



## **NOTICE OF PUBLIC HEARINGS**

The City of Josephine Planning and Zoning Commission will hold a Public Hearing on **Thursday, May 15, 2025, at 6:00 p.m.** to consider testimony and act on the item listed below. Should the Planning and Zoning Commission make a recommendation, the City Council of the City of Josephine will hold a Public Hearing on **Monday, June 9, 2025, at 6:00 p.m.** to consider testimony and act the item listed below:

- **Case No. ZAPD25-0001:** A rezoning request by the Applicant, Jag Singh, to amend the Zoning Ordinance and Zoning Map of the City of Josephine, each being a part of the Code of Ordinances, from SF-1 - Single-Family Residential to a Planned Development with base zoning districts of LR – Local Retail and MF – Multifamily Residential, on approximately ±9.699 acres of land generally located at 408 E. Cook Street.

The public hearings will be held at the Josephine City Hall located at 201 Main Street, Josephine, Texas 75173 and will also be on the **City of Josephine YouTube Channel – live stream available.**

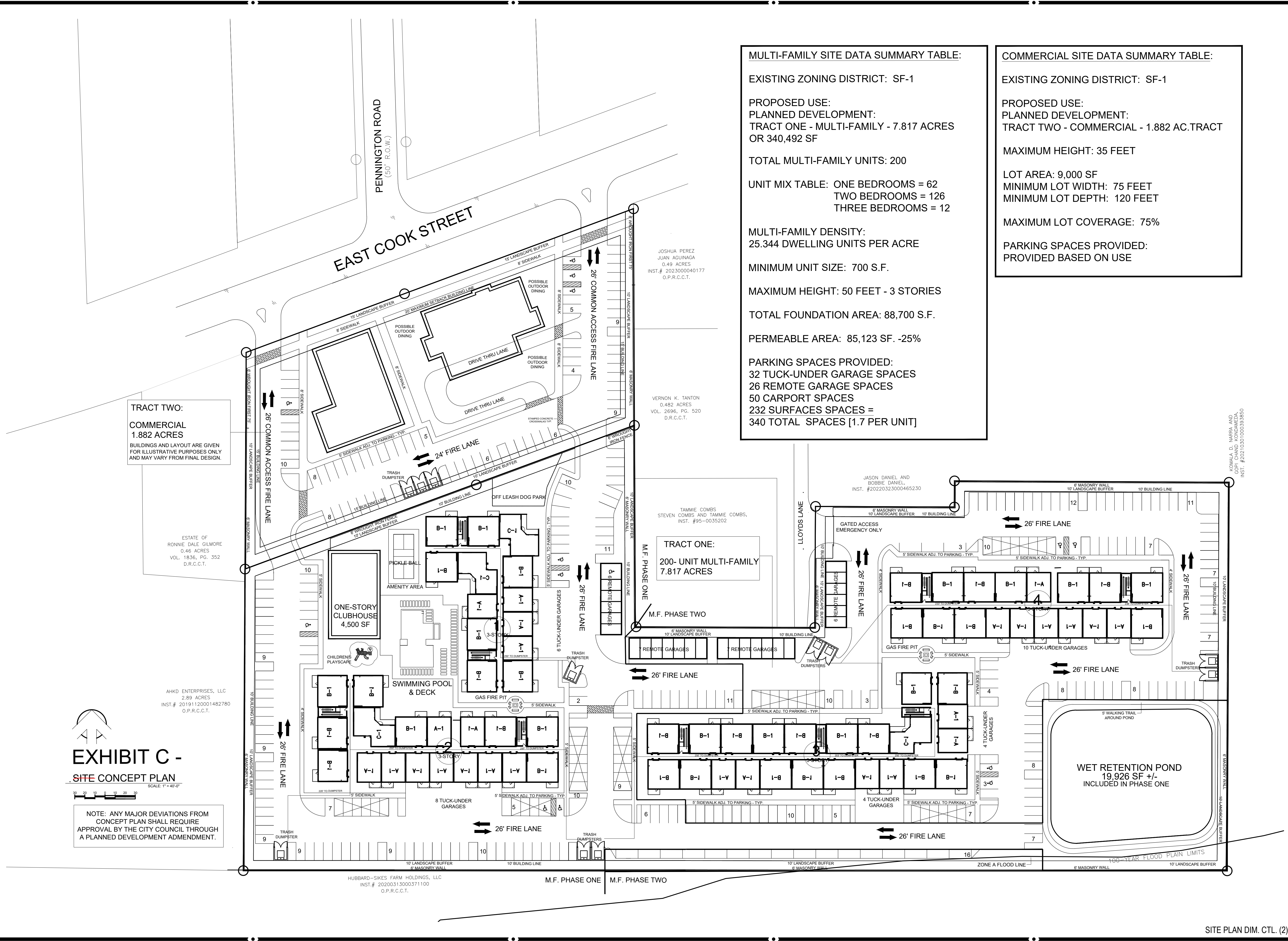
<https://www.youtube.com/@CityofJosephine>

The public is invited to attend the meetings and make comments for or against this request. If you are unable to attend, you may indicate your approval or disapproval on the bottom of this form and return it to City Hall no later than Thursday, May 15, 2025, by 4:00 p.m.

### **SEE BELOW FOR ADDITIONAL INFORMATION ABOUT THE PROPOSED PLANNED DEVELOPMENT**

**NOTE: THE EXHIBITS ATTACHED TO THIS NOTICE ARE FOR INFORMATIONAL PURPOSES ONLY AND SUBJECT TO CHANGE PENDING ADDITIONAL STAFF REVIEW PRIOR TO THE PUBLIC HEARINGS**

City of Josephine  
P.O. Box 99  
201 Main Street Josephine, Texas 75164  
972-843-8282



| MULTI-FAMILY SITE DATA SUMMARY TABLE:                                                                                                                               |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| EXISTING ZONING DISTRICT: SF-1                                                                                                                                      |  |
| PROPOSED USE:<br>PLANNED DEVELOPMENT:<br>TRACT ONE - MULTI-FAMILY - 7.817 ACRES<br>OR 340,492 SF                                                                    |  |
| TOTAL MULTI-FAMILY UNITS: 200                                                                                                                                       |  |
| UNIT MIX TABLE: ONE BEDROOMS = 62<br>TWO BEDROOMS = 126<br>THREE BEDROOMS = 12                                                                                      |  |
| MULTI-FAMILY DENSITY:<br>25.344 DWELLING UNITS PER ACRE                                                                                                             |  |
| MINIMUM UNIT SIZE: 700 S.F.                                                                                                                                         |  |
| MAXIMUM HEIGHT: 50 FEET - 3 STORIES                                                                                                                                 |  |
| TOTAL FOUNDATION AREA: 88,700 S.F.                                                                                                                                  |  |
| PERMEABLE AREA: 85,123 SF. -25%                                                                                                                                     |  |
| PARKING SPACES PROVIDED:<br>32 TUCK-UNDER GARAGE SPACES<br>26 REMOTE GARAGE SPACES<br>50 CARPORT SPACES<br>232 SURFACES SPACES =<br>340 TOTAL SPACES [1.7 PER UNIT] |  |

| COMMERCIAL SITE DATA SUMMARY TABLE:                                               |  |
|-----------------------------------------------------------------------------------|--|
| EXISTING ZONING DISTRICT: SF-1                                                    |  |
| PROPOSED USE:<br>PLANNED DEVELOPMENT:<br>TRACT TWO - COMMERCIAL - 1.882 AC. TRACT |  |
| MAXIMUM HEIGHT: 35 FEET                                                           |  |
| LOT AREA: 9,000 SF<br>MINIMUM LOT WIDTH: 75 FEET<br>MINIMUM LOT DEPTH: 120 FEET   |  |
| MAXIMUM LOT COVERAGE: 75%                                                         |  |
| PARKING SPACES PROVIDED:<br>PROVIDED BASED ON USE                                 |  |

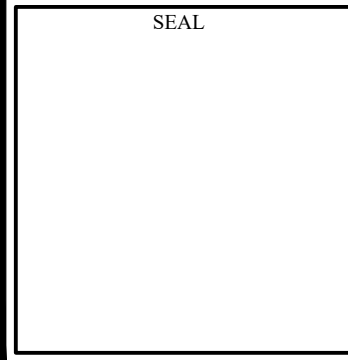
# MIXED-USE DEVELOPMENT

Josephine, Texas

ARRIVE! ARCHITECTURE GROUP

Architecture  
Planning  
Project Management

2344 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.ArriveAG.com  
Ph 817.514.0584 - Fx 817.514.0694



| REVISION |                   |
|----------|-------------------|
| 1        | ISSUED FOR ZONING |
| 2        | AS NOTED          |

|                         |                    |
|-------------------------|--------------------|
| DRAWN BY:<br>AAG        | CHECKED BY:<br>JMT |
| PLT DATE:<br>4/30/2025  | REV. DATE:         |
| SUBMITTAL DATE:<br>2025 | PROJECT NUMBER:    |
| ISSUED FOR:<br>ZONING   | SHEET NO.:         |
| SCALE:<br>AS NOTED      |                    |

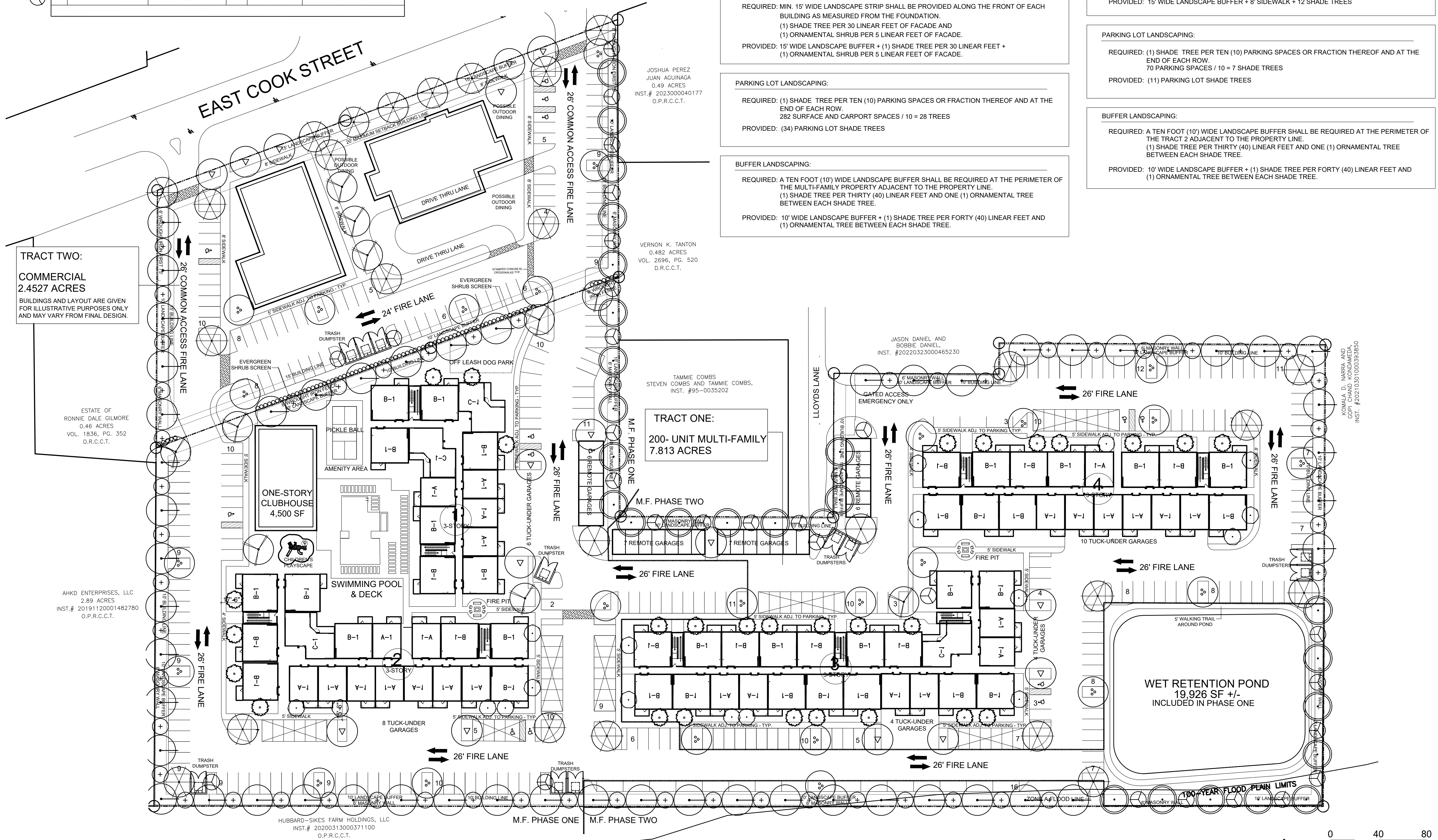


| PLANT LEGEND     |                       |                          |      |         |
|------------------|-----------------------|--------------------------|------|---------|
| SYM              | BOTANICAL NAME        | COMMON NAME              | QUAN | SIZE    |
| SHADE TREES      |                       |                          |      |         |
| BC               | Taxodium distichum    | Bald Cypress             | 26   | 3" Cal. |
| CE               | Ulmus crassifolia     | Cedar Elm                | 25   | 3" Cal. |
| CO               | Quercus muehlenbergii | Chinquapin Oak           | 52   | 3" Cal. |
| DE               | Ulmus parvifolia      | Drake Elm                | 16   | 3" Cal. |
| LO               | Quercus virginia      | Live Oak                 | 26   | 3" Cal. |
| RO               | Quercus shumardii     | Shumard Oak              | 10   | 3" Cal. |
| ORNAMENTAL TREES |                       |                          |      |         |
| CH               | Chiopsis x catalpa    | Chitalpa                 | 51   | 2" Cal. |
| CM               | Lagerstroemia indica  | Crepe Myrtle             | 18   | 2" Cal. |
| DW               | Chiopsis linearis     | Desert Willow            | 28   | 2" Cal. |
| YH               | Ilex vomitoria        | Yaupon Holly (Tree Form) | 30   | 2" Cal. |

- LANDSCAPE MAINTENANCE NOTES:
- Developer/Property Owner shall replace vegetations damaged or dead for any reason in accordance with the Landscape Plan submitted to and approved as part of the Detailed Site Plan. All replacements must comply with the approved plan to ensure consistency with established landscaping requirements. Replacement shall occur within 30 days of notification by City Staff.
- Developer/Property Owner shall install and maintain an underground automatic sprinkler system in the landscaped areas of the site.
- LANDSCAPE MATERIALS NOTES:
- i. All landscaping material shall be of species listed in the North Texas Council of Governments' Texas Smartscape website.
- ii. All permeable areas not planted shall contain ground cover (grass) or alternative surface subject to the approval of the City Administrator at the time of the Detailed Site Plan review.
- iii. All shade trees planted shall be a minimum of three (3) caliper inches at time of planting.
- iv. All ornamental trees planted shall be a minimum of two (2) caliper inches at time of planting.

- LANDSCAPE CALCULATIONS
- SITE INFORMATION TRACT ONE:
- CURRENT ZONING: SF-1  
LOT AREA: 342,745 S.F. (7.89 ACRES)  
PROPOSED USE: PLANNED DEVELOPMENT - MULTIFAMILY APARTMENTS
- SCREENING FENCE:
- REQUIRED: MASONRY WALL (MIN. 6' HT) SHALL BE ALONG THE PROPERTY LINE PERIMETER  
PROVIDED: 6' HT. MASONRY SCREEN WALL AROUND THE ENTIRE PERIMETER
- BUILDING LANDSCAPING:
- BUILDINGS WITH PRIVATE YARDS:
- REQUIRED: MIN. 15' WIDE LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE FRONT OF EACH BUILDING AS MEASURED FROM THE FOUNDATION.  
(1) ORNAMENTAL TREE AND (5) ORNAMENTAL SHRUBS PER GROUND FLOOR UNIT.
- PROVIDED: 15' WIDE LANDSCAPE BUFFER + (1) ORNAMENTAL TREE AND (5) SHRUBS PER UNIT.
- BUILDINGS WITHOUT PRIVATE YARDS:
- REQUIRED: MIN. 15' WIDE LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE FRONT OF EACH BUILDING AS MEASURED FROM THE FOUNDATION.  
(1) SHADE TREE PER 30 LINEAR FEET OF FACADE AND  
(1) ORNAMENTAL SHRUB PER 5 LINEAR FEET OF FACADE.
- PROVIDED: 15' WIDE LANDSCAPE BUFFER + (1) SHADE TREE PER 30 LINEAR FEET +  
(1) ORNAMENTAL SHRUB PER 5 LINEAR FEET OF FACADE.
- PARKING LOT LANDSCAPING:
- REQUIRED: (1) SHADE TREE PER TEN (10) PARKING SPACES OR FRACTION THEREOF AND AT THE END OF EACH ROW.  
282 SURFACE AND CARPORT SPACES / 10 = 28 TREES
- PROVIDED: (34) PARKING LOT SHADE TREES
- BUFFER LANDSCAPING:
- REQUIRED: A TEN FOOT (10') WIDE LANDSCAPE BUFFER SHALL BE REQUIRED AT THE PERIMETER OF THE MULTI-FAMILY PROPERTY ADJACENT TO THE PROPERTY LINE.  
(1) SHADE TREE PER THIRTY (40) LINEAR FEET AND ONE (1) ORNAMENTAL TREE BETWEEN EACH SHADE TREE.
- PROVIDED: 10' WIDE LANDSCAPE BUFFER + (1) SHADE TREE PER FORTY (40) LINEAR FEET AND  
(1) ORNAMENTAL TREE BETWEEN EACH SHADE TREE.

- SITE INFORMATION TRACT TWO:
- CURRENT ZONING: SF-1  
LOT AREA: 106,839 S.F. (2.45 ACRES)  
PROPOSED USE: PLANNED DEVELOPMENT - COMMERCIAL
- SCREENING FENCE:
- REQUIRED: MASONRY WALL (MIN. 6' HT) SHALL BE ALONG THE PROPERTY LINE PERIMETER  
PROVIDED: 6' HT. MASONRY SCREEN WALL AROUND THE ENTIRE PERIMETER
- LANDSCAPE EDGE AT STREET FRONTAGE:
- REQUIRED: A LANDSCAPE BUFFER OF NO LESS THAN FIFTEEN (15) FEET IN WIDTH SHALL BE PROVIDED ALONG THE FRONTAGE OF ALL STREETS, MEASURED FROM THE PROPOSED RIGHT OF WAY LINE, WITH AN 8' WIDE SIDEWALK LOCATED BETWEEN THE BUILDINGS AND THE PLANTING AREA. BUFFER SHALL BE PLANTED AT A RATE OF ONE (1) SHADE TREE PER 30 LINEAR FEET OF STREET FRONTAGE.  
355 LINEAR FEET / 30 = 12 SHADE TREES
- PROVIDED: 15' WIDE LANDSCAPE BUFFER + 8' SIDEWALK + 12 SHADE TREES
- PARKING LOT LANDSCAPING:
- REQUIRED: (1) SHADE TREE PER TEN (10) PARKING SPACES OR FRACTION THEREOF AND AT THE END OF EACH ROW.  
70 PARKING SPACES / 10 = 7 SHADE TREES
- PROVIDED: (11) PARKING LOT SHADE TREES
- BUFFER LANDSCAPING:
- REQUIRED: A TEN FOOT (10') WIDE LANDSCAPE BUFFER SHALL BE REQUIRED AT THE PERIMETER OF THE TRACT 2 ADJACENT TO THE PROPERTY LINE.  
(1) SHADE TREE PER THIRTY (40) LINEAR FEET AND ONE (1) ORNAMENTAL TREE BETWEEN EACH SHADE TREE.
- PROVIDED: 10' WIDE LANDSCAPE BUFFER + (1) SHADE TREE PER FORTY (40) LINEAR FEET AND  
(1) ORNAMENTAL TREE BETWEEN EACH SHADE TREE.



ISSUES:

04-30-25 ZONING SUBMITTAL

REVISIONS:

CLIENT:

ARRIVE ARCHITECTURE GROUP  
2344 HIGHWAY 121  
SUITE 100  
BEDFORD, TX 76021  
PHONE: 817.514.0584

MIXED-USE DEVELOPMENT

JOSEPHINE, TX

LANDSCAPE ARCHITECTURAL CITY SUBMITTAL

mbg landscape architects

MECKS DESIGN GROUP, INC.  
1755 N. COLLINS BLVD., SUITE 300  
RICHARDSON, TX 75080  
PH (972) 690-7474  
F (972) 690-7878

REGISTERED LANDSCAPE ARCHITECT  
STATE OF TEXAS  
2485

ZONING SUBMITTAL

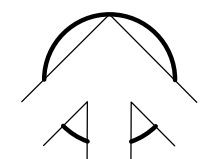
MIXED-USE DEVELOPMENT  
JOSEPHINE, TEXAS

JOB NUMBER: ARR-2507

CONCEPTUAL LANDSCAPE PLAN

EXHIBIT D

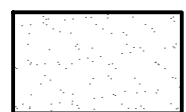


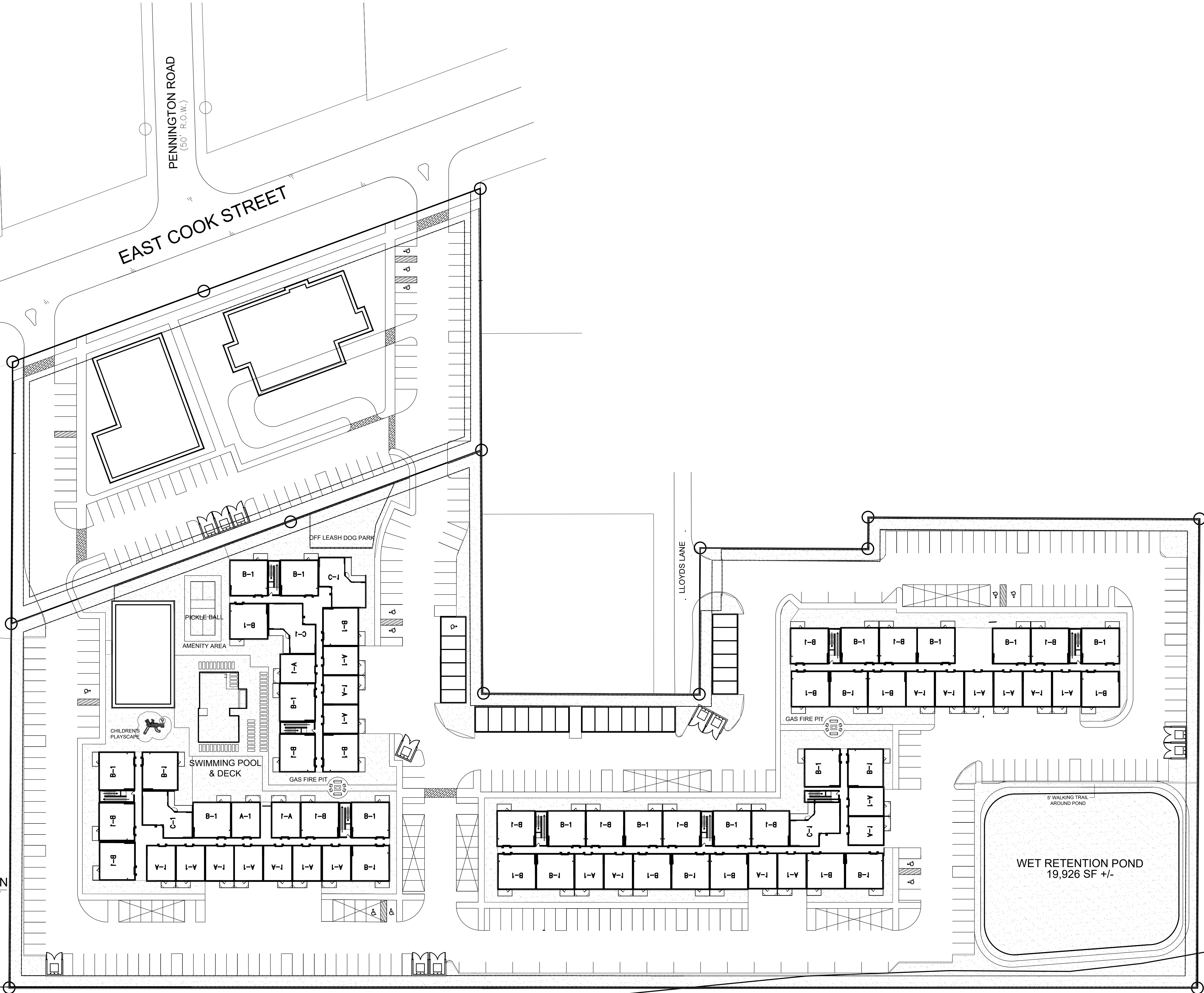


**EXHIBIT E -**  
CONCEPTUAL PRIVATE  
RECREATION & OPEN SPACE PLAN

SCALE: 1" = 40'-0"

NOTE: ANY MAJOR DEVIATIONS FROM  
CONCEPT PLAN SHALL REQUIRE  
APPROVAL BY THE CITY COUNCIL THROUGH  
A PLANNED DEVELOPMENT ADMENDMENT.

 MULTI-FAMILY  
OPEN SPACE  
85,123 SF - 25% MINIMUM



SITE PLAN DIM. CTL. (2)

# MIXED-USE DEVELOPMENT

Josephine, Texas

**ARRIVE**  
ARCHITECTURE GROUP

Architecture  
Planning  
Project Management

2344 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.ArriveAG.com  
Ph 817.514.0384 - Fx 817.514.0694

SEAL

REVISION

| NO. | DESCRIPTION       | DATE      | BY  |
|-----|-------------------|-----------|-----|
| 1   | ISSUED FOR ZONING | 4/30/2025 | AAG |
| 2   | REVISION          |           |     |
| 3   | REVISION          |           |     |
| 4   | REVISION          |           |     |
| 5   | REVISION          |           |     |
| 6   | REVISION          |           |     |
| 7   | REVISION          |           |     |
| 8   | REVISION          |           |     |
| 9   | REVISION          |           |     |
| 10  | REVISION          |           |     |

DRAWN BY:

AAG

PLotted DATE:

4/30/2025

SUBMITTAL DATE:

2025

ISSUED FOR:

ZONING

CHECKED BY:

JMT

REV. DATE:

PROJECT NUMBER

SHEET NO.

SCALE:

AS NOTED





3 FINE-FABRICATED SINGLE-SIDED MULTIFAMILY ENTRY SIGNS

SIGN C -

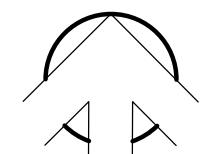


EXHIBIT F -  
CONCEPTUAL SIGNAGE PLAN

SCALE: 1" = 40'-0"

NOTE: ANY MAJOR DEVIATIONS FROM  
CONCEPT PLAN SHALL REQUIRE  
APPROVAL BY THE CITY COUNCIL THROUGH  
A PLANNED DEVELOPMENT ADMENDMENT.

TRACT TWO:  
COMMERCIAL

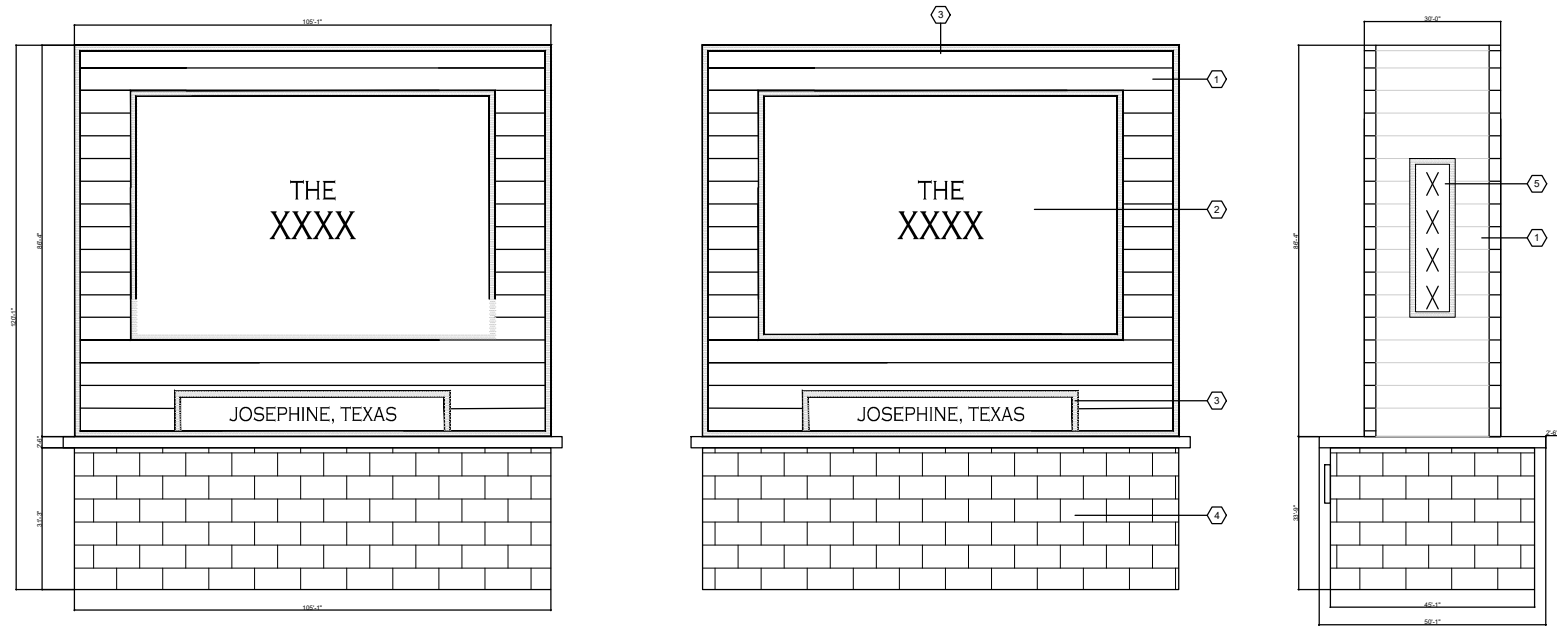
BUILDINGS AND LAYOUT ARE GIVEN  
FOR ILLUSTRATIVE PURPOSES ONLY  
AND MAY VARY FROM FINAL DESIGN.

EAST COOK STREET

PENNINGTON ROAD  
(50' R.O.W.)

SIGN A -

1 ENTRY MONUMENT SIGN DETAIL



| ITEM INFORMATION |                                                                                      |
|------------------|--------------------------------------------------------------------------------------|
| 1                | 2'x4' SIGN MOUNTED TO FACE OF MONUMENT SIGN                                          |
| 2                | 1" ALUMINUM FIN MOUNT TO SIGN MOUNTING - 100% WELDED                                 |
| 3                | 1" ALUMINUM MOUNTING WITH 1/2" X 1/2" X 1/2" BRASS                                   |
| 4                | CONCRETE BASE WITH 1/2" X 1/2" X 1/2" BRASS                                          |
| 5                | 1/2" X 1/2" X 1/2" ALUMINUM MOUNTING FIN MOUNT TO BASE WITH 1/2" X 1/2" X 1/2" BRASS |

SCALE: AS NOTED

SIGN B -

2 ILLUSTRATIVE BUILDING MOUNTED SIGNAGE COMPLYING WITH ALL CITY ORDINANCES



TRACT ONE:  
200- UNIT MULTI-FAMILY

# MIXED-USE DEVELOPMENT

Josephine, Texas

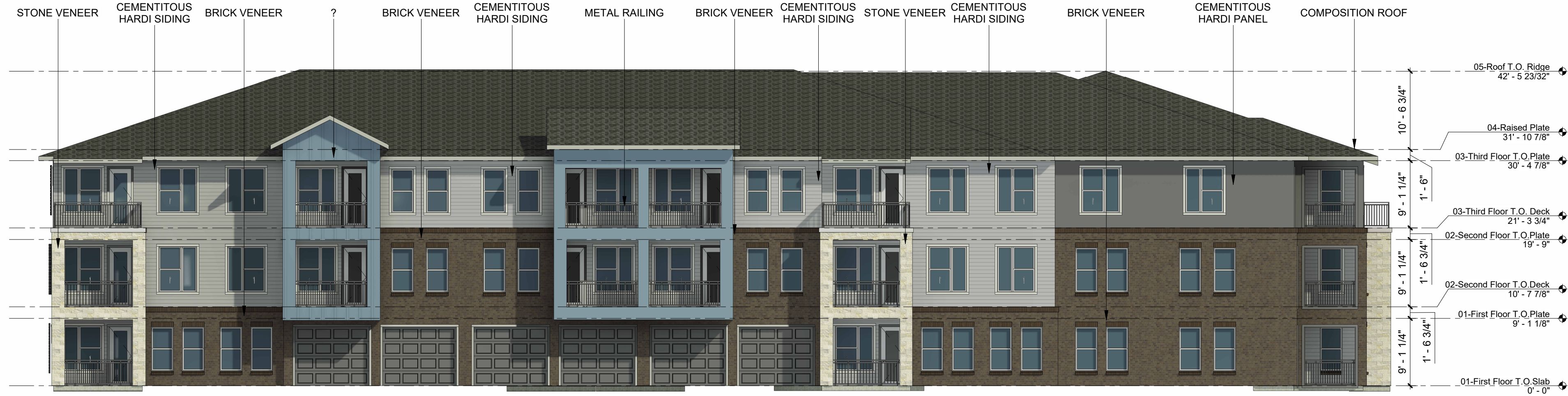
ARRIVE  
ARCHITECTURE GROUP  
Architecture  
Planning  
Project Management  
2344 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.ArriveAG.com  
Ph 817.514.0584 - Fx 817.514.0694

SEAL

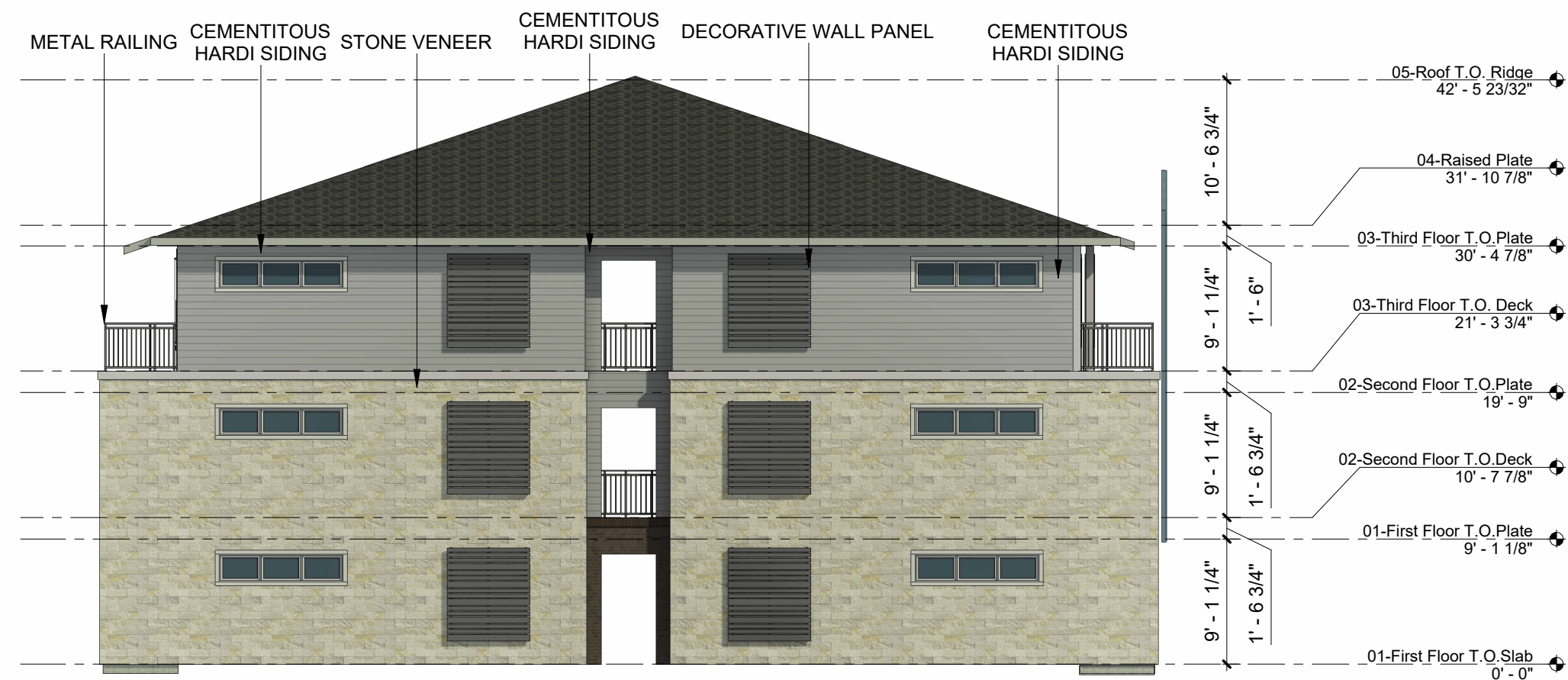
| REVISION |  |
|----------|--|
| A        |  |
| A        |  |
| A        |  |
| A        |  |
| A        |  |
| A        |  |
| A        |  |
| A        |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |
|          |  |



9/20/2021 1:55:32 PM



1 BLDG. #1 WEST ELEVATION  
3/32" = 1'-0"



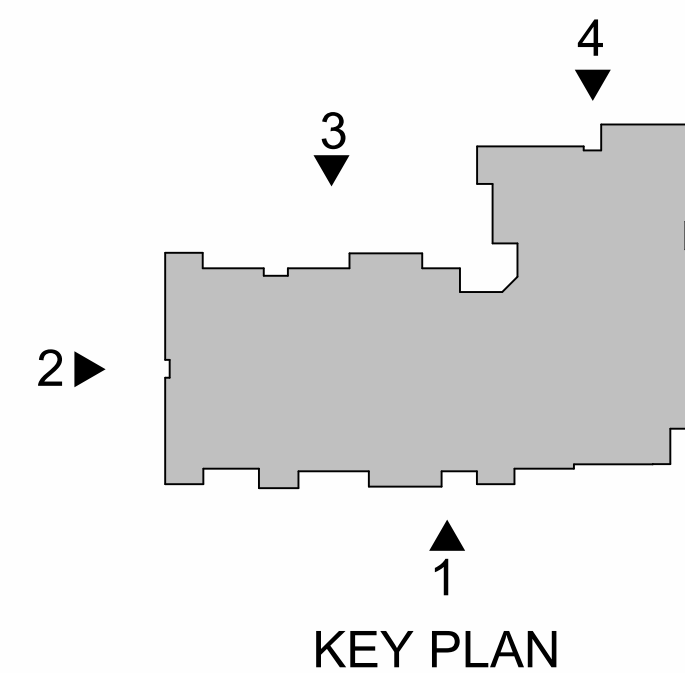
2 BLDG. #1 NORTH ELEVATION  
3/32" = 1'-0"



3 BLDG. #1 EAST ELEVATION  
3/32" = 1'-0"



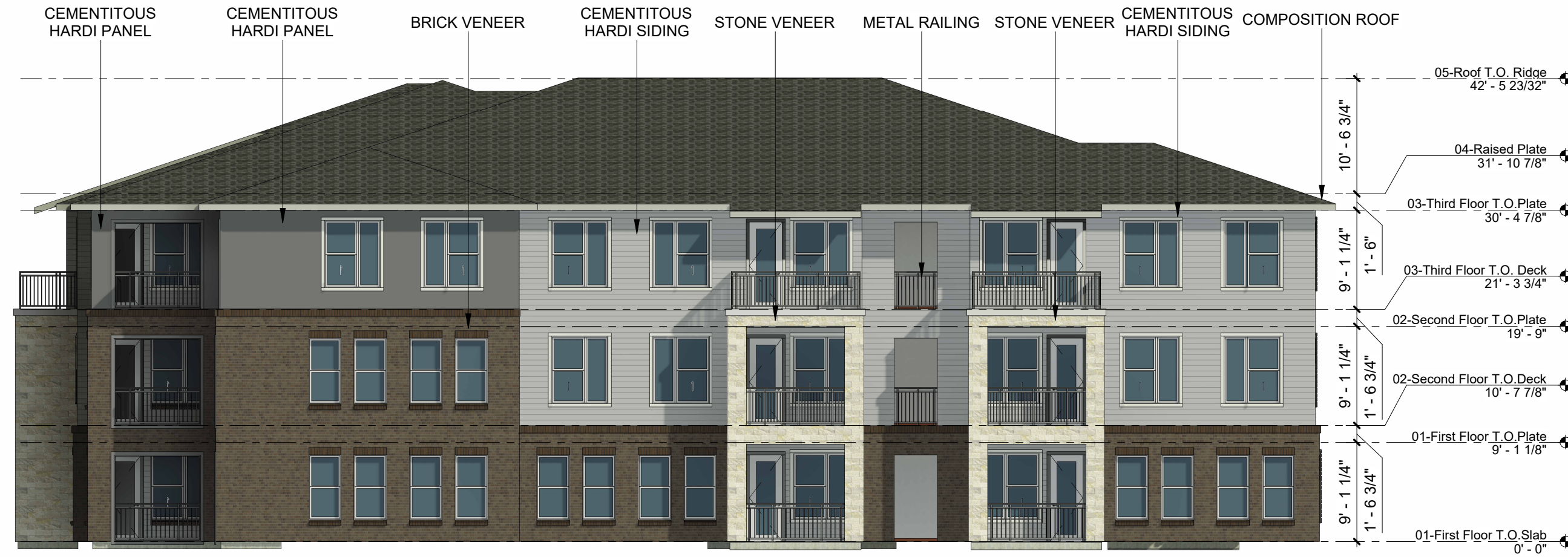
4 BLDG. #1 EAST END ELEVATION  
3/32" = 1'-0"



KEY PLAN



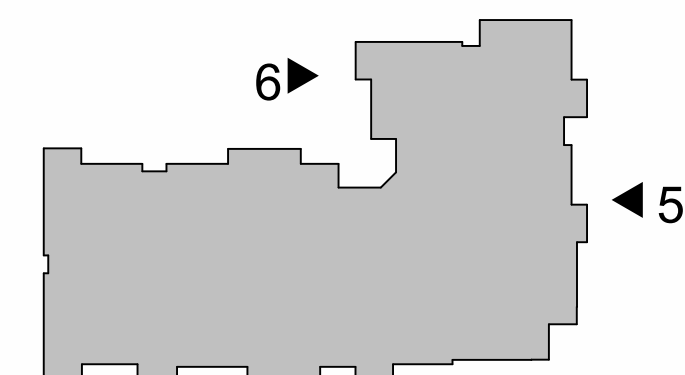
5/15/2025 1:57:56 PM



5 BLDG. #1 SOUTH ELEVATION  
3/32" = 1'-0"



6 BLDG. #1 NORTH CORNER ELEVATION  
3/32" = 1'-0"



KEY PLAN

EXHIBIT G - BUILDING 1 CONCEPTUAL ELEVATIONS

A5.02 EXTERIOR ELEVATIONS

BK INVESTMENTS  
JOSEPHINE, TEXAS

Architecture  
Planning  
Project Management

ARRIVE  
ARCHITECTURE GROUP

2344 Highway 121 • Suite 100 • Bedford, Texas 76021 • www.ArriveAG.com  
Ph 817.514.0584 • Fx 817.514.0694

REVISION

|                               |                        |
|-------------------------------|------------------------|
| DRAWN BY:<br>Author           | CHECKED BY:<br>Checker |
| ISSUED FOR:<br>ZONING         | SHEET NO.<br>A5.02     |
| SUBMITTAL DATE:<br>04/30/2025 | SCALE:<br>As Indicated |



5/7/2025 12:48:10 PM



1 BLDG. #2 NORTH ELEVATION  
3/32" = 1'-0"



2 BLDG. #2 SOUTH ELEVATION  
3/32" = 1'-0"



3 BLDG. #2 WEST ELEVATION  
3/32" = 1'-0"



4 BLDG. #2 EAST ELEVATION  
3/32" = 1'-0"

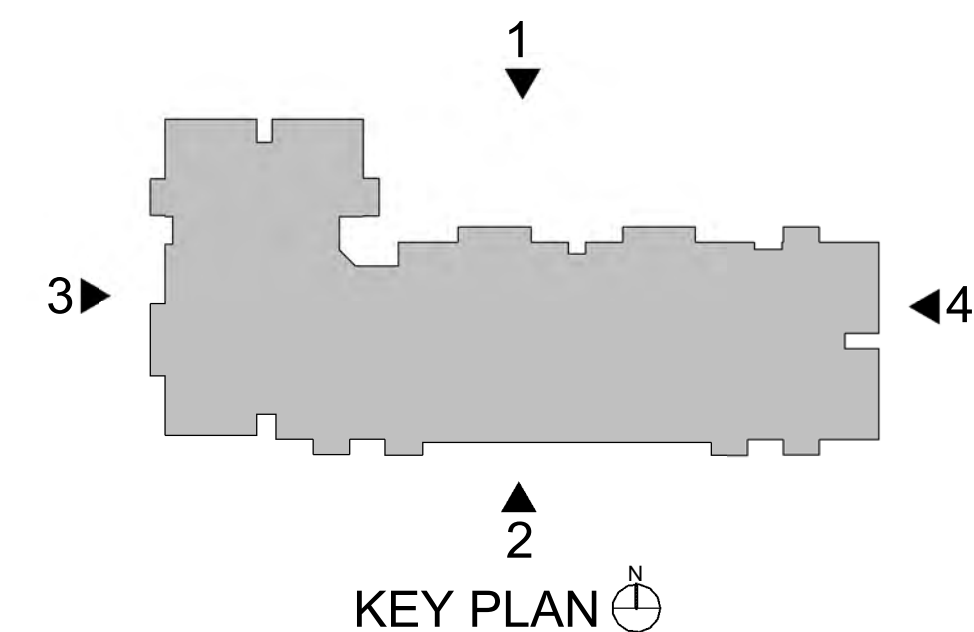


EXHIBIT G - BUILDING 2 CONCEPTUAL ELEVATIONS

BK INVESTMENTS  
JOSEPHINE, TX

ARRIVE  
Architecture  
Planning  
Project Management  
2344 Highway 121 · Suite 100 · Bedford, Texas 76021 · www.ArriveAG.com  
Ph 817/514.0584 · Fx 817/514.0694

REVISION

|                               |                        |
|-------------------------------|------------------------|
| DRAWN BY:<br>Author           | CHECKED BY:<br>Checker |
| ISSUED FOR:<br>ZONING         |                        |
| SUBMITTAL DATE:<br>04/30/2025 | SHEET NO.<br>A5.03     |
| SCALE:<br>As indicated        |                        |

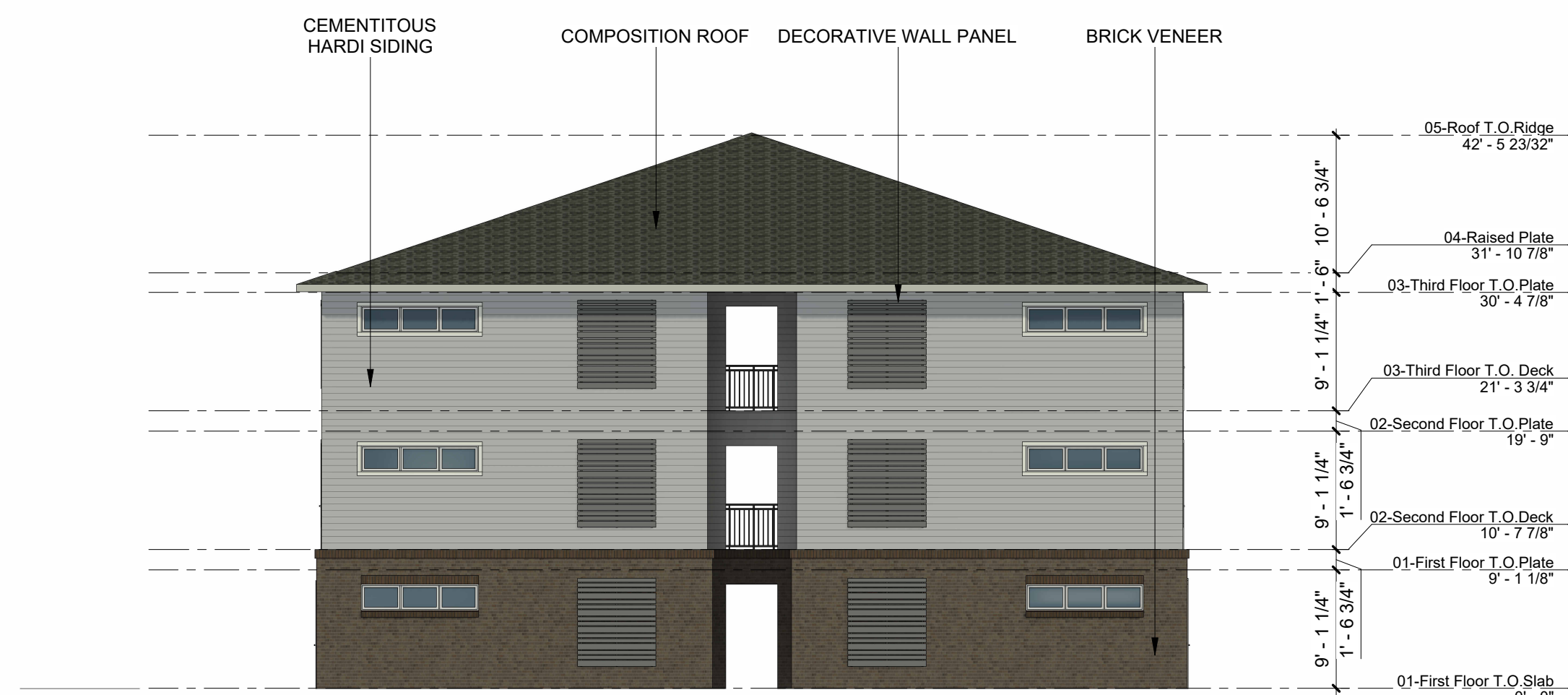
A5.03 BLDG 2 EXTERIOR ELEVATIONS



5/6/2025 5:21:56 PM



1 BLDG. #3 SOUTH ELEVATION  
3/32" = 1'-0"



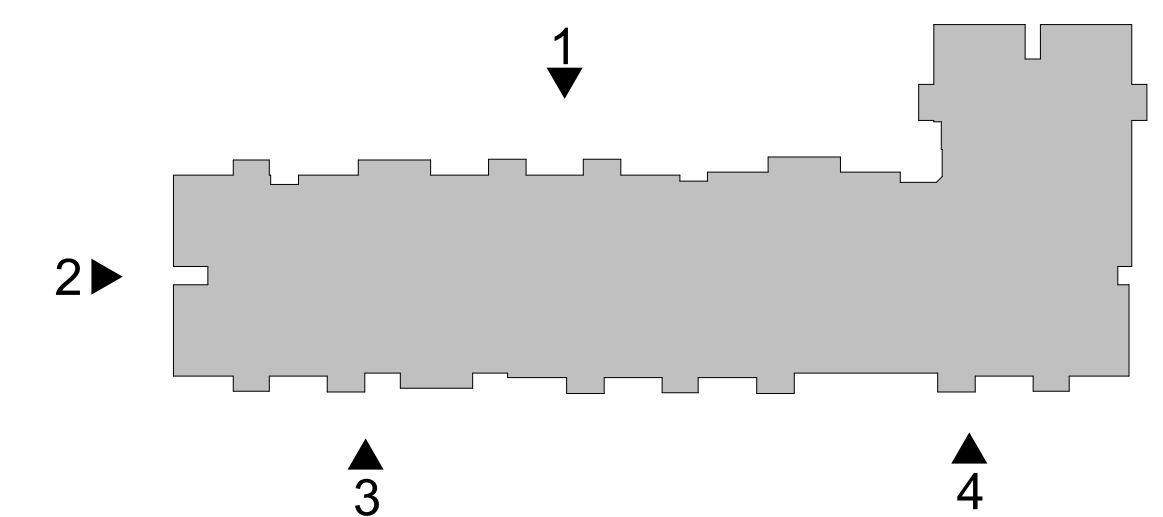
2 BLDG. #3 WEST ELEVATION  
3/32" = 1'-0"



3 BLDG. #3 NORTH ELEVATION  
3/32" = 1'-0"



4 BLDG. #3 NORTH ELEVATION CONT'D.  
3/32" = 1'-0"



KEY PLAN

EXHIBIT G - BUILDING 3 CONCEPTUAL ELEVATIONS

BK INVESTMENTS  
JOSEPHINE, TEXAS

ARRIVE  
ARCHITECTURE GROUP  
Architecture  
Planning  
Project Management  
2344 Highway 121 • Suite 100 • Bedford, Texas 76021 • www.ArriveAG.com  
Ph 817.514.0584 • Fx 817.514.0694

REVISION  
DRAWN BY: Author  
CHECKED BY: Checker  
ISSUED FOR: ZONING  
SUBMITTAL DATE: 04/30/2025  
SCALE: As Indicated  
SHEET NO.: A5.04

A5.04 EXTERIOR ELEVATION



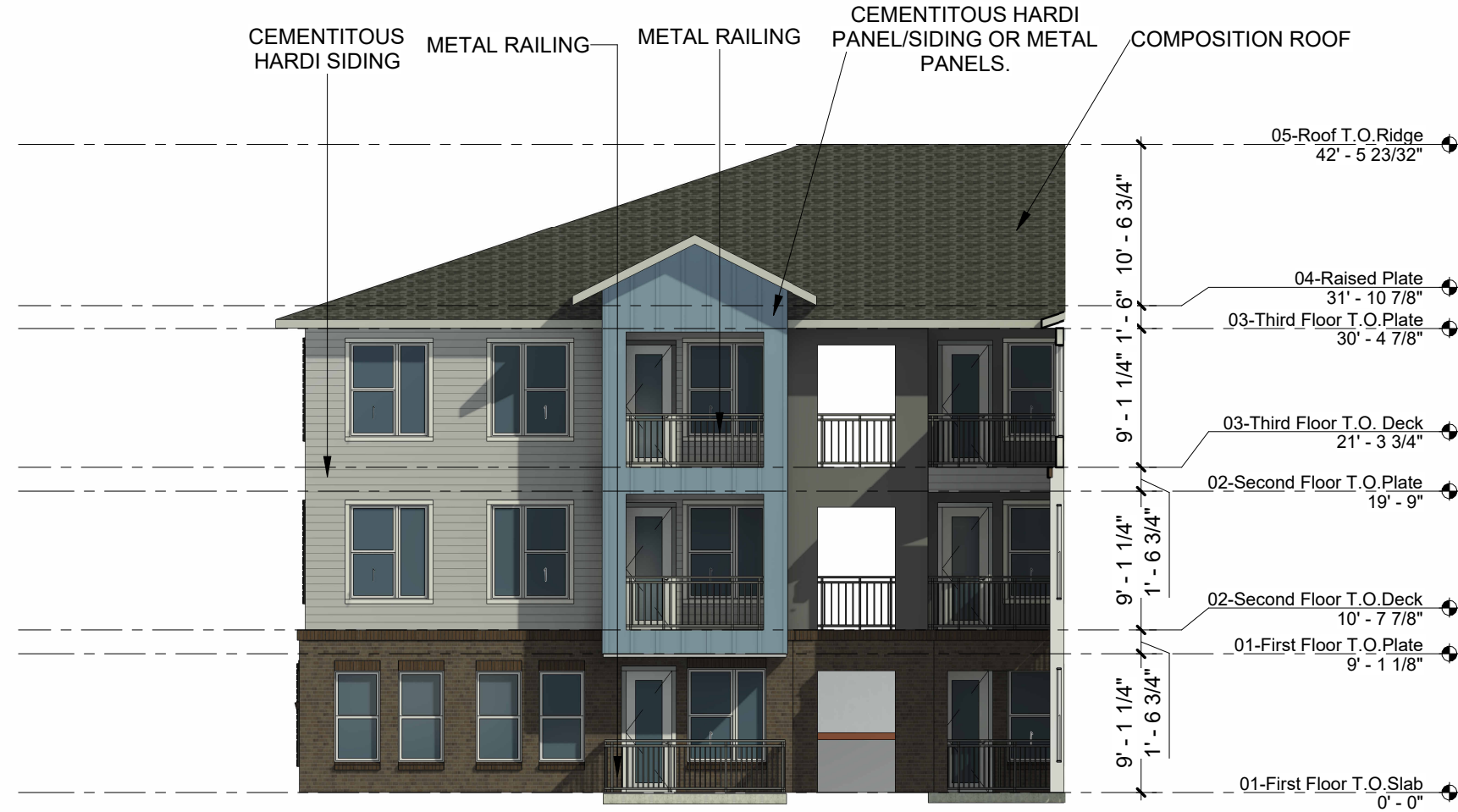
04/30/2025 5:22:34 PM



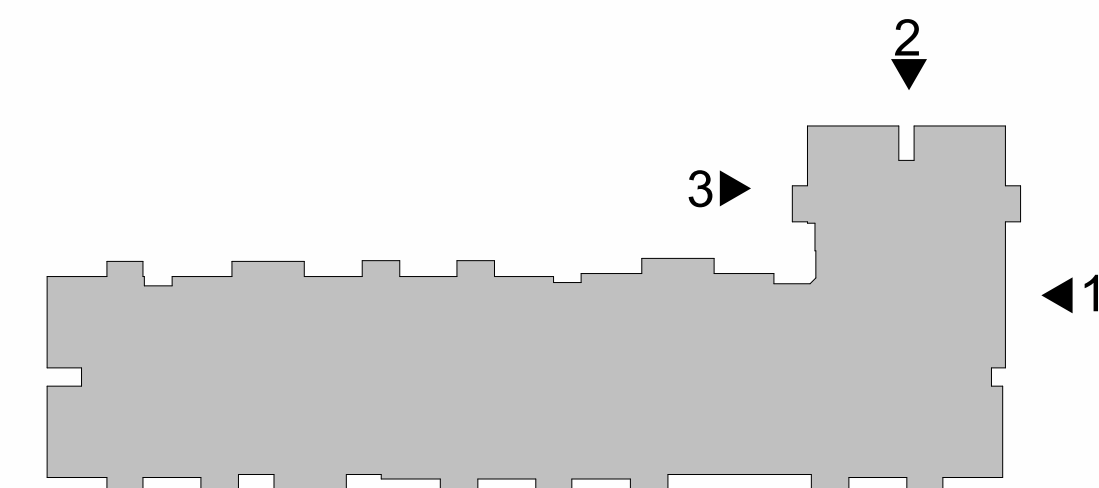
1 BLDG. #3 WEST ELEVATION  
3/32" = 1'-0"



2 BLDG. #3 SOUTH END ELEVATION  
3/32" = 1'-0"



3 BLDG. #3 EAST INSIDE CORNER ELEVATION  
3/32" = 1'-0"



KEY PLAN

EXHIBIT G - BUILDING 3 CONCEPTUAL ELEVATIONS

A5.05 EXTERIOR ELEVATION

BK INVESTMENTS  
JOSEPHINE, TEXAS

Architecture  
Planning  
Project Management

ARRIVE  
ARCHITECTURE GROUP

2344 Highway 121 • Suite 100 • Bedford, Texas 76021 • www.ArriveAG.com  
Ph 817.514.0584 • Fx 817.514.0694

|                               |                        |
|-------------------------------|------------------------|
| DRAWN BY:<br>Author           | CHECKED BY:<br>Checker |
| ISSUED FOR:<br>ZONING         |                        |
| SUBMITTAL DATE:<br>04/30/2025 | SHEET NO.<br>A5.05     |
| SCALE:<br>As Indicated        |                        |



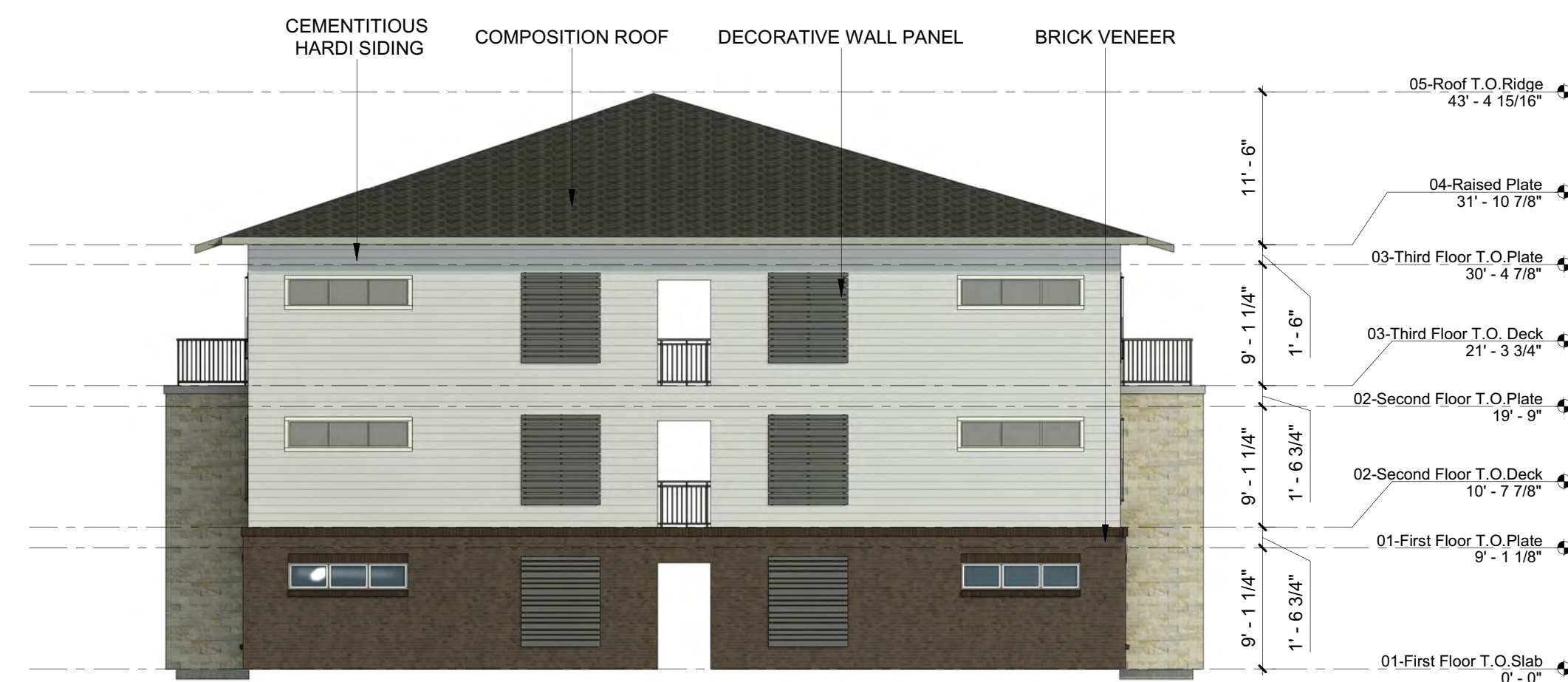
5/7/2025 12:28:43 PM



1 BLDG. #4 - NORTH ELEVATION  
3/32" = 1'-0"



2 BLDG. #4 - SOUTH ELEVATION  
3/32" = 1'-0"



3 BLDG. #4 - WEST ELEVATION  
3/32" = 1'-0"



4 BLDG. #4 - EAST ELEVATION  
3/32" = 1'-0"

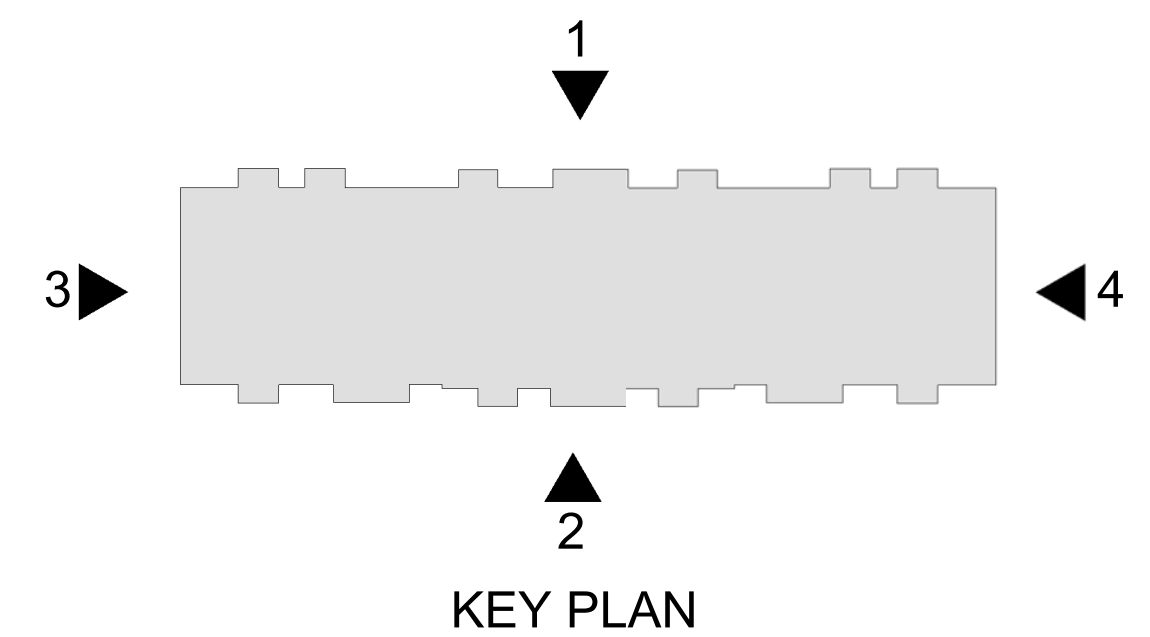


EXHIBIT G - BUILDING 4 CONCEPTUAL ELEVATIONS

BK INVESTMENTS  
JOSEPHINE, TEXAS

ARRIVE  
ARCHITECTURE GROUP  
Architecture  
Planning  
Project Management  
2344 Highway 121 · Suite 100 · Bedford, Texas 76021 · www.ArriveAG.com  
Ph 817.514.0584 · Fx 817.514.0694

REVISION  
DRAWN BY: Author  
CHECKED BY: Checker  
ISSUED FOR: ZONING  
SUBMITTAL DATE: 04/30/2025  
SCALE: As indicated  
SHEET NO. A5.06

A5.06 EXTERIOR ELEVATION



07/20/25 12:22:30 PM

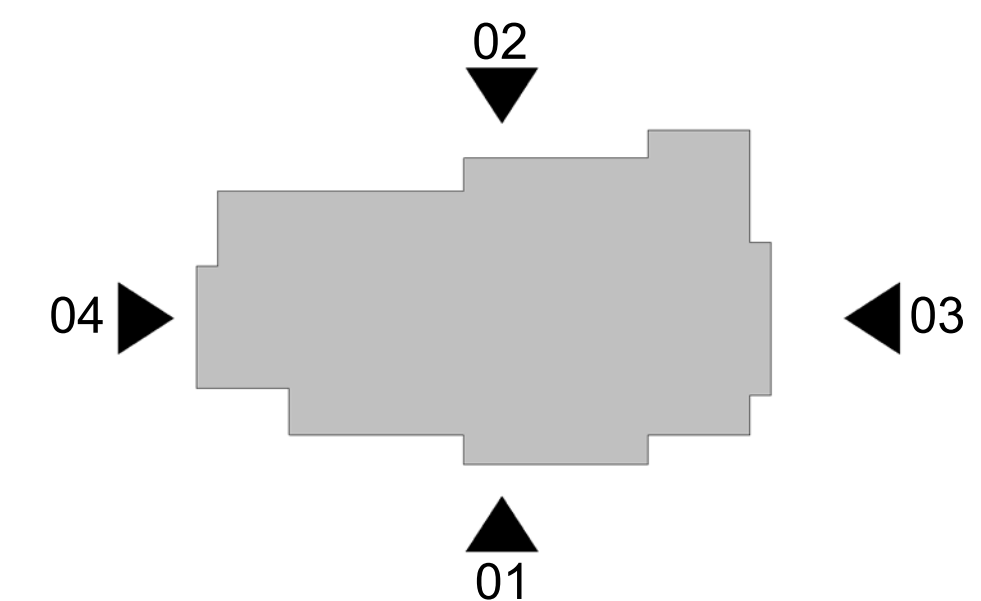
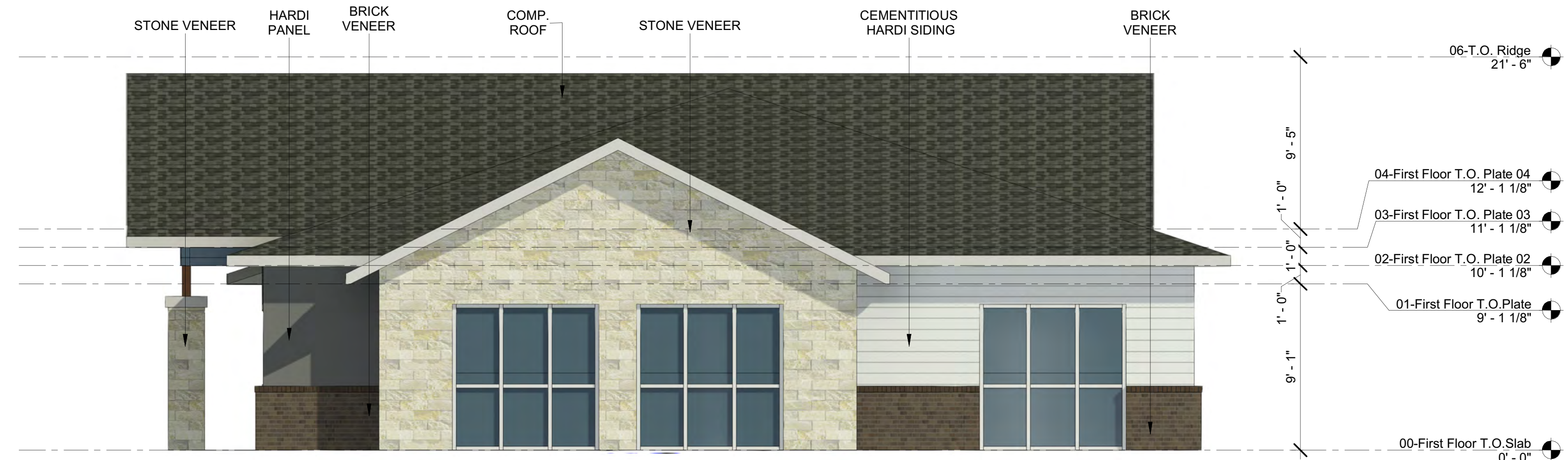


EXHIBIT G - CLUBHOUSE CONCEPTUAL ELEVATIONS