

WALLER COUNTY

Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court
Item: Infrastructure Development Plan of Water Oaks Brookshire
Date: June 26, 2024

Background

IDP name: Water Oaks Brookshire

Applicant: L Squared Engineering on behalf of Water Oaks MHC, LLC

Owner/Developer: Water Oaks MHC, LLC

Location: 8637 FM 362, Brookshire, TX 77423

Description:

Water Oaks is a luxurious, yet affordable community that will provide long-term rental lots for modern off-site constructed homes owned by the tenant. These homes are built with the same standards as traditional, site-built homes and often perform better under severe weather events. They also come with Energy Star ratings, modern appliances, and every other comfort expected in the site-built market at a fraction of the cost.

We take immense pride in building more than just a place to live; we're crafting a thriving, close-knit, affordable community. Dedicated to security and safety, Water Oaks will implement a thorough vetting process for all prospective residents, including required background checks. Our commitment to excellence is evident in our updated off-site constructed homes and Class-A amenities such as a clubhouse with a clubroom, lounge, and education center, pool, playground, dog parks and walking trails.

Staff Recommendation

Preliminary IDP