

# KALUZA INC

*Consulting Engineers & Surveyors*

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July 23, 2025

Honorable Dexter L. McCoy  
Fort Bend County Commissioner Precinct 4  
301 Jackson Street  
Richmond, Texas 77469

RE: Lamar Consolidated ISD Campus Complex Section 1 – Block Length Variance Request.

Dear Commissioner McCoy,

Lamar Consolidated ISD Campus Complex Section 1 plat is located within Fort Bend County and City of Houston Extra Territorial Jurisdiction in the vicinity of State Farm Market Highway No. 723 and Bellaire Boulevard Street intersection. The proposed 173-acre subdivision plat is for a High School, Junior High School, Middle School and Elementary School for an area that needs this facility. Public roads are being constructed to provide access to this school complex. We have diligently coordinated with multiple Agencies to prepare the subdivision plat, and construction plans for this site.

On behalf of Lamar Consolidated I.S.D., we respectfully submit a variance request to allow for a block length greater than 1,400-foot requirements per Section 5.5.A.2 of the Fort Bend County Regulations of Subdivision. This variance request will provide an exception to providing a street stub-out along Easton Ramsey Way between State Farm Market Highway No. 723 and Rancho Bella Parkway. Attached to this letter is a plat for the 173-acres site for your use to assist in your review and consideration of the variance request by the Fort Bend County Commissioners Court at its next meeting.

The intent and general purposes of the Fort Bend County Regulations of Subdivision will be preserved and maintained. Streets in the area include Easton Ramsey Way, Rancho Bella Parkway and State Farm Market Highway No. 723, adequately addressing traffic circulation for the project and existing adjacent tracts. Granting the variance will not be detrimental to the public welfare or injurious to the neighboring property.

Please feel free to contact us if you have any questions or need any further information.

Cordially,

**KALUZA INC.**

*Llarance L. Turner*

Llarance L. Turner, R.P.L.S.  
President

Attachment

cc: Kevin McKeever, Bond Program Office Director, Lamar Consolidated I.S.D.  
Rick J. Staigle, PE, PTOE, Fort Bend County Engineering