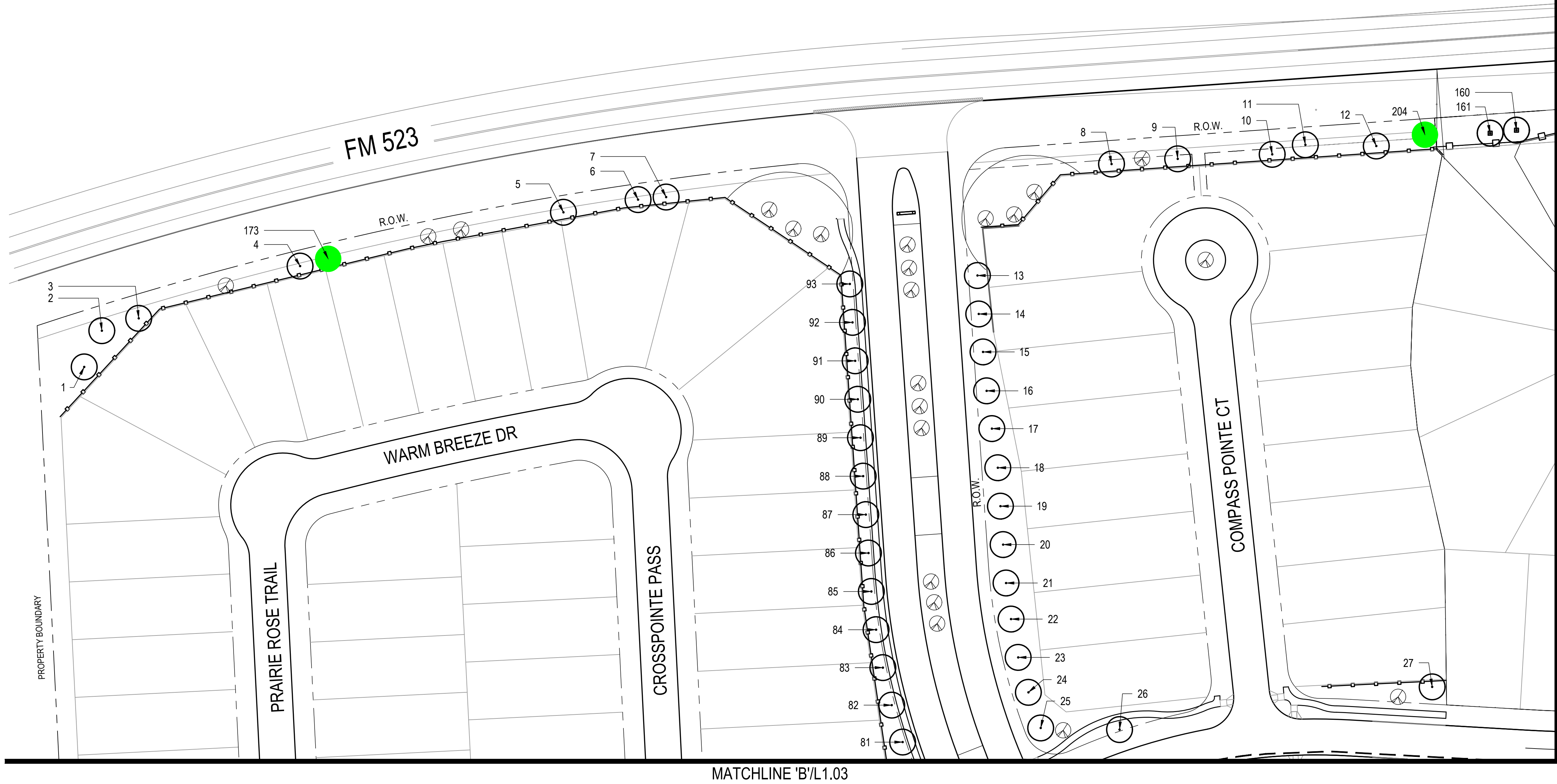
WINDROSE GREEN
ANGLETON, TX

TREE MITIGATION PLAN

DRAWN BY: RLH
CHECKED BY: CW, AK
DATE: 11.07.2024
SCALE: 1" = 50'-0"
PROJECT #: 123-012

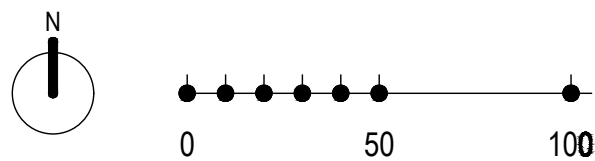
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FILES\42 CAD\422 SHEET\SL 1.02 TREE MITIGATION PLANS.DWG



TREE MITIGATION LEGEND	
	PHASE I TREES
	PHASE II TREES
	PROPOSED TREES
	NON-HERITAGE OR SIGNIFICANT TREE

NOTE:
- REF. L1.05 FOR TREE MITIGATION SCHEDULING



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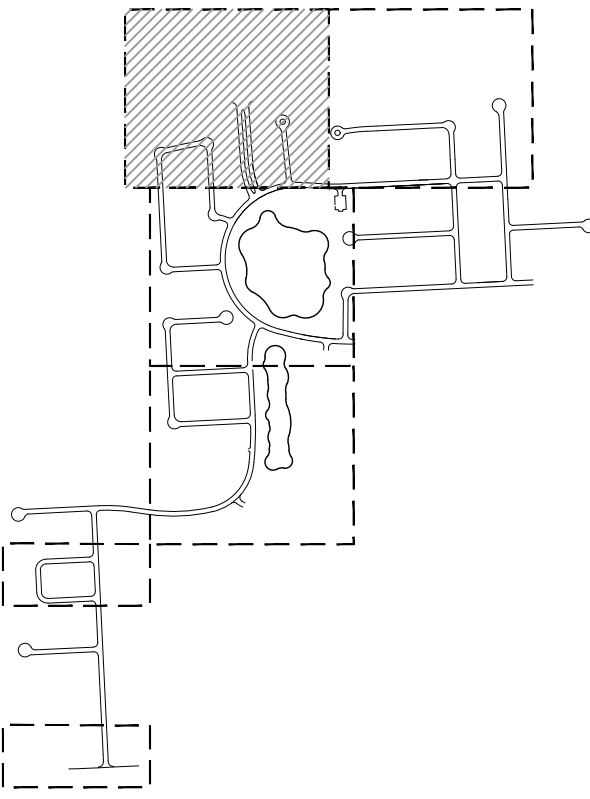
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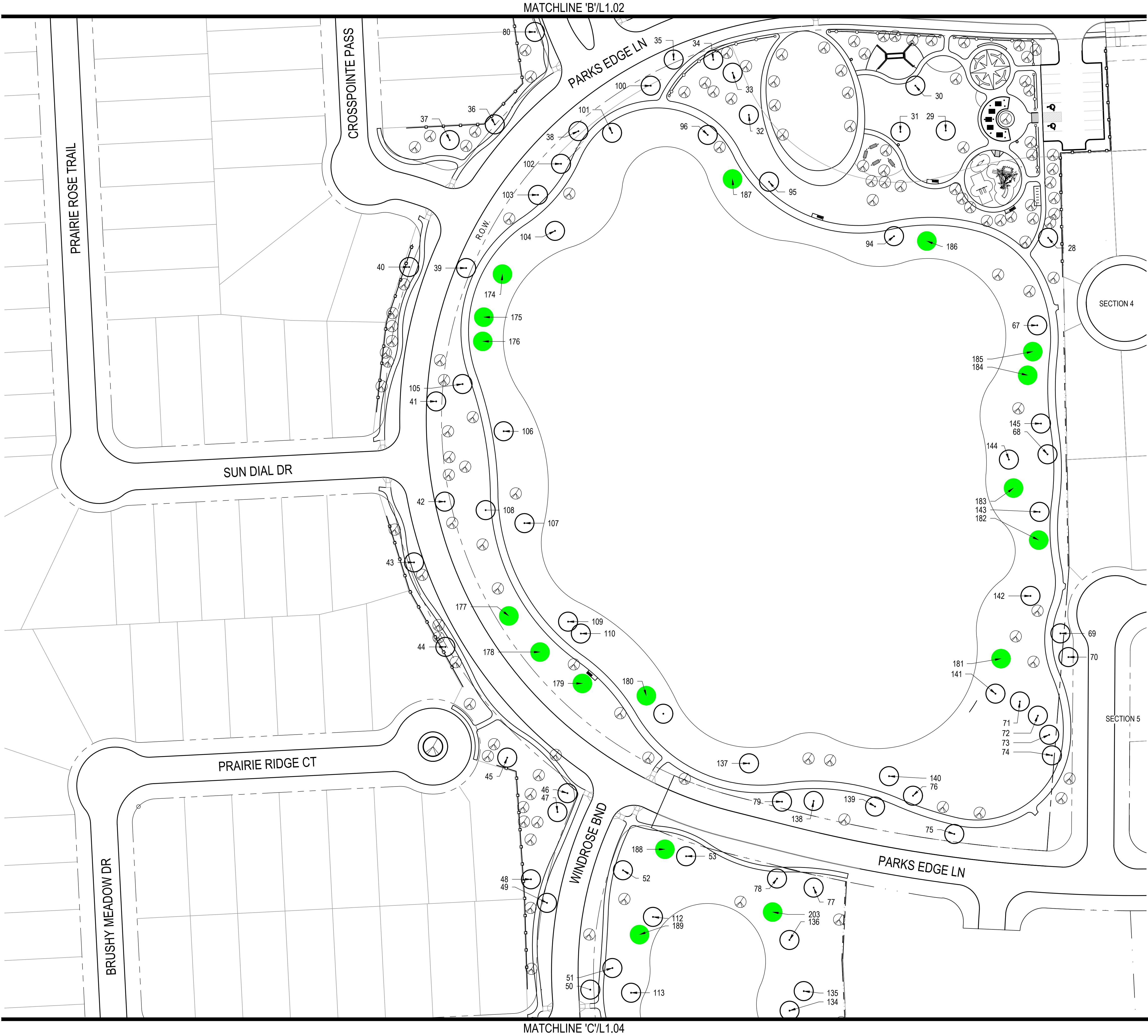
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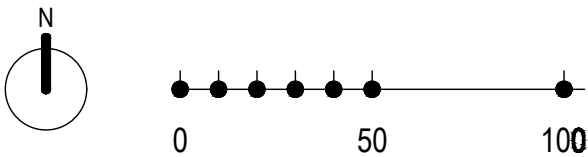
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TREE MITIGATION LEGEND	
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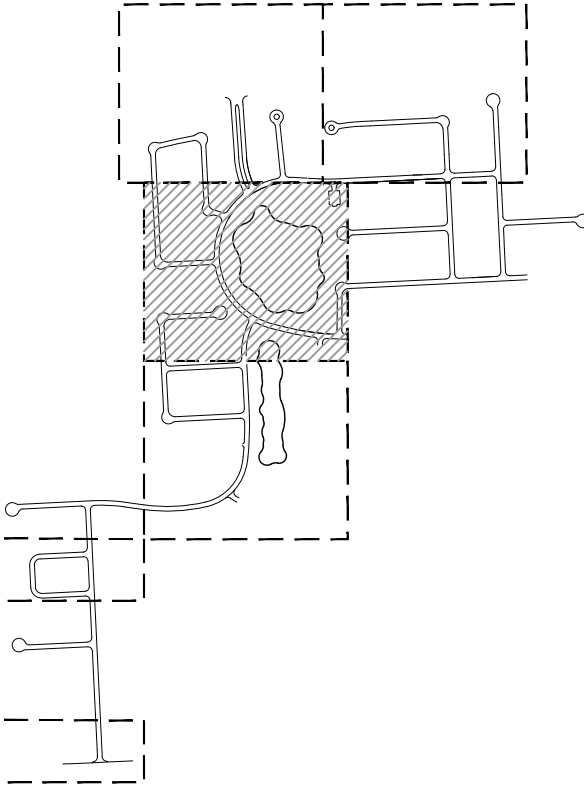
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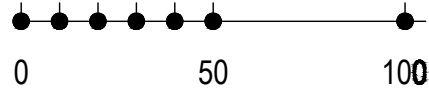
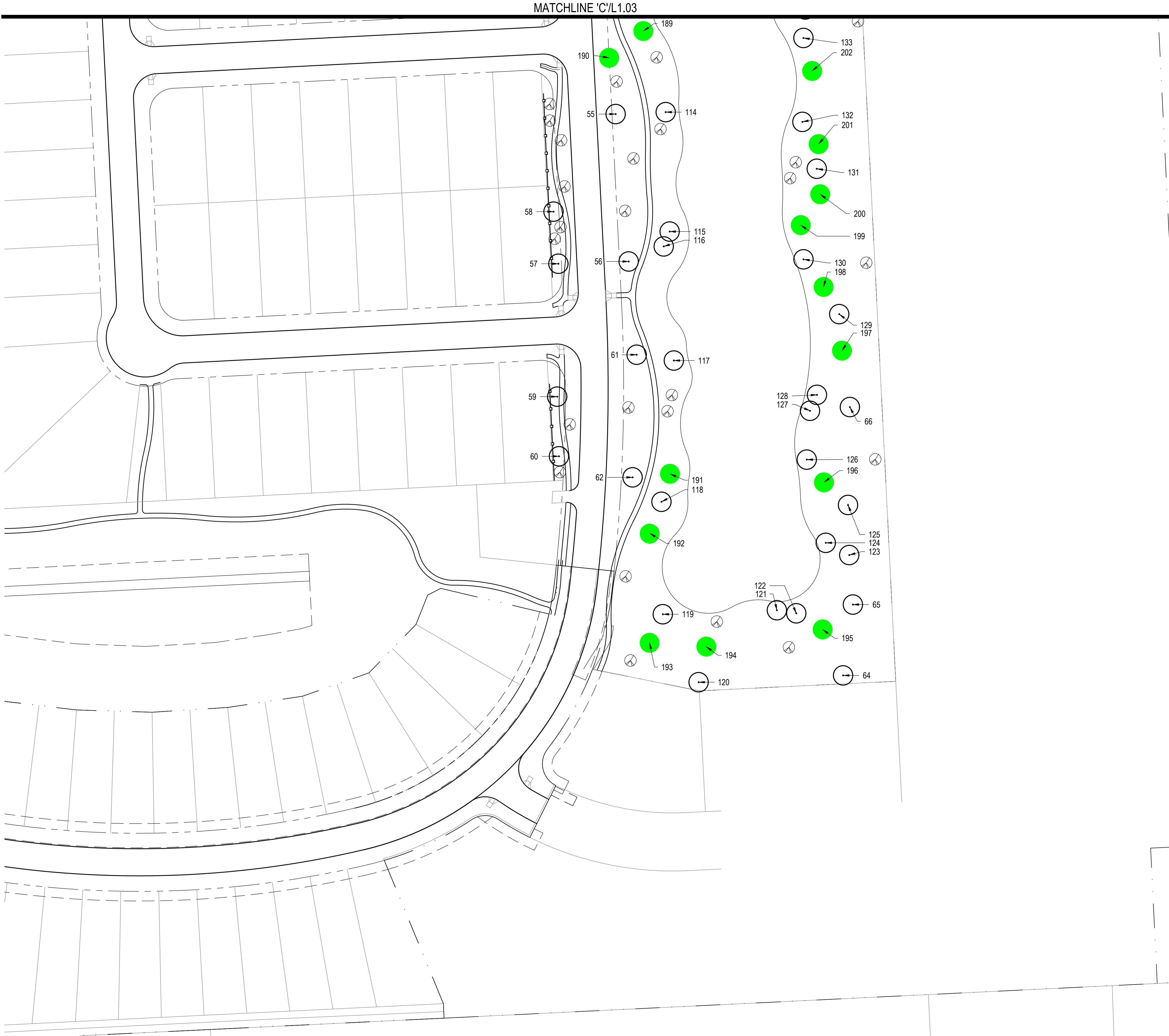
WINDROSE GREEN
ANGLETON, TX

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FILES\42 CAD\422 SHEET SIL\04 TREE MITIGATION PLANS.DWG



TREE MITIGATION LEGEND	
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	PROPOSED TREES
	NON-HERITAGE OR SIGNIFICANT TREE

NOTE:
- REF. L1.05 FOR TREE MITIGATION SCHEDULING

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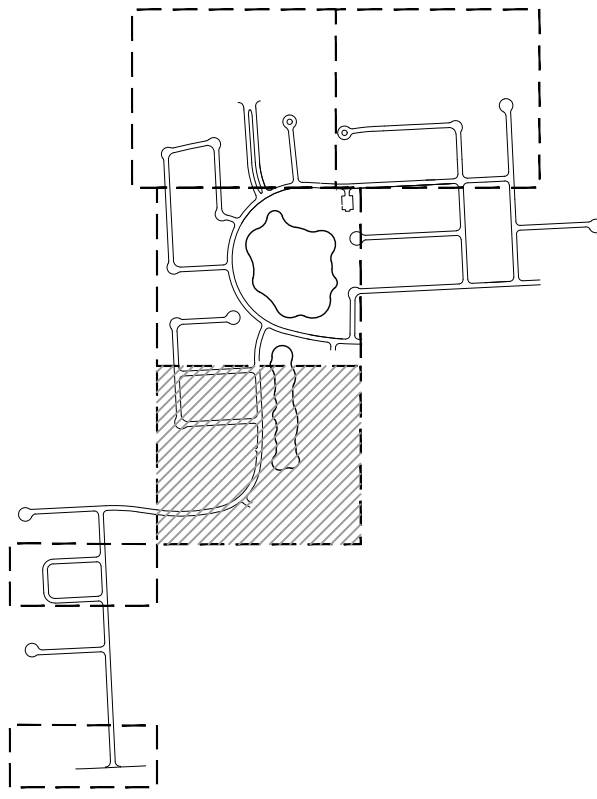
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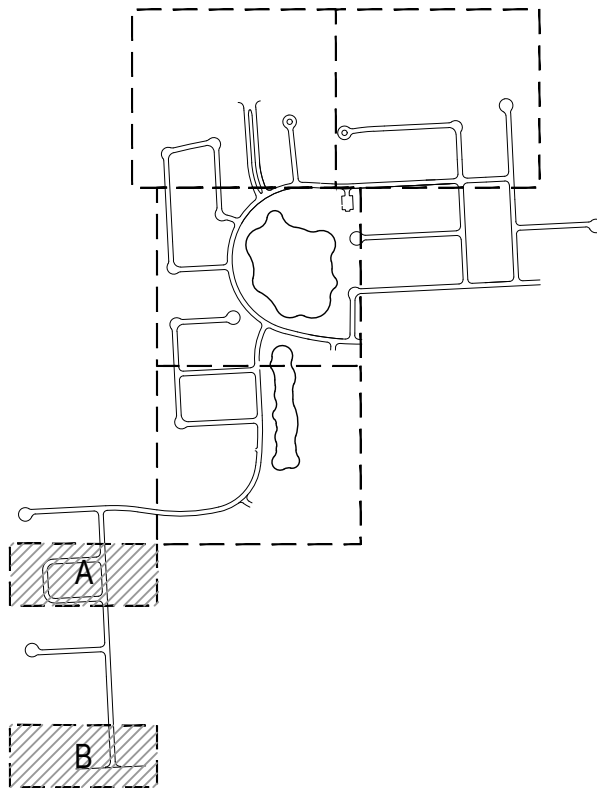
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ANGLETON, TX

TREE MITIGATION PLANS

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DATE: 11.07.2024
SCALE: AS SHOWN
PROJECT #: 123-012

SHEET

L1.05

Phase I							
No.	Species	Caliper (inches)	Heritage or Significant				
1	Live Oak	2.5	H				
2	Live Oak	3	H				
3	Live Oak	3	S				
4	Live Oak	3	S				
5	Live Oak	3	S				
6	Live Oak	2.5	S				
7	Live Oak	3	S				
8	Live Oak	3	S				
9	Live Oak	3	S				
10	Live Oak	2.25	S				
11	Live Oak	2.5	S				
12	Live Oak	3	S				
13	Live Oak	3	S				
14	Live Oak	3	S				
15	Live Oak	2.5	S				
16	Live Oak	2.5	S				
17	Live Oak	2.5	S				
18	Live Oak	3	S				
19	Live Oak	2.5	S				
20	Live Oak	3	S				
21	Live Oak	2.5	S				
22	Live Oak	2.5	S				
23	Live Oak	3	H				
24	Live Oak	2.5	H				
25	Live Oak	3	S				
26	Live oak	2.5	S				
27	Live Oak	3	S				
28	Live oak	2.5	S				
29	Live oak	2.5	S				
30	Live oak	3	S				
31	Live Oak	2.5	S				
32	Live Oak	2.5	S				
33	Live oak	3	S				
34	Live Oak	2.5	S				
35	Live Oak	3	S				
36	Live Oak	2.5	S				
37	Live Oak	2.5	S				
38	Live Oak	3.5	S				
39	Live Oak	2.75	S				
40	Live Oak	2.5	S				
41	Live Oak	3	S				
42	Live Oak	2.5	S				
43	Live Oak	2.5	H				
44	Live Oak	2.5	S				
45	Live Oak	2.5	S				
46	Live Oak	2.5	S				
47	Live Oak	2.5	S				
48	Live Oak	2.5	S				
49	Live Oak	2.5	S				
50	Live Oak	3	S				
51	Live Oak	2	S				
52	Live Oak	2.5	S	101 Bald Cypress	3.5	S	
53	Live Oak	2.5	S	102 Water Oak	2	S	
54	Live Oak	2.5	S	103			
55	Live Oak	3	S	104 Bald Cypress	3	S	
56	Live Oak	2.5	S	105 Bald Cypress	3.5	S	
57	Live Oak	2.5	S	106 Bald Cypress	3.5	S	
58	Live Oak	3	S	107 Bald Cypress	3.5	S	
59	Live Oak	2.5	S	108 Water Oak	2	S	
60	Live Oak	3	S	109			
61	Live Oak	3	S	110 Bald Cypress	3.5	S	
62	Live Oak	3	S	111 Bald Cypress	3.5	S	
63	Live Oak	2.5	S	112 Bald Cypress	2.5	S	
64	Live Oak	3	S	113 Water Oak	2	S	
65	Live Oak	3	S	114 Bald Cypress	3	S	
66	Live Oak	3	S	115 Bald Cypress	2.5	S	
67	Live Oak	3	S	116 Bald Cypress	2.5	S	
68	Live Oak	3	S	117 Bald Cypress	3	S	
69	Live Oak	2.5	S	118 Bald Cypress	3	S	
70	Live Oak	2.5	S	119			
71	Live Oak	2.5	S	120 Bald Cypress	3.5	S	
72	Live Oak	3	S	121 Bald Cypress	3.5	S	
73	Live Oak	2.5	S	122 Bald Cypress	3	S	
74	Live Oak	3	S	123 Bald Cypress	3.5	S	
75	Live Oak	2.5	S	124 Bald Cypress	3	S	
76	Live Oak	2.5	S	125 Bald Cypress	2.5	S	
77	Live Oak	2.5	S	126 Water Oak	1.5	S	
78	Live Oak	3	S	127 Bald Cypress	4	S	
79	Live Oak	3	S	128 Bald Cypress	3	S	
80	Live Oak	2.5	S	129 Bald Cypress	2.5	S	
81	Live Oak	3	S	130 Bald Cypress	3	S	
82	Live Oak	3	S	131 Bald Cypress	2.5	S	
83	Live Oak	2.5	S	132 Bald Cypress	4	S	
84	Live Oak	3	S	133 Water Oak	2.5	S	
85	Live Oak	2.5	S	134 Water Oak	2	S	
86	Live Oak	2.5	S	135 Bald Cypress	3.5	S	
87	Live Oak	2	S	136 Water Oak	2.5	S	
88	Live Oak	2.5	S	137 Water Oak	2.5	S	
89	Live Oak	2.5	S	138 Bald Cypress	3.5	S	
90	Live Oak	2.5	S	139 Water Oak	2.5	S	
91	Live Oak	2.5	S	140 Bald Cypress	3	S	
92	Live Oak	2.5	S	141 Bald Cypress	3.5	S	
93	Live Oak	2.5	S	142 Bald Cypress	3	S	
94	Bald Cypress	3.5	S	143 Bald Cypress	4	S	
95	Bald Cypress	3	S	144 Bald Cypress	4	S	
96	Water Oak	2.5	S	145 Bald Cypress	4	S	
100	Water Oak	3	S	TOTAL PH.I	389.5		

Phase II							
No.	Species	Caliper (inches)	Heritage or Significant				
146	Live Oak	3	H				
147	Live Oak	3	H				
148	Live Oak	3	H				
149	Live Oak	3	H				
150	Live Oak	3	H				
151	Live Oak	3	H				
152	Live Oak	3	H				
153	Live Oak	3	H				
154	Live Oak	3	H				
155	Live Oak	3	H				
156	Live Oak	3	H				
157	Live Oak	3	H				
158	Live Oak	3	H				
159	Live Oak	3	H				
160	Live Oak	3	H				
161	Live Oak	3	H				
162	Live Oak	3	H				
163	Live Oak	3	H				
164	Live Oak	3	H				
165	Water Oak	3	S				
166	Live Oak	3	H				
167	Live Oak	3	H				
168	Live Oak	3	H				
169	Water Oak	3	S				
170	Live Oak	3	H				
171	Live Oak	3	H				
TOTAL PH.II		78					

PROPOSED TREES							
No.	Species	Caliper (inches)	Heritage or Significant				
173	Live Oak	3	H				
174	Bald Cypress	3	S				
175	Bald Cypress	3	S				
176	Bald Cypress	3	S				
177	Live Oak	3	H				
178	Live Oak	3	H				
179	Live Oak	3	H				
180	Live Oak	3	H				
181	Live Oak	3	H				
182	Bald Cypress	3	S				
183	Live Oak	3	H				
184	Bald Cypress	3	S				
185	Water Oak	3	S				
186	Water Oak	3	S				
187	Bald Cypress	3	S				
188	Bald Cypress	3	S				
189	Live Oak	3	H				
190	Live Oak	3	H				
191	Bald Cypress	3	S				
192	Water Oak	3	S				
193	Water Oak	3	S				
194	Bald Cypress	3	S				
195	Live Oak	3	H				
196	Water Oak	3	S				
197	Water Oak	3	S				
198	Bald Cypress	3	S				
199	Live Oak	3	H				
200	Water Oak	3	S				
201	Live Oak	3	H				
202	Water Oak	3	S				
203	Water Oak	3	S				
204	Bald Cypress	3	S				
205	Live Oak	3	H				
206	Water Oak	3	S				
207	Water Oak	3	S				
208	Live Oak	3	H				
209	Water Oak	3	S				
210	Live Oak	3	H				
211	Live Oak	3	H				
212	Water Oak	3	S				
213	Live Oak	3	H				
214	Live Oak	3	H				
215	Live Oak	3	H				
TOTAL PROPOSED		129					

TREE MITIGATION TOTALS	
Trees Removed	Caliper (inches)
Tree Removal Plan	198
Caliper (in.) Removed x 3	594
Trees Added	Caliper (inches)
Total Existing Trees - Phase I	389.5
Total Existing Trees- Phase II	78
Total Proposed Trees	129
Total Mitigation	596.5

CLARK CONDON

LANDSCAPE ARCHITECTURE
10401 Stella Link Road
Houston, TX 77025
T: 713 871 1414 F: 713 871 0888

CLIENT

EMPTOR ANGLETON, LLC

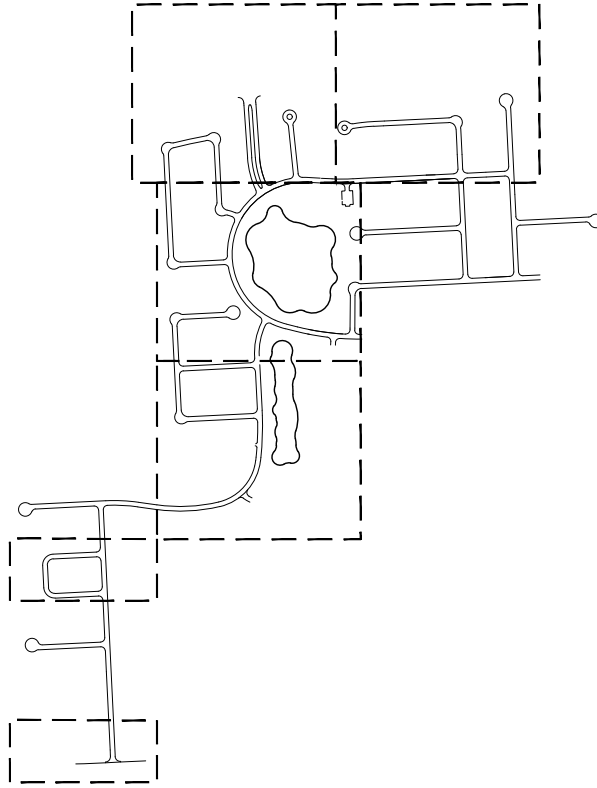
9950 WESTPARK DR. #285
HOUSTON, TX. 77063
T: 281 571 7007

SEAL



ISSUE

KEY MAP



WINDROSE GREEN

ANGLETON, TX

TREE MITIGATION SCHEDULES

DRAWN BY: RLH

CHECKED BY: CW, AK

DATE: 11.07.2024

SCALE:NTS

PROJECT #: 123-012

SHEET

L1.06