



## AGENDA SUMMARY/STAFF REPORT-

### Revised 11/6/2025

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**MEETING DATE:** November 6, 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

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**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 Comments:** Parks and Recreation Department Comments:

Windrose Green – Tree Mitigation Site Plan

While it appears that the applicant has met the required tree caliper total for mitigation, staff questions the methodology used to measure trees for credit. The City's ordinance clearly states that tree caliper must be measured at the time of planting, not at the end of the project. The applicant's delayed request for credit has allowed time for trees originally planted below the minimum caliper threshold to grow, and they are now attempting to claim credit for those increases.

Staff recommends that the Planning and Zoning Commission and City Council require the applicant to recalculate the mitigation credits based on tree caliper measurements taken at the time of planting, in compliance with City ordinance. Any remaining deficit should be addressed through additional plantings or a fee-in-lieu payment consistent with the ordinance and City policy.

**Recommended Action:**

The Planning and Zoning Commission should discuss and consider the Tree Mitigation Site Plan for the Windrose Green community and make a recommendation to City Council.