



T H E K I N K A I D S C H O O L

June 10, 2016

Planning and Zoning Commission
City of Piney Point Village
7676 Woodway, Suite 300
Houston, TX 77063

Dear Commission Members:

The Kinkaid School is requesting approval from the Planning and Zoning Commission of the City of Piney Point Village, Texas for a specific use permit for the following scope of work:

1. Relocation of the permanent ravine within a structured underground pipe system into a detention/compensatory pond approximately 13.5 acre / FT in capacity. Will include the construction of a gravel service drive 14 FT. wide extending from the West Entry Drive to the detention/compensatory pond. Specific placement of the structured pipe, gravel service drive and easement to be between 52 FT and 82 FT of the Kinkaid/Stillforest property line in order to best preserve existing trees/landscaping.
2. An outdoor artificial turf baseball field with 300 FT outfield boundary barrier wall, and 24 FT tall netting along the 1st and 3rd base line.
3. Eight (8) hardscape tennis courts with dimensions of approximately 115 FT by 480 FT with 24 FT netting.
4. A landscape buffer/viewing hill 480 FT long and approximately 9 FT tall.
5. A property line fence between Kinkaid and Stillforest, 6 FT black vinyl per the Stillforest/Kinkaid agreement.
6. A multi-purpose artificial turf practice field approximately 290 FT by 180 FT.
7. Relocation of the existing Security Kiosk/Guard House.
8. Relocation of the existing digital sign.
9. Realignment of the existing main entry drive to include four (4) 12 FT wide lanes.
10. A new west entry and 24 FT wide concrete drive, including a wrought iron gate and fence on the San Felipe property line.
11. A concrete right hand turn lane approximately 130 Ft in length along San Felipe.
12. A detention pond approximately 3.5 acre FT in size situated on the northern end of the west campus adjacent to the west entry drive and main entry drive.
13. Demolition of the existing "Milby House Structures and Swimming Pool" on the west campus property.
14. Landscaping to include trees, shrubs, grass and irrigation in that area identified as the "62 FT landscape buffer" starting at the Stillforest/Kinkaid property line.

The requested Specific Use Permit (SUP) completion periods are as follows:

1. 12 months from issue of the certificate of occupancy for the parking garage - items 1, 5, 15
2. 18 months from issuance of the SUP for items 7,8,9,10,11,12,13
3. 24 months from issuance of SUP for items 2,3,4,6,14

A site plan illustrating the proposed locations of the items listed above is included with this letter. If you have a question about Kinkaid's request or would like to talk with me about this matter, please give me a call at 713-243-5040. Your consideration of this request is greatly appreciated.

Sincerely,



Joanne Margraves, CPA
Chief Financial Officer

