

WALLER COUNTY

Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court
Item: Infrastructure Development Plan of Gated Rentals Wilson Road RV Park
Date: January 21, 2025

Background

IDP name: Gated Rentals - Wilson Road RV Park

Applicant: DempseyGill (Attn: Jeff Johnston & Matthew Chapman)

Owner/Developer: Gated Rentals (Attn: Matthew Frederick & Aaron Dunahoe)

Location: 35000 Wilson Road, Brookshire, TX 77423 (approximate)
(Just west of Dewberry Farm)

Description: DempseyGill is requesting IDP approval of the above-mentioned proposed development, which has been designed in compliance with Waller County standards & regulations.

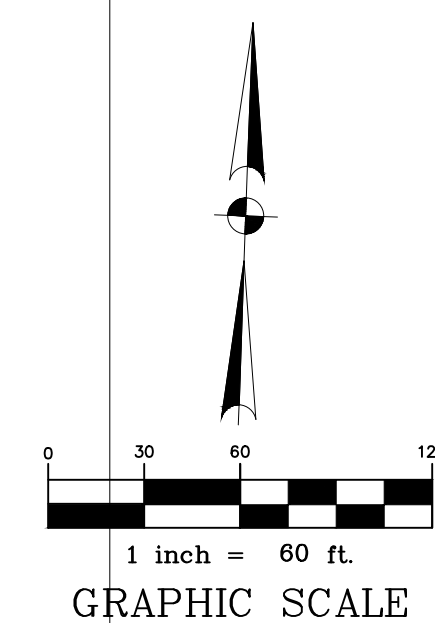
Gated Rentals develops and manages attractive, affordable extended stay communities in Texas's high-growth suburban markets.

The proposed RV park amenities include an office building with laundry facilities, maintenance building, dog park, playground, multiple green spaces, a wet-bottom detention pond including fountains, paved roads and a secure environment which includes automatic entry/exit access gates and site lighting equipped with security cameras throughout.

The proposed facility will be professionally operated by Gated Rentals, and offer a well-managed space for both residents & travelers.

Staff Recommendation

For IDP Approval



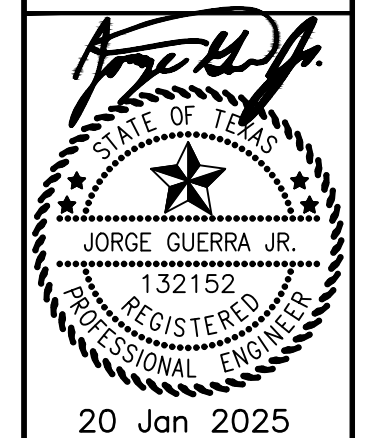
TEMPORARY BENCHMARK "C":
BEING A BOX CUT ON A CONCRETE HEADWALL LOCATED ON THE NORTH SIDE OF
SUNSET LANE, APPROXIMATELY 1600 FEET NORTH OF THE INTERSECTION OF
SUNSET LANE AND WILSON ROAD, APPROXIMATELY 10 FEET SOUTHWEST OF A
SANITARY MANHOLE. (SHOWN HEREON)
ELEVATION = 183.55 FEET

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_____	EX. MANHOLE
_____	EX. STORM SEWER
_____	EX. WATER LINE
_____	EX. SANITARY SEWER LINE
_____	EX. OVERHEAD POWER LINE
_____	EX. UNDERGROUND GAS LINE

 DEMPSEYGILL
DempseyGill 8904 Farm to Market 2920 Suite 1A Spring, Texas 77379 www.dempseygill.com
PROJECT CONSULTANTS
 ALJLindsey Civil Engineers 18635 N. Eldridge Pkwy, Suite 200 Tomball, TX 77377 281.301.5955 FRN F-11526

GATED RENTALS
WILSON RD.
35000 WILSON RD.
BROOKSHIRE, TEXAS 77423



ALJ PROJECT NO. 930.22.CV.002
DATE: JAN 2025
SCALE: 1:60
DRAWN BY: MR
CHECKED BY: JGJ

SITE ADDRESSING

CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST
72 HOURS NOTICE BEFORE YOU DIG, DRILL
OR BLAST - STOP CALL
TEXAS ONE CALL SYSTEM
1-800-344-8377
IN HOUSTON
(713)-223-4567

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