

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

25-ZA-05 Notification Map 11775 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

0 250 500 Feet





City of Irving

LBJ FWY

PARK WEST BLVD W

IH635 SERVICE RD

MIRA LAGO BLVD

SANDIA TRAIL

-  Subject Property
-  Tax Parcels
-  City Limit

25-ZA-05 Aerial Map 2 Mira Lago Boulevard



0 250 500 Feet

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-  Subject Property
-  Zoning
-  Tax Parcels
-  City Limit

25-ZA-05 Location Map 2 Mira Lago Boulevard



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0 250 500 Feet



**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.

I.H 635



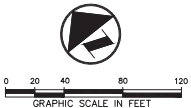
PLANT SCHEDULE PHASE2

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE/COND.	REMARKS
TREES					
	GB	2	GINKGO BILOBA GINKGO	3" CAL / DBB	SINGLE, STRAIGHT LEADER, MATCHING
	QS	15	QUERCUS SHUMARDII SHUMARD RED OAK	3" CAL / DBB	SINGLE, STRAIGHT LEADER, MATCHING
	QV2	25	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	3" CAL / DBB	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 YALPON 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 CORALITA 'DWARF BURFORD' DWARF BURFORD HOLLY	3 GAL	FULL, MATCHING
	IS2	68	ILEX VOMITORIA 'STOKES DWARF' DWARF YALPON	3 GAL	FULL, MATCHING
	LS	128	LEUCOPHYLLUM FRUTESCENS 'SILVERADO' TEXAS SAGE	3 GAL	
ORNAMENTAL GRASSES					
	MSG	107	MISCANTHUS SINENSIS 'GRACILIMUS' WANDER GRASS	3 GAL	FULL, MATCHING
	MUL	167	MUHLENBERGIA LINDHEIMERI LINDHEIMER'S MULEY	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
THIS DOCUMENT IS INTENDED FOR
REVIEW ONLY AND IS NOT FOR
CONSTRUCTION. ANY CHANGES
SHOULD BE APPROVED BY THE
DESIGNER. SEE DRAWING NUMBER 1001.

NO.	DATE	REVISION
1	02/21/2025	ISSUE FOR ZONING
NO.	DATE	REVISION
Westwood 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 T: 972.235.3031 Westwood Professional Services, Inc. TPELS ENGINEERING FIRM NO. 11756 TPELS 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
AND	DZ	MAY 2025
SCALE	AS SHOWN	FILE
		L1.01

LANDSCAPE LAYOUT
1" = 40'-0"



WW FILE: 0059027.00



NORTH ELEVATION

SCALE: 3/32

MATERIAL	
STONE	27%
BRICK	13%
STUCCO	16%
TILE	2%
FIBER CEMENT	17%
FENESTRATION	25%





SOUTH ELEVATION SCALE: 3/32

MATERIAL	
STONE	23%
BRICK	12%
STUCCO	19%
TILE	1%
FIBER CEMENT	19%
FENESTRATION	25%





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%



1 POCKET PARK CONCEPT
1" = 20'-0"



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THE ENGINEER OF RECORD.

NO.	DATE	REVISION
1	02/21/2025	ISSUE FOR ZONING
NO.	DATE	REVISION
Westwood 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 T: 972.335.3031 TPELS ENGINEERING FIRM NO. 11756 CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS		
POCKET PARK CONCEPT DOMINION PHASE 2 LAGO VISTA EVERGREEN ADDITION LAGO VISTA WEST @LBJ FREEWAY(L.H.635) CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS		
DESIGN	DRAWN	DATE
AND	DZ	MAY 2025
SCALE	AS SHOWN	NOTES
FILE		NO.
		L1.02