



-  Subject Property
-  Tax Parcels
-  City Limit

25-ZA-05 Aerial Map 2 Mira Lago Boulevard



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the ground survey and represents only the approximate relative location of property boundaries. Texas HB1147, Effective 9/1/2011

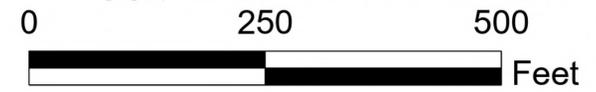




-  Subject Property
-  Zoning
-  Tax Parcels
-  City Limit

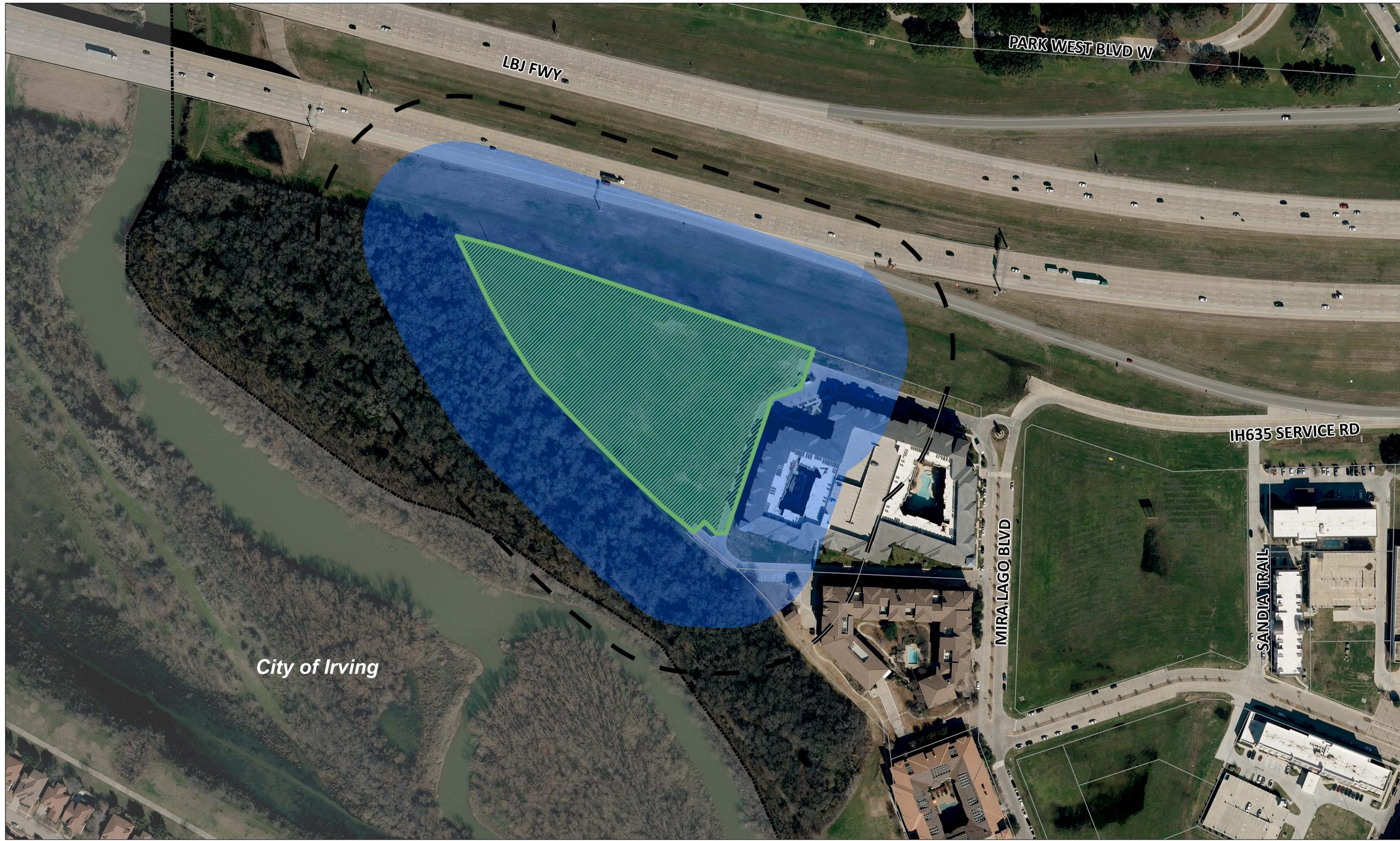
25-ZA-05 Location Map

2 Mira Lago Boulevard



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-  300-foot Courtesy Notice
-  200-foot Protest Area
-  Subject Property
-  Tax Parcels
-  City Limit

25-ZA-05 Notification Map

11775 Mira Lago Boulevard

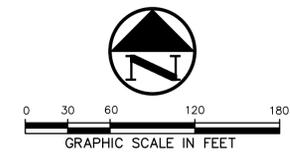
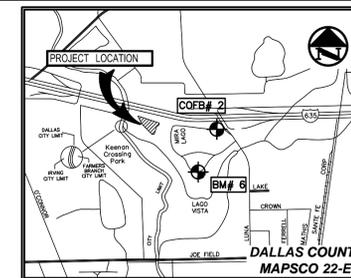


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**Summary of Mailed Notices
Property Owner List
25-ZA-05
11775 Mira Lago Boulevard**

Map	First Name	Address	City	State	Zip	Written Response
1.	T SORRENTO INC	1603 LYNDON B JOHNSON FWY STE 800	DALLAS	TX	75234	None.
2.	FARMERS BRANCH SENIOR	1132 GLADE RD	COLLEYVILLE	TX	76034	None.
3.	DMC APARTMENTS LP	1603 LYNDON B JOHNSON FWY STE 800	DALLAS	TX	75234	None.
4.	CARROLLTON-FARMERS BRANCH ISD	1445 N. PERRY ROAD	CARROLLTON	TX	75006	None.
5.	DALLAS INDEPENDENT SCHOOL DISTRICT	9400 N. CENTRAL EXPRESSWAY	DALLAS	TX	75231	None.



LEGEND

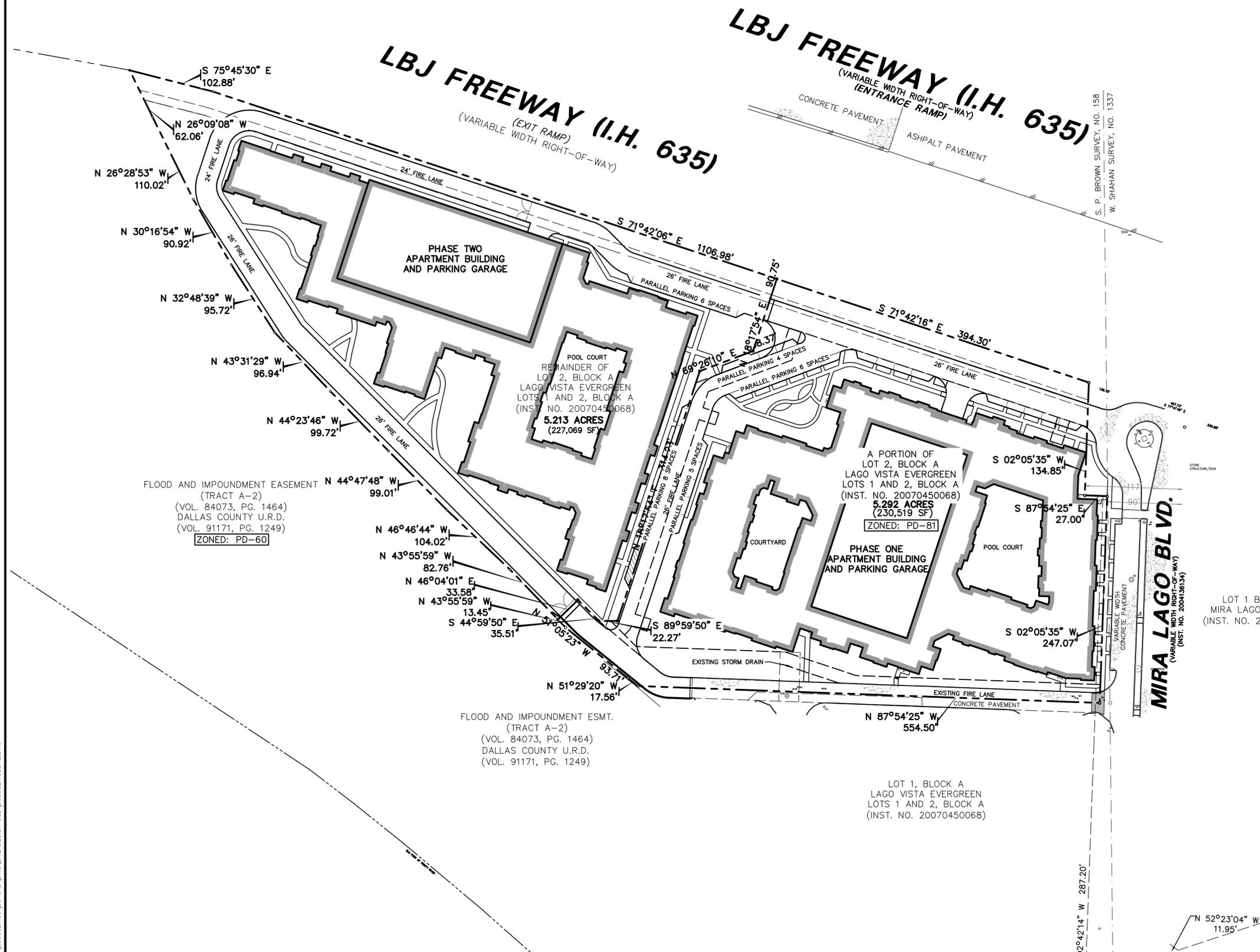
B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FHC	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SI	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/PACHICO KOCH* CAP SET
—	CONTROLLING MONUMENT
—	PROPERTY LINE
—	FENCE
⊕	COORDINATE DESIGNATION
—	PROPOSED FENCE
—	FIRE LANE

ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED

TOTAL SITE AREA: 10.505 ACRES (457,598 SF)
 PHASE 1: 224 TOTAL UNITS (MAX. 4 STORIES)
 PHASE 2: 265 TOTAL UNITS (MAX. 4 STORIES)

- FIRE DEPARTMENT NOTES:**
1. WATER SUPPLY SHALL BE LOOPED.
 2. ALL EXTERIOR PORTIONS OF THE BUILDINGS SHALL BE WITHIN 150 FEET OF FIRE DEPARTMENT ACCESS.
 3. FIRE HYDRANTS SHALL BE SPACED AT 300 FEET INTERVALS ALONG FIRE DEPARTMENT ACCESS.
 4. SEE RESIDENTIAL MID-RISE POLICY FOR ADDITIONAL FIRE PROTECTION REQUIREMENTS.

- ENVIRONMENTAL NOTES:**
1. A STORMWATER POLLUTION PREVENTION PLAN AND A CONSTRUCTION SITE NOTICE UNDER TXR150000 SHALL BE SUBMITTED TO ENVIRONMENTAL HEALTH BEFORE CONSTRUCTION BEGINS.
 2. ALL SWIMMING POOLS SHALL MEET STATE CODE.
 3. PET WASTE STATIONS SHALL BE INSTALLED THROUGHOUT THE COMPLEX, PARTICULARLY IN THE COURTYARD AREAS. THESE STATIONS SHALL BE OPERATED AND MAINTAINED POST-CONSTRUCTION.
 4. PERVIOUS CONCRETE AND/OR INTERLOCKING PAVERS SHALL BE USED FOR COURTYARDS, DROP-OFF AND ENTRY AREAS.
 5. STORM GRATES SHALL BE LOCATED IN THE COURTYARD AREAS AND MAINTENANCE STAFF WILL BE REQUIRED TO REGULARLY CHECK FOR AND REMOVE PET WASTE FROM ALL AREAS OF THE PROPERTY.
 6. AN OPERATION AND MAINTENANCE AGREEMENT WILL BE REQUIRED FOR ALL POST-CONSTRUCTION BMP'S.
 7. GARAGE-STORMWATER FILTRATION SYSTEM SHALL BE PROVIDED.



ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
 (SUBJECT TO REVISION PRIOR TO CONSTRUCTION)
 THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

NO.	DATE	REVISION

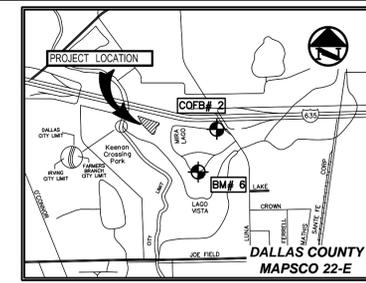
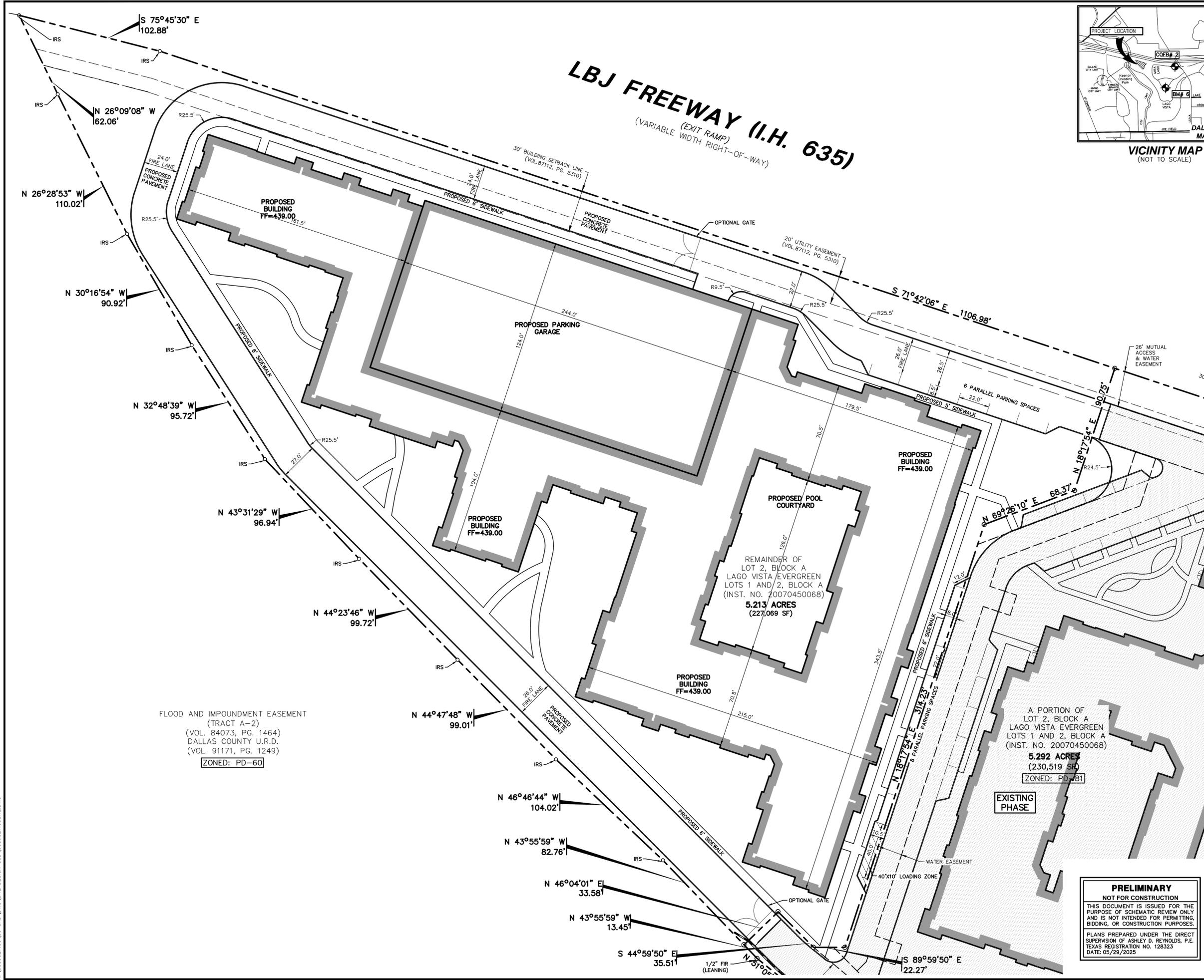
Westwood
 7557 RAMBLER ROAD, SUITE 1400
 DALLAS, TX 75231 T: 972.235.3031
 TBPELS ENGINEERING FIRM NO. 11756
 TBPELS SURVEYING FIRM NO. 10074301

OVERALL SITE PLAN
DOMINION PHASE 2
LAGO VISTA EVERGREEN ADDITION
LAGO VISTA WEST @ LBJ FREEWAY (I.H. 635)
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

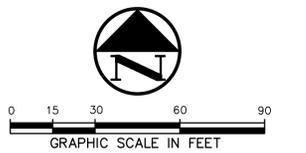
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
ADR	JDI	MAY 2025	1"=60'			C5.1

PRELIMINARY
 NOT FOR CONSTRUCTION
 THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.
 PLANS PREPARED UNDER THE DIRECT SUPERVISION OF ASHLEY D. REYNOLDS, P.E.
 TEXAS REGISTRATION NO. 128323
 DATE: 05/29/2025

MARSHALL
 5/29/2025 3:17 PM
 N:\0059027\00\06 CAD\DWG\SITE DESIGN C3D\0059027.00SITE.DWG



VICINITY MAP
(NOT TO SCALE)



LEGEND

IR	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FHC	FIRE HYDRANT
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---	CONTROLLING MONUMENT
---	PROPERTY LINE
---	FENCE
---	COORDINATE DESIGNATION
---	PROPOSED FENCE
---	FIRE LANE

PHASE 2 SITE PLAN

BUILDING HEIGHT	62 FEET
265 TOTAL UNITS	MAX. 4 STORIES
STUDIO UNITS	28 10.57%
1 BEDROOM UNITS	143 53.96%
2 BEDROOM UNITS	94 35.47%
GROSS SF	455,012 SF
APARTMENTS SF	75,933X4 = 303,732 SF
GARAGE SF	30,256X5 = 151,280 SF
SITE AREA (PHASE 2)	5.21 AC (227,069 SF)
FAR (FLOOR AREA TO SITE RATIO)	= 2.00
BUILDING FOOTPRINT	75,995 SF (33.5%)
GARAGE FOOTPRINT	30,256 SF (13.3%)
SURFACE PARKING	2,599 SF (1.1%)
DRIVE LANES	38,186 SF (16.8%)
SIDEWALKS	12,163 SF (5.4%)
TOTAL IMPERVIOUS AREA:	159,199 SF (70.1%)
POOL COURTYARDS	10,064 SF (4.4%)
LANDSCAPED AREA	57,806 SF (25.5%)
TOTAL PERVIOUS AREA:	67,870 SF (29.9%)

ZONING SUMMARY

CURRENT ZONING	PD-81
REZONING REQUIRED?	PD AMENDMENT
FRONT SETBACK	10 FEET MAX
SIDE SETBACK	10 FEET MIN
REAR SETBACK	10 FEET MIN
BUILDING HEIGHT	40 FEET MIN
MIN PERVIOUS SURFACE	10%
MAX BUILDING COVERAGE	75%

OTHER KEY ZONING CONSIDERATION:
FIRE LANE: 24 FEET MIN (18 FEET UNI GREEN
BLOCK +6 FEET BRICK SIDEWALK)
BUILDING LENGTH: 550 FEET MAX

PARKING TABULATION		PARKING TABULATION		
REQUIRED:	398 SPACES	TYPE	REQUIRED	PROVIDED
1.5 P/UNIT		SURFACE		14
MAX 10% SURFACE PARKING		GARAGE		440
		TOTAL	398	454
		ACCESSIBLE	16	16

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FLOOD AND IMPOUNDMENT EASEMENT
(TRACT A-2)
(VOL. 84073, PG. 1464)
DALLAS COUNTY U.R.D.
(VOL. 91171, PG. 1249)
ZONED: PD-60

A PORTION OF LOT 2, BLOCK A LAGO VISTA EVERGREEN LOTS 1 AND 2, BLOCK A (INST. NO. 20070450068)
5.292 ACRES
(230,519 SF)
ZONED: PD-81

PRELIMINARY
NOT FOR CONSTRUCTION

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PLANS PREPARED UNDER THE DIRECT SUPERVISION OF ASHLEY D. REYNOLDS, P.E.
TEXAS REGISTRATION NO. 128323
DATE: 05/29/2025

NO.	DATE	REVISION

Westwood
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 T: 972.235.3031
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

SITE PLAN
DOMINION PHASE 2
LAGO VISTA EVERGREEN ADDITION
LAGO VISTA WEST @ LBJ FREEWAY (I.H. 635)
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
ADR	JDI	MAY 2025	1"=30'			C02

I.H 635

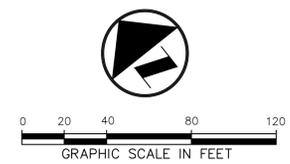


PLANT SCHEDULE PHASE2

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE/COND.	REMARKS
TRFES					
	GB	2	GINKGO BILOBA GINKGO	3" CAL / B4B	SINGLE, STRAIGHT LEADER, MATCHING
	Q5	15	QUERCUS SHUMARDII SHUMARD RED OAK	3" CAL / B4B	SINGLE, STRAIGHT LEADER, MATCHING
	QV2	25	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	3" CAL / B4B	SINGLE, STRAIGHT LEADER, MATCHING
ORNAMENTAL TREES					
	CO	17	CERCIS CANADENSIS 'OKLAHOMA' OKLAHOMA REDBUD	45 GAL	SINGLE, STRAIGHT LEADER, MATCHING, 6' HT
	CT	4	CERCIS CANADENSIS 'TEXENSIS' EASTERN REDBUD	45 GAL	MULTI-LEADER, FULL, MATCHING, 6'HT.
	IV	2	ILEX VOMITORIA YAUPON HOLLY	45 GAL	MULTI-LEADER, FULL, MATCHING, 6'HT.
SYMBOL CODE QTY BOTANICAL / COMMON NAME SIZE REMARKS					
SHRUBS					
	AGE	220	ABELIA X GRANDIFLORA 'EDWARD GOUCHER' GLOSSY ABELIA	3 GAL	FULL, MATCHING
	ID	275	ILEX CORNUTA 'DWARF BURFORD' DWARF BURFORD HOLLY	3 GAL	FULL, MATCHING
	IS2	68	ILEX VOMITORIA 'STOKES DWARF' DWARF YAUPON	3 GAL	FULL, MATCHING
	LS	128	LEUCOPHYLLUM FRUTESCENS 'SILVERADO' TEXAS SAGE	3 GAL	
ORNAMENTAL GRASSES					
	MSG	107	MISCANTHUS SINENSIS 'GRACILLIMUS' MAIDEN GRASS	3 GAL	FULL, MATCHING
	MUL	167	MUHLENBERGIA LINDHEIMERI LINDHEIMER'S MUHLY	3 GAL	FULL, MATCHING
GROUND COVERS					
	LM	4,084	LIRIOPE MUSCARI 'BIG BLUE' LILY TURF	1 GAL	FULL, MATCHING
SOD/SEED					
	CD	35,975 SF	CYNODON DACTYLON BERMUDA GRASS	SOD	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

INTERIM REVIEW
 THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
 REGISTERED LANDSCAPE ARCHITECT
 AMBER W. OWENS
 TEXAS REGISTRATION NUMBER 3363

LANDSCAPE LAYOUT
 1" = 40'-0"



NO.	DATE	ISSUE
1	02/21/2025	ISSUE FOR ZONING

Westwood 7557 RAMBLER ROAD, SUITE 1400
 DALLAS, TX 75231 T: 972.235.3031
 Westwood Professional Services, Inc. www.westwoodps.com
 TBPELS ENGINEERING FIRM NO. 11756 TBPELS SURVEYING FIRM NO. 10074301

LAYOUT PLAN
DOMINION PHASE 2
LAGO VISTA EVERGREEN ADDITION
LAGO VISTA WEST @LBJ FREEWAY(I.H.635)
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
AMD	DZ	MAY 2025	AS SHOWN			L1.01



NORTH ELEVATION SCALE: 3/32

MATERIAL	
STONE	27%
BRICK	13%
STUCCO	16%
TILE	2%
FIBER CEMENT	1.7%
FENESTRATION	25%





SOUTH ELEVATION SCALE: 3/32

MATERIAL	
STONE	26%
BRICK	12%
STUCCO	19%
TILE	1%
FIBER CEMENT	19%
FENESTRATION	22%





EAST ELEVATION SCALE: 1/16" = 1'-0"

MATERIAL	
STONE	27%
BRICK	10%
STUCCO	30%
TILE	2%
FIBER CEMENT	8%
FENESTRATION	23%



WEST ELEVATION SCALE: 1/16" = 1'-0"

MATERIAL	
STONE	26%
BRICK	9%
STUCCO	26%
TILE	1%
FIBER CEMENT	12%
FENESTRATION	26%