



**KUO**  
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November 18, 2019

The Honorable Commissioner,  
Andy Meyers  
Fort Bend County, Precinct 3  
22333 Grand Corner Drive  
Katy, TX 77494

Re: Request for Approval of Granting Variance for the proposed KIPP School at 14030 Florence Road

Dear Commissioner Meyers:

On behalf of Kipp Texas, Inc., we hereby request Commissioners Court consideration for approval and granting of the following variance:

1. Dead-end street (Fort Bend County Subdivision , Section 5.6A1): The variance is being requested to not terminate the stub street (Vine River Drive) with a cul-de-sac extension of Vine River Drive.

To the best of our understanding, the intent and general purpose of the Section 5 of Fort Bend County's Design Criteria will be preserved and maintained as the variance would not be threatening to the public welfare and safety, rather would be promoting education by fostering a school. Moreover, the variance appears not to impact traffic condition/circulation due to the fact that there is minimal traffic along this road and a cul-de-sac road does not help circulation for the community as it dead ends against a private development on the east side of the subject property.

The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant (KIPP Texas Inc.) of the reasonable use of the land for the following reasons.

- A. The tract would be divided by a road, thereby limiting school campus continuity and impacting child safety by having the traffic cutting through the school campus.
- B. The school would prefer to not have a street with cul-de-sac within their campus. The school is more secure and safe with a dead end at this location.



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- C. Dedicating the street right-of-way will affect the quality of the school for obvious road noises during student learning experience and also will affect the development of the school by limiting continuity of the campus and eliminating necessary future development of the school to serve the ever growing community.
- D. If Vine River Drive was extended with a cul-de-sac, it would cause vehicles to access it by entering the school premises. Access of traffic unrelated to school has potential for crimes & accidents in the vicinity of campus.

Given the configuration of the existing roads in the vicinity and above stated associated limitations, a new dedication for a street appears to be not beneficial and adequately feasible to serve the purpose of this chapter.

Based on the above information, we hereby respectfully request that the Commissioner's Court of Fort Bend County, Texas review our evidencing undue hardship request and provide us with approval for granting the variance as stated.

Should you need additional information, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kiran Punyamanthula', with a stylized flourish at the end.

Kuo & Associates, Inc.  
Kiran Punyamanthula, P.E.  
Project Manager

Attachments:

- Preliminary Plat
- Site Plan