

WALLER COUNTY

Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court
Item: Infrastructure Development Plan of RV Resort @ Walnut
Date: Creek March 19, 2025

Background

IDP name: RV Resort @ Walnut Creek

Applicant: Mitchell Sanders Cassandra Sanders

Owner/Developer: Cabins @ Walnut Creek / Mitchell Sanders, Cassandra Sanders

Location: 31406 Kyle Dr. Waller TX 77484

Description: Mitchell Sanders is requesting IDP approval for the proposed development, The Cabins at Walnut Creek, which has been designed in compliance with Waller County standards and requirements.

Mitchell Sanders has built and operated high-end resort ranch-style properties, including but not limited to JB Hunt's Bighorn Lodge & Outback Ranch in Southwest Missouri and John Draper's Bear Mountain Ranch near Steamboat Springs, Colorado. He understands the importance of maintaining high standards for the benefit of the community.

The proposed gated RV resort amenities include:

- Wi-Fi
- Trash pickup
- Dog park with a dog washing station
- Fishing
- Lagoon swimming pool with a travertine pool deck
- Double bathhouse
- Palapa
- Outdoor kitchen
- Fitness center

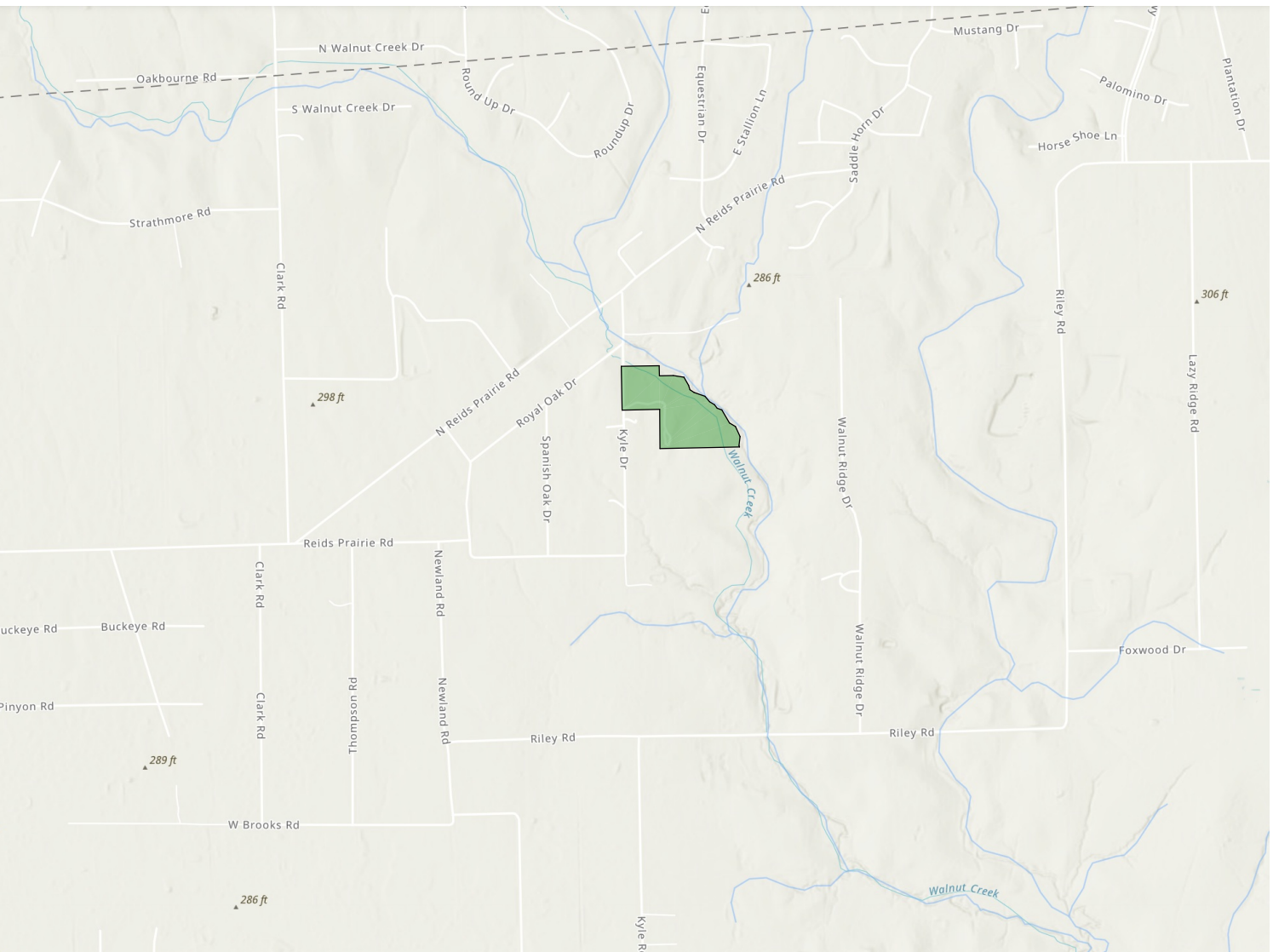
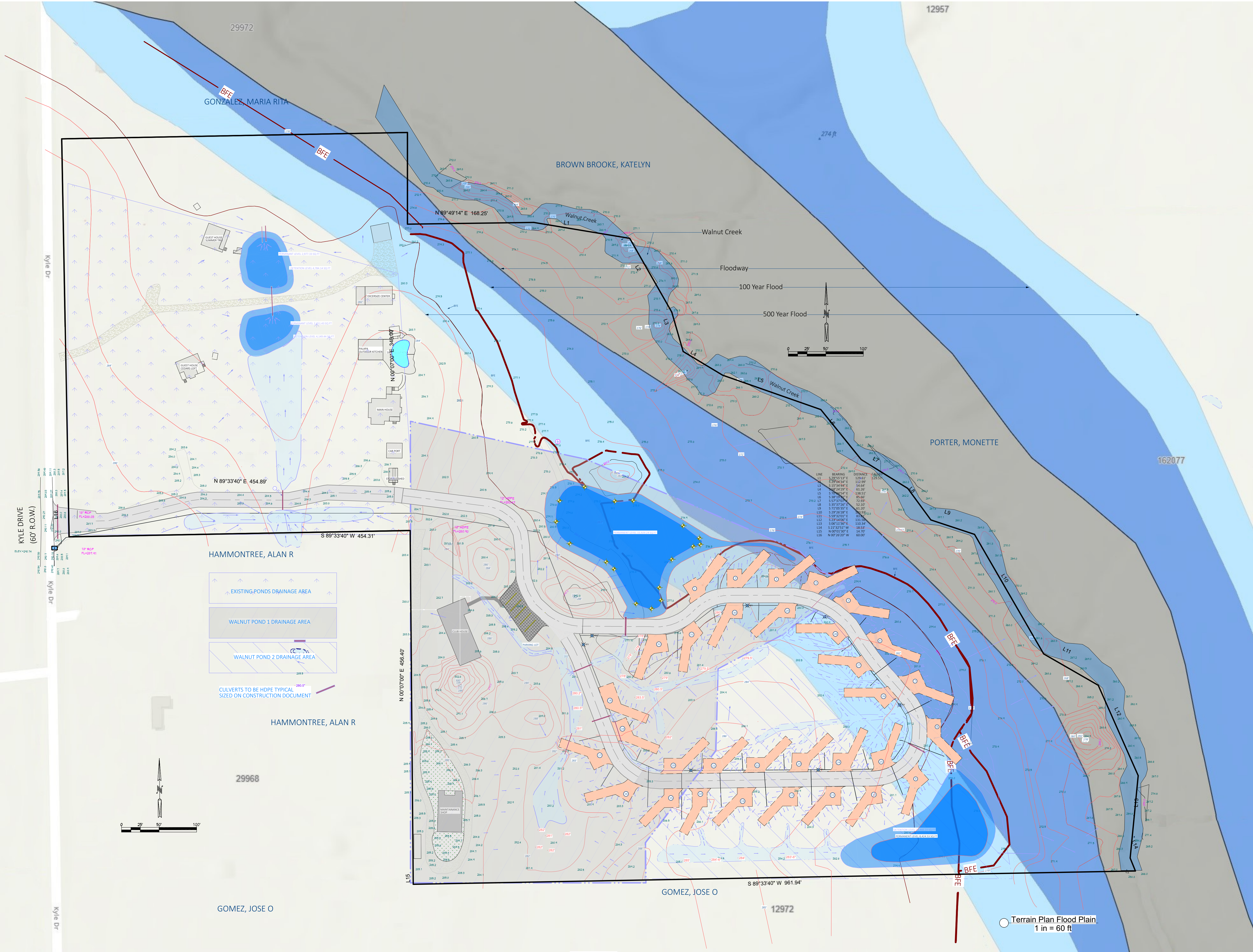
- Business center / small RV store for last-minute maintenance stocked inventory
- Clubhouse with billiards table, shuffleboard, kitchenette/bar area, sitting and gaming tables, fireplace with a sitting area, and large screen TVs
- Laundry facility with vending machines
- Maintenance building
- The Cajun Cook Shack for crayfish boils and BBQs—a great place for guests to reserve for cooking and parties
- Two luxury cabins
- Lodge

Additionally, the wet retention ponds will be stocked, and the grounds and upscale RV lots will be impeccably manicured where necessary. The treed areas will be maintained to state park standards. The paved roads will be lit for safety with rustic dawn-to-dusk lantern-style fixtures.

The property will be operated by the owners, management, staff, and security to ensure a safe, secure, and memorable stay at The Resort at Walnut Creek.

Staff Recommendation

For IDP Approval



PROJECT BENCHMARK:
RM BL1869 ELEV. 231.30 (NAVD 1988, 2001 ADJ)
FLOODPLAIN REFERENCE MARK NUMBER BL1869 IS A BRASS DISK
LOCATED 1.0 MI SOUTH FROM
MAGNOLIA, 0.1 MILE SOUTHWEST ALONG FIFTH STREET FROM THE
CROSSING OF MAGNOLIA CONROE ROAD
AND THE MISSOURI PACIFIC RAILROAD IN MAGNOLIA, THENCE 0.15 MILE
SOUTHEAST ALONG COMMERCE
STREET, AND THENCE 0.75 MILE SOUTH ALONG NICHOLS SAW MILL ROAD.
SET AT THE SECOND POLE
SOUTH OF A LINE CROSSING THE ROAD, 322.5 FEET NORTH OF A PRIVATE
DRIVE LEADING WEST TO A
SMALL ONE STORY WHITE HOUSE, 226 FEET SOUTH OF A PRIVATE DRIVE
LEADING EAST TO A ONE STORY
HOUSE, 46.5 FEET WEST OF THE CENTERLINE OF NICHOLS SAW MILL
ROAD, 2 FEET NORTH OF THE
POWER POLE, AND 1.0 FOOT EAST OF THE WESTERLY RIGHT OF WAY
FENCE, DISK IS SET LEVEL WITH
THE GROUND, ACCESS TO WHICH IS HAD THROUGH A 4 INCH PLASTIC
SCREW PLUG.

Deed Document #	Owner name	Property ID
2404096	BROWN BROOKE KATELYN	12957
1501735	GONZALEZ MARIA RITA	29972
2109478	SANCHEZ MARIA ANGELA	30016
2109478	SANCHEZ MARIA ANGELA	30015
2202389	PUGLISI GERALD SR	30014
Vol. 730 Pg. 047	HAMMONTREE ALAN R	29969
Vol. 730 Pg. 047	HAMMONTREE ALAN R	29968
2313833	GOMEZ JOSE O	29967
2313833	GOMEZ JOSE O	12972
Vol. 567 Pg. 206	NELSON THOMAS & KAREN	162075
1705870	PORTER MONETTE	162077

TEMPORARY BENCHMARK
ELEV. 290.74 (NAVD 1988, 2001 ADJ)
MAG NAIL IN CENTERLINE OF KYLE DRIVE CENTERED WITH THE GRAVEL
DRIVEWAY OF THE SUBJECT
PROPERTY.

LEGEND

- Geological**

 - Approximate High Bank
- Road, & Parking**

 - Sign
- Public and Personal**

 - Handicap
 - Mail Box
- Buildings & Surfaces**

 - Concrete
 - Covered Area
 - Gravel
- Electric Supply Legend**

 - Power Pole
 - Light Pole
 - Electric Meter
 - Street Light
 - Electric Box
 - 50 Amp RV Power Pedestal w/Integrated Meter
 - 1000 Amp Service Panel
 - 200 Amp Service Panel
 - 400 Amp Service Panel
 - Telephone Pedestal
 - WiFi
 - Cable Pedestal
 - Overhead Utility Lines
 - Underground Utility Lines
 - Guy Anchor
 - Survey Anchor Marker
 - Bearing Marker
 - Roads Curves Radius Point
 - Road Edge Marker
 - Road Center Marker
- Water, Septic, & Gas**

 - Main Water Meter
 - Shutoff Valve
 - Water Well
 - Hose Bib
 - Water Hookup
 - Backflow Valve
 - Irrigation Control Valve
 - Sanitary Manhole
 - Sanitary Hookup
 - Clean Out
 - Grate Inlet
 - Septic Lid
 - Gas Meter
 - Gas Valve
 - Fire Hydrant
 - Storm Manhole

NOTES:
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS A) AND B) WERE FIELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY STEWART TITLE OF MONTGOMERY, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON DEC. 9, 2024, UNDER G.F. NO. 24-3990-KE.
6. SUBJECT PROPERTY IS LOCATED IN ZONE "X" (SHADED), "AE" & "AE" FLOODWAY BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP NO. 4847C 0075E, DATED 2-18-09 FOR WALLER COUNTY, TEXAS. (ZONE "AE" BFE 277.9 FIS PROFILE) (ZONE "X" 500 YRS 278.9 FIS PROFILE)
7. RIGHT-OF-WAY EASEMENT AS RECORDED IN VOL. 246, PG. 12 D.R.W.C. (AS TO THE 0.63 ACRE RESERVE)
8. RIGHT-OF-WAY EASEMENT AS RECORDED IN VOL. 596, PG. 488 D.R.W.C. (AS TO THE 0.63 ACRE RESERVE)
9. RIGHT-OF-WAY EASEMENT AS RECORDED IN VOL. 651, PG. 463 D.R.W.C. (AS TO LOTS 23 & 24)

STATE OF TEXAS
JAMES A. BABB
REGISTERED PROFESSIONAL ENGINEER
James A. Babb PE LLC F20260 02-26-2025
Supervising Engineer

Base Flood Elevation (BFE) = 277.9'
Base Flood Elevation (X-500 BFE) = 278.9'