



CITY OF DALLAS

September 11, 2009

Mr. Lochwood V. Larson
St. Alcuin Montessori School
6144 Churchill Way
Dallas, TX 75230

RE: Development / Landscape Plan - Planned Development No. 368

Dear Mr. Larson:

It has come to our attention that the development plan amendment for Tracts I and II of Planned Development No. 368 that was approved as a minor amendment on May 15, 2008 also included changes to the landscape plan which was previously approved for Tract II. A landscape plan amendment was not included in the request and city staff at the time did not identify that the proposal would also require an amendment to the landscape plan as it altered the previously approved landscape plan for Tract II. Specifically the plan:

- Reduced the width of the landscape area adjacent to Churchill Way;
- Eliminated a screening hedge between the parking area and Churchill Way; and
- Increased the number of trees adjacent to Churchill Way, but clustered them in two areas and altered their spacing along Churchill Way

These changes require an amendment to the landscape plan for Tract II.

It should be noted that the hedge and trees have been planted, with the exception of a street tree at the west end of Tract II, but the width of the landscape area was reduced.

Please be informed that amendments to the landscape plan will be required as part of any future zoning amendment or plan amendment application for this site. Please contact me at 214-670-4216 if you have any questions or need additional information.

Sincerely,

David Cossum
Assistant Director, Development Services

c: Bill Dahlstrom, Jackson Walker
c: Linda Koop, City Councilmember, District 11
c: Chris Buehler, City Plan Commissioner