NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO STREET
TUESDAY AUGUST 2, 2016
5:30 P.M.

AGENDA

I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:

II. PLEDGE OF ALLEGIANCE:

III. CONSENT AGENDA:

IV. AGENDA:

A. Conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 1.374 acre tract of land from an C-1, Retail zoning district to a PD-Planned Development zoning district with base zoning designations of C-1, Retail zoning district and PRO, Preston Road Overlay . The property is situated in the Herrin Addition, Lot 1R, Block A and the J. Cahill Survey, Abstract No. 171 and is generally located north and east of Business 289, south of Cherry Wood Lane, and west of Preston Road, Celina, Texas. (Ace Hardware)

B. Consider and act upon a Site Plan for Celina Professional Village, approximately 4.00 acres, Lot 1, Block A of the Keller Williams Addition, containing one commercial lot, and generally located on the east side of Preston Road, north of CR 89 and south of E. Sunset Boulevard.

V. ADJOURNMENT:

"I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time:

Friday, July 29, 2016 at _____ a.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting."

_____ _____

Ben Rodriguez Date of Notice
City Planner
City of Celina, Texas

Celina City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

Planning & Development Services
City of Celina, Texas

Memorandum

To:	**The Celina Planning and Zoning Commission**
CC:	**Helen-Eve Liebman, Interim City Manager**
From:	Ben Rodriguez, Planner
Meeting Date:	August 2, 2016
Re:	Rezoning Request for Ace Hardware

Action Requested:
Conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 1.374 acre tract of land from an C-1, Retail zoning district to a PD-Planned Development zoning district with base zoning designations of C-1, Retail zoning district and PRO, Preston Road Overlay . The property is situated in the Herrin Addition, Lot 1R, Block A and the J. Cahill Survey, Abstract No. 171 and is generally located north and east of Business 289, south of Cherry Wood Lane, and west of Preston Road, Celina, Texas. (Ace Hardware)

Background Information:
Ace Hardware has a contract with the City to purchase the property on the condition that an Ace Hardware is built on site. Due to the unconventional configuration of the lot, the applicant has requested a Planned Development to ensure that the project is in conformance with the City's zoning regulations. Additionally, TXDOT has approved driveway connections to Preston Road and Business 289.

The Planned development varies from the standard City Code in the following aspects:

- Side yard buffer- The City's landscaping regulations require that a five foot landscape buffer be provided on the side yards of non-residential developments. Due to the shape of the lot and adjacency to the neighboring businesses, the applicant has requested that this requirement be removed so that their project may adequately fit on the site.
- Open storage- The City's base code requires that any open storage areas be screened by a masonry wall. The applicant has proposed a compromise in which the majority of the wall is comprised of masonry materials and the balance is comprised of a mesh material that is semi-transparent. This is a common way to screen "yard and garden" areas and staff supports the proposal.
- Parking- The City's parking standards require 1 space per 300 square feet for retail uses, the applicant has requested approval for 1 space per 275 square feet. Given the nature of Ace Hardware's business, staff feels that this will provide adequate parking for the store.

Public Notice:
A notice of the public hearings was published in *The Celina Record* on July 22, 2016. Notices of the public hearing have been sent to all owners of property, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. As of the printing of this packet, staff has received one letters in support of the proposed zoning

change on the condition that a driveway connection to Preston Road was provided and no letters in opposition.

Supporting Documents:

- Proposed Planned Development Regulations
- Zoning Exhibit
- Proposed elevations

Staff Recommendation:

Staff recommends approval of the rezoning request.

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 ext. 1023 or by email at Brodriguez@celina-tx.gov.

Exhibit D
Ace Hardware
Planned Development District

These development regulations are intended for a ±1.374 acre tract described in Plat (replat) S8198, Lot 1R, Block A, Herrin Addition, Collin County Plat Maps and within the Collin County School Land Survey, Abstract No. 167, City of Celina, Collin County, Texas. The property is generally located on the west side of SH 289 (Preston Road), extends to Oklahoma Drive and is approximately 1,500 feet north of the County Road 55 and 89 intersection of SH 289 Preston Road.

1. Purpose

The purpose of the proposed Planned Development District is to provide flexibility of the regulations in the City of Celina's C-1 Retail District within the Preston Road Overlay District. The proposed use is in compliance with the Comprehensive Plan dated April, 2013. The following are changes that are allowed within the PD without an amendment to this Planned Development:

2. General Regulations

All regulations for this PD District not redefined by this document shall conform to the regulations set forth in the City of Celina Zoning Ordinance, C-1, Retail including the Preston Road Overlay District.

Any significant changes to the land uses as depicted on the Concept Plan (Exhibit B) shall require approval by the City of Celina Planning and Zoning Commission as well as the City of Celina City Council through a Planned Development/Zoning amendment. Any minor changes to the Conceptual Site Plan regarding building locations and individual uses within the PD are allowed by staff approval, so long as the general character within the base zoning district in the PD is maintained and the general location of the land uses remains as shown in *Exhibit B*.

3. Planned Development Regulations

(A) **Landscape Setback** – A 5' perimeter landscape set back is not a requirement for conditions in which a shared, previously platted, fire lane and access easement is located adjacent to a lot line common to two tracts that depend on the use of the shared fire lane and access easement.

(B) **Open Storage** Open storage will be allowed within the Garden Center as shown on Exhibit B. The Garden Center - Open Storage area will be enclosed with a 10-foot-high screening wall that will be a combination of 3 foot masonry base and wrought iron fence covered with mesh screening as shown on Exhibit C. All other uses shall be in accordance with City standards.

(C) **Parking Spaces** Parking for the retail store shown on *Exhibit B* shall be at a rate of 1 parking space per 275 square feet of gross floor area. All other uses shall be in accordance with City standards, refer to article 14.05, Division 2.

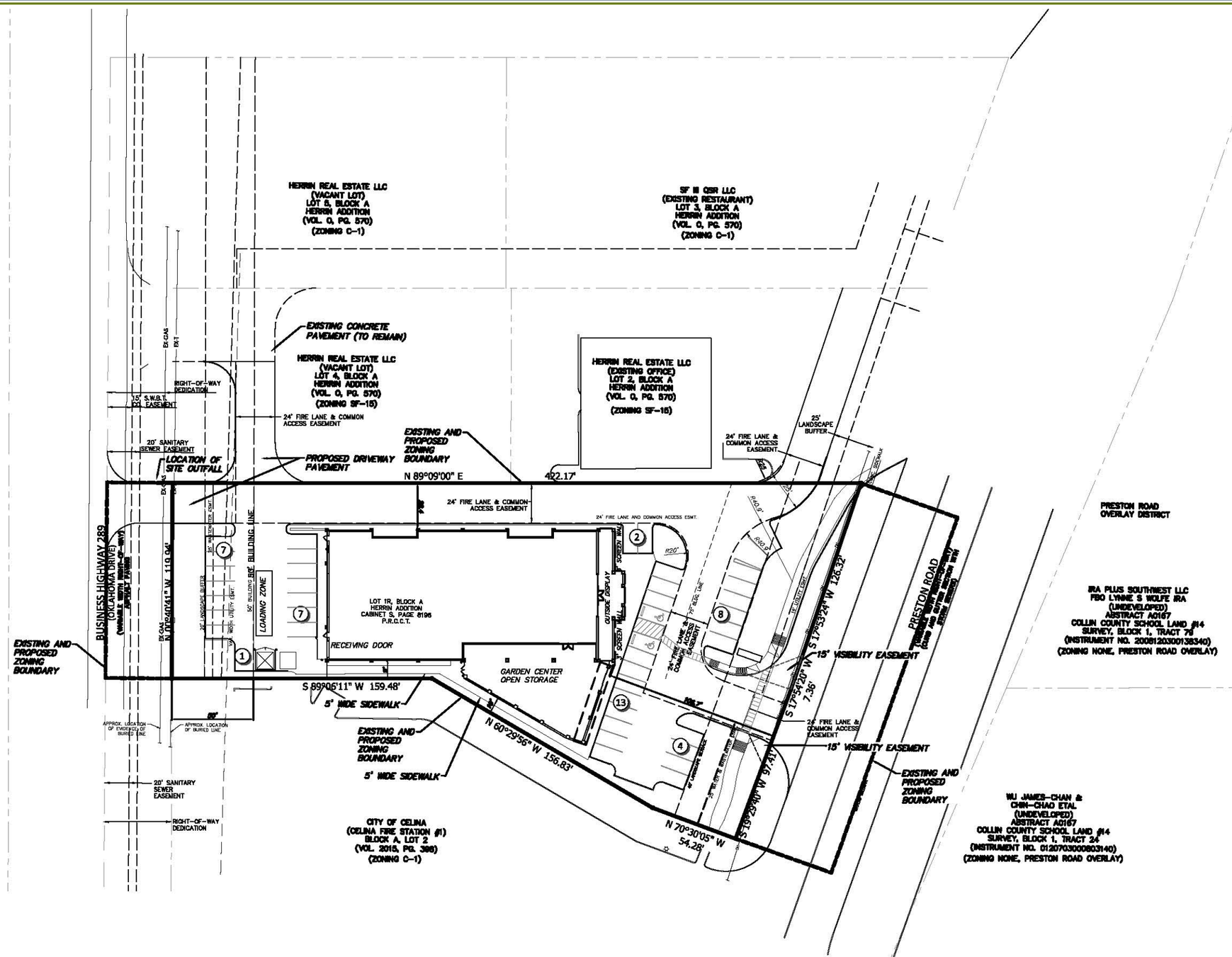
(D) **Outside Display** Permanent outside display areas shall be located and limited to the front sidewalk that is covered by the front façade and canopy roof as shown on *Exhibit B.* This area will be partially screened with a 36 inch masonry wall across the front edge of the façade and canopy with the exception of the entry area.

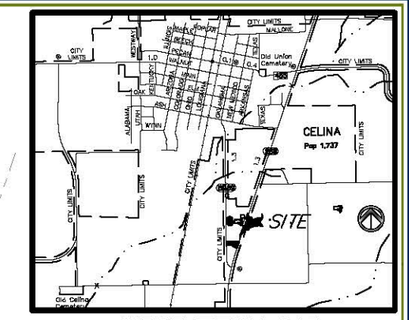
a. Merchandise displays will be limited to 50% of the space and will be maintained in a neat, orderly manner clean and litter free.

b. Outside display areas shall not pose a safety or visibility hazard nor impede pedestrian circulation in and out of the building.

c. All other uses shall be in accordance with City standards for Outdoor Activities and Uses.

(E) **Exterior Wall Signing** The building faces and will have driveway entrances from both Preston Road and Oklahoma Drive and will be allowed a wall sign on both the East and West Elevations. Additionally, due to the angle of Preston Road to the building the Southeast facing Gable will have prime visibility to North bound traffic and will be allowed a third wall sign. The elevations with signing are noted within Exhibit C. All other requirements of sign sizing and wall location placement will follow the application and approval process as defined in City Building Regulations, Article 3.07 Signs.





VICINITY MAP

NOT TO SCALE

AREA CALCULATIONS		
TOTAL LOT AREA	59836	SF
IMPERVIOUS AREA	45433	SF
PERVIOUS AREA	12439	SF
BUILDING AREA	12326	SF
AREA UNDER ROOF	14770	SF
FLOOR AREA RATIO	0.206	

WEIGHTED "C" FACTOR 0.76

PARKING SUMMARY		
PARKING PROVIDED	40	SPACES
HANDICAP PROVIDED	2	SPACES
TOTAL	42	SPACES

NOTES:

1. *NO 100-YR FLOOD PLAIN IS LOCATED ON THIS PROPERTY.*
2. *NO PROPOSED PUBLIC THOROUGHFARES WILL BE LOCATED ON THIS PROPERTY.*

LEGEND:

- *FOUND PC*
- *DUMPSTER*
- *TXDOT MONUMENT*

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:
RANDALL E. SIEMON
P.E.# 73607
06-23-2016

SCALE: 1"= 30 ft.

EXHIBIT B

1.374 ACRES
LOT 1R, BLOCK A
HERRIN ADDITION
COLLIN COUNTY SCHOOL
LAND ABST. #167
COLLIN COUNTY, TEXAS
CONCEPT PLAN
for

CELINA ACE HARDWARE

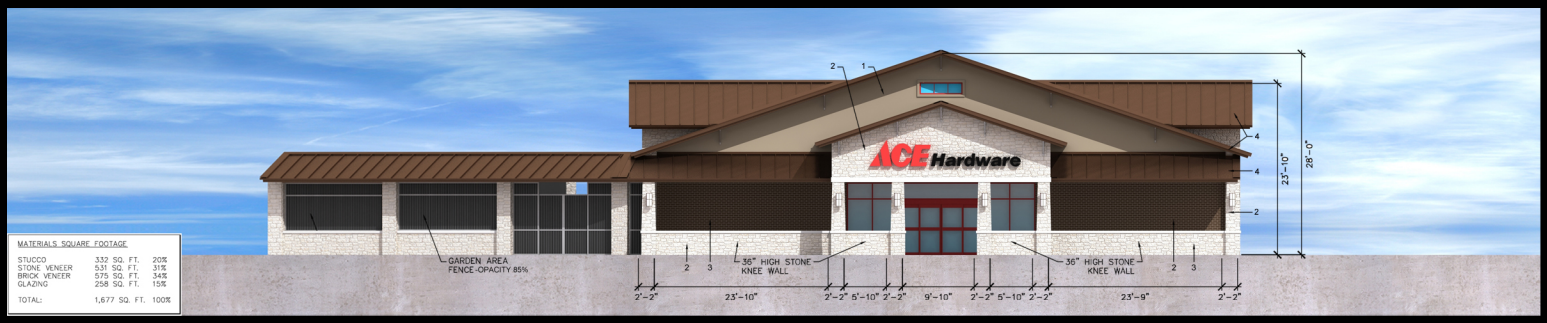
JUNE 23, 2016

OWNER:
CITY OF CELINA
142 N. OHIO
CELINA, TEXAS 75009

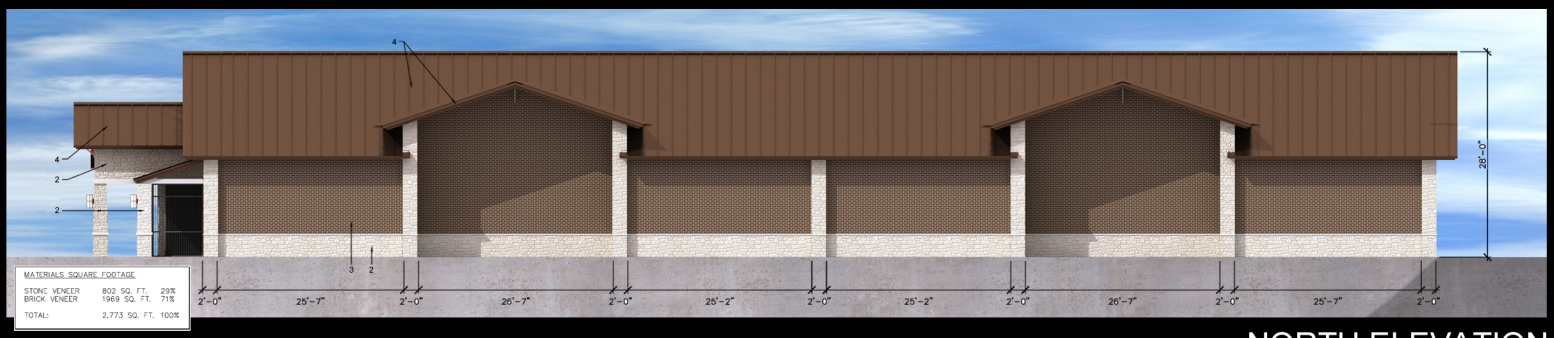
APPLICANT:
DK MEYER PROPERTY LLC
7005 PETERS PATH
COLLEYVILLE, TEXAS 76034
PHONE: (817) 851-3502
CONTACT: DANIEL MEYER

SURVEYOR:
DUNAWAY ASSOCIATES L.P.
170 N. PRESTON RD, STE. 10
PROSPER, TEXAS 75078
PHONE: (469) 481-6747
FAX:(817) 335-7437
CONTACT: RANDALL SIEMON, P.E.

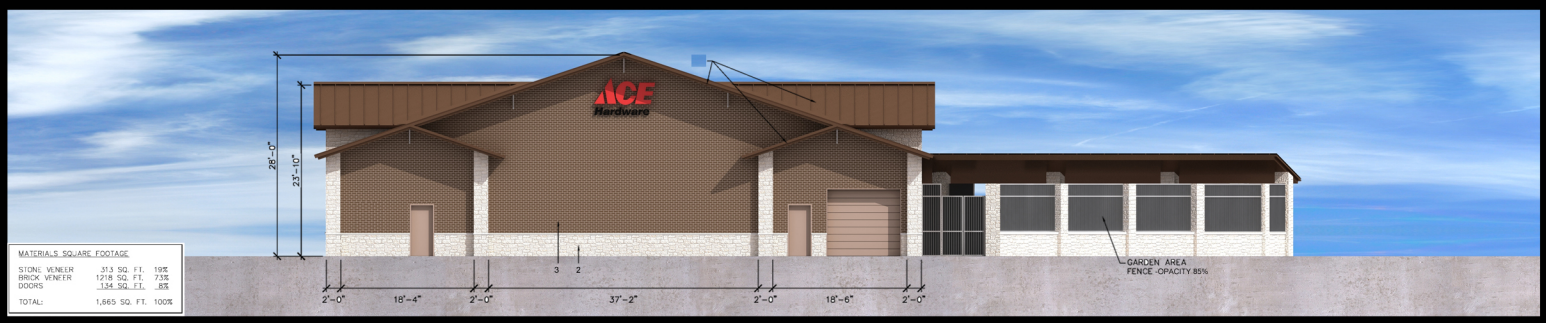
DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(TX REG. F-1114)



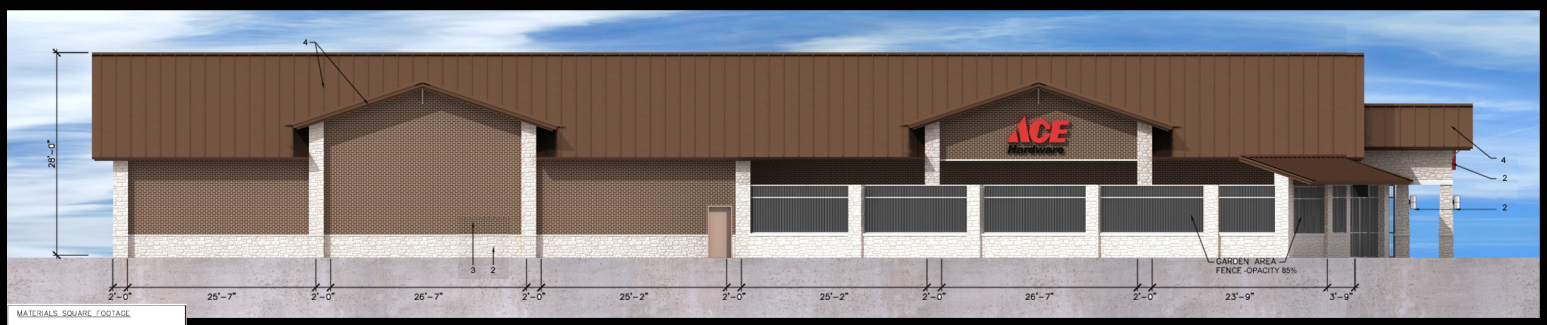
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

ACE Hardware

1371 S. Preston Rd, Celina, TX 75009
Lot 1R, Block A Herrin Addition
Collin County School Land Survey
Abstract No. 167, Collin County, TX 1.374 acres

FJLC ARCHITECTS

OVERALL MATERIALS SQUARE FOOTAGE

STUCCO	332 SQ. FT.	3%
STONE VENEER	2,233 SQ. FT.	25%
BRICK VENEER	5,952 SQ. FT.	67%
GLAZING	258 SQ. FT.	3%
DOORS	134 SQ. FT.	2%
TOTAL:	8,909 SQ. FT.	100%

PRESTON ROAD OVERLAY
ENTRY FEATURES:

CANOPIES
OVERHANGS
PROJECTIONS
PEAKED ROOF FORM
VISIBLE DETAILS

CORBET DESIGN + BUILD

EXHIBIT C

Planning & Development Services
City of Celina, Texas

Memorandum

To:	**The Celina Planning and Zoning Commission**
CC:	Helen-Eve Liebman, AICP, Interim City Manager
From:	Brooks Wilson, AICP, Senior Planner
Meeting Date:	August 2, 2016
Re:	Celina Professional Village Site Plan

Action Requested:
Consider and act upon a Site Plan for Celina Professional Village, approximately 4.00 acres, Lot 1, Block A of the Keller Williams Addition, containing one commercial lot, and generally located on the east side of Preston Road, north of CR 89 and south of E. Sunset Boulevard.

Background Information:
Site plans are generally approved at the staff level once they meet all the requirements of the Zoning Ordinance and any applicable district or overlay zone. When a site plan has an issue that does not conform to the regulations in the Zoning Ordinance and other applicable ordinances, it is permissible for staff to bring that issue to the attention and consideration by the Planning and Zoning Commission. It is within their discretion to determine if there are mitigating factors that would allow minor deviations from the strict interpretation of the Code.

In this case, the natural slope of the property east of Preston Road is greater than is typically seen. The access drive must be constructed with an incline of less than ten percent (10%) per Fire Code. However, the access drive may be "cut into" the natural slope to achieve the required grade. Due to the topography of the site, the required cross access to future commercial development to the north and south of the subject property cannot meet the specific requirements in the Preston Road Overlay, Section 14.03.009(k)(2), which reads as follows:

> (2) Shared driveways/access. Developments shall incorporate a 24-foot wide shared access drive (via platted or properly recorded easements) through neighboring property(s), such that each lot or development site has at least two points of access to public roads. The required shared access drive shall be located adjacent to the required landscape buffer, and/or adjacent to the first bay of parking. (Ordinance 2014-20, sec. 3.03, adopted 5/13/14)

Because of the grade issue, the applicant is proposing the cross access farther east on the site, where the topography does not pose a safety problem for the construction of the access drives. The bump outs for the future access shall be constructed as part of Phase 2. Staff is in agreement with this proposal.

In all other respects, the site plan meets the Code requirements.

Public Notice:
N/A

Supporting Documents:

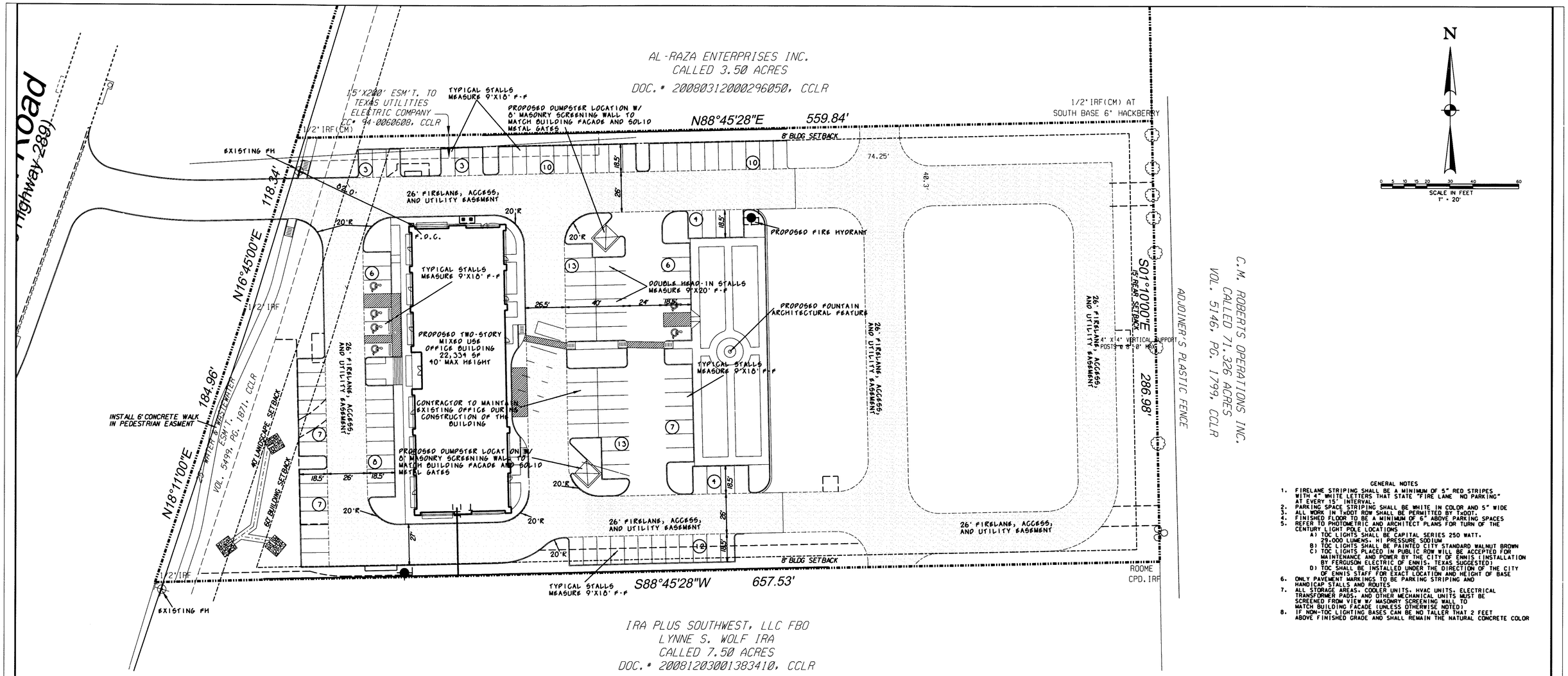
- Site Plan
- Landscape Plan
- Elevations
- Site Photographs

Legal Review:

N/A

Staff Recommendation:

Staff recommends approval of the Site Plan.

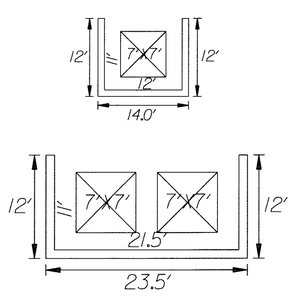


N

SCALE IN FEET
1" = 20'

GENERAL NOTES

1. FIRELANE STRIPING SHALL BE A MINIMUM OF 5" RED STRIPES WITH 4" WHITE LETTERS THAT STATE "FIRE LANE NO PARKING" AT EVERY 15' INTERVAL.
2. PARKING SPACE STRIPING SHALL BE WHITE IN COLOR AND 5" WIDE
3. ALL WORK IN TxDOT ROW SHALL BE PERMITTED BY TxDOT.
4. FINISHED FLOOR TO BE A MINIMUM OF 6" ABOVE PARKING SPACES
5. REFER TO PHOTOMETRIC AND ARCHITECT PLANS FOR TURN OF THE CENTURY LIGHT POLE LOCATIONS
   A) TOC LIGHTS SHALL BE CAPITAL SERIES 250 WATT. 29,000 LUMENS. HI PRESSURE SODIUM
   B) TOC LIGHTS SHALL BE PAINTED CITY STANDARD WALNUT BROWN
   C) TOC LIGHTS PLACED IN PUBLIC ROW WILL BE ACCEPTED FOR MAINTENANCE AND POWER BY THE CITY OF ENNIS (INSTALLATION BY FERGUSON ELECTRIC OF ENNIS, TEXAS SUGGESTED)
   D) TOC SHALL BE INSTALLED UNDER THE DIRECTION OF THE CITY OF ENNIS STAFF FOR EXACT LOCATION AND HEIGHT OF BASE
6. ONLY PAVEMENT MARKINGS TO BE PARKING STRIPING AND HANDICAP STALLS AND ROUTES
7. ALL STORAGE AREAS, COOLER UNITS, HVAC UNITS, ELECTRICAL TRANSFORMER PADS, AND OTHER MECHANICAL UNITS MUST BE SCREENED FROM VIEW W/ MASONRY SCREENING WALL TO MATCH BUILDING FACADE (UNLESS OTHERWISE NOTED)
8. IF NON-TOC LIGHTING BASES CAN BE NO TALLER THAT 2 FEET ABOVE FINISHED GRADE AND SHALL REMAIN THE NATURAL CONCRETE COLOR



TYPICAL DUMPSTER DETAIL

CASE NAME:_____
CASE NUMBER:_____
LOCATION:_____

MAYOR SECRETARY

DATE:_____
PLANNING AND ZONING COMMISSION

CHAIRPERSON

DATE:_____
SHEET_____OF_____

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES

CITY OF CELINA
DEPARTMENT OF DEVELOPMENT SERVICES

SITE DATA SUMMARY - LOT 1, BLOCK 1 - KELLER WILLIAMS ADDITION

1. EXISTING ZONING: R/O - RETAIL OFFICE
2. PROPOSED ZONING: SAME
3. PROPOSED USE: REALTOR / GENERAL / MEDICAL OFFICE
4. PROPERTY AREA: 174,240 SF - 4.0 ACRES
5. AREA OF BUILDINGS: 11,107 SF - FIRST FLOOR
   11,227 SF - SECOND FLOOR
   22,334 SF - TOTAL
   (50% MEDICAL - 50% PROFESSIONAL)
6. BUILDING HEIGHT: TWO STORY
   38' MAX BUILDING HEIGHT
7. LOT COVERAGE: 6.44%
   F.A.R. = .1311
8. PARKING REQUIRED: MED - 1 SPACE/200 SF = 56 SPACES
   PRO - 1 SPACE/300 SF = 38 SPACES
   TOTAL REQUIRED = 94 SPACES
9. PARKING PROVIDED: 107 SPACES + 6 ACCESSIBLE = 113 SPACES
10. TOTAL IMPERVIOUS AREA: 72,045 SF (PHASE I)

STATE OF TEXAS
RANDALL T. HELMBERGER
92572
LICENSED
PROFESSIONAL ENGINEER
7/11/16

CONTRACTOR:
MCG CONSTRUCTIONS, INC.
275 W. PRINCETON DRIVE, SUITE 104
PRINCETON, TEXAS 75070
MARVIN CATHRIGHT
(214) 537-4194

ARCHITECT:
PATRICK AHEARNE ARCHITECTS
814 WIND ELM DRIVE
ALLEN, TEXAS 75002
PATRICK AHEARNE
(972) 359-0053

ENGINEER:
HELMBERGER ASSOCIATES, INC.
1525 BOZMAN ROAD
WYLIE, TEXAS 75098
RANDALL T. HELMBERGER, PE
(972) 442-7459

SITE PLAN

KELLER WILLIAMS MIXED USED BUILIDING

LOT 1, BLOCK A - KELLER WILLAIMS ADDITION

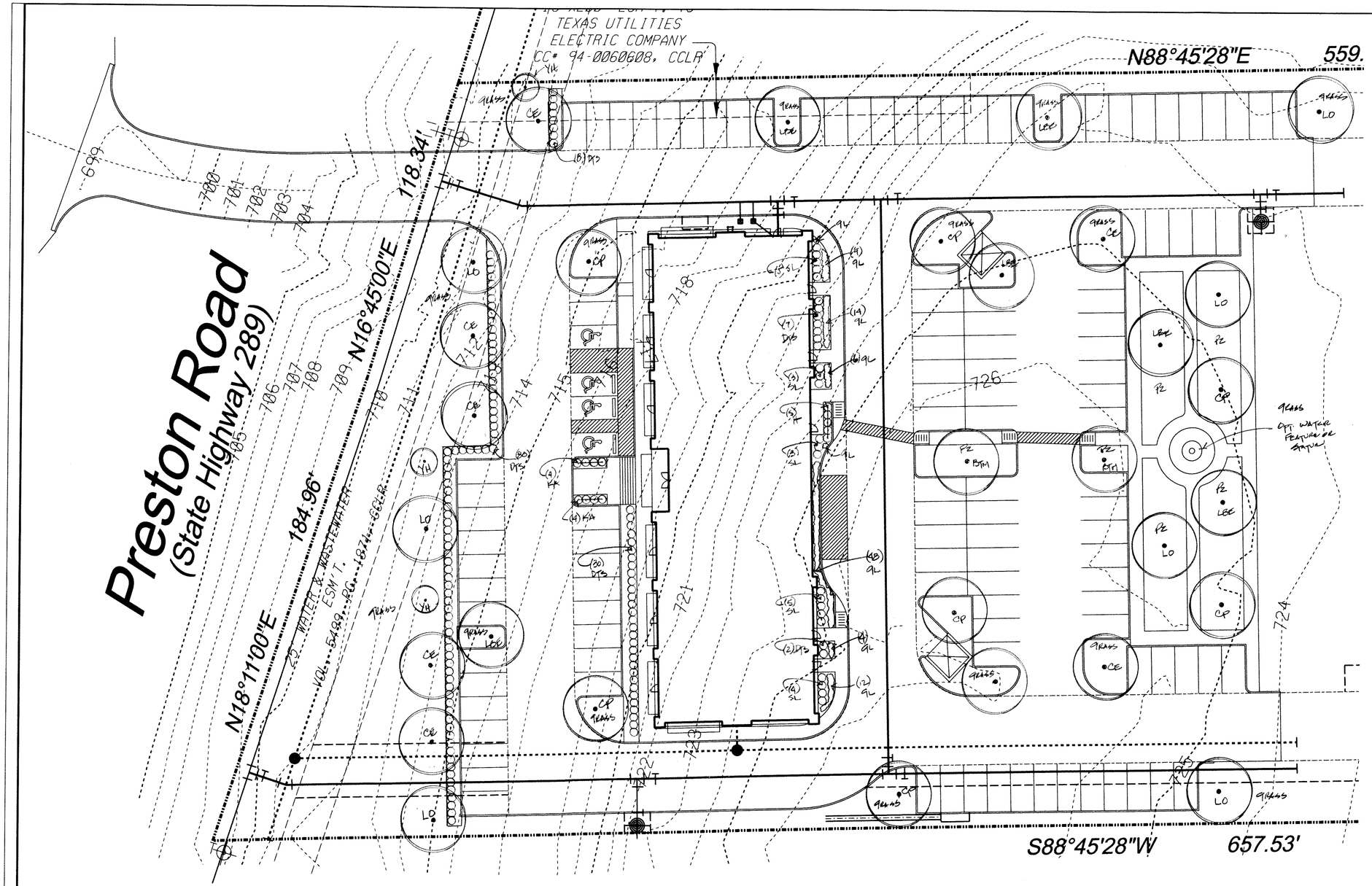
CELINA, TEXAS

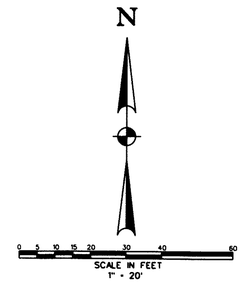
TPBE REGISTRATION NO. F-000756

HELMBERGER ASSOCIATES, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS
1525 BOZMAN ROAD, WYLIE TEXAS 75098 (972) 442-7459

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	APRIL 2015	1"=30'	SPLAN	0511	C1

..\1511 - MCG Celina\SPLAN.DGN 7/11/2016 8:15:45 AM





CASE NAME:
CASE NUMBER:
LOCATION:

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: OF

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

CITY OF CELINA
DEPARTMENT OF DEVELOPMENT SERVICES

LANDSCAPE NOTES:

All areas disturbed due to construction excavation/grading will be grassed as prescribed below. Areas with steep slopes and in drainage flows will be solid sod Bermuda.

All grass areas are to be hydromulched Bermuda (2# per 1000 sq.ft.) for warm season application or hydromulched mixture of rye grass (5# per 1000 sq.ft.) and hulled Bermuda (1# per 1000 sq.ft.) for cool season application. ***The Contractor shall verify water restrictions with the City of Celina at time of planting. Should water restrictions not allow hydromulch, hydroseeding, or sprigging (Stage 3 and Stage 4 water restrictions), an approved alternative for grassing shall be installed.***

Grass and bed areas are to be separated by 14 gauge metal edging.

Contractor to verify plant material quantities and notify owner of any conflicts.

Bed preparation shall consist of incorporating one 4 cubic foot bale of spagnum peat moss and one 3 cubic foot bag of landscapers mix per 75 sq. ft. into the top six inches of existing soil.

All landscape areas shall be watered by a fully automatic irrigation system meeting the minimum standards of the American Society of Irrigation Consultants, and the current building code(s) for the City of Celina.

All plant material shall meet American Nursery Standards for height and width in each container size. With the exception of ground cover/color beds, all plant material shall be mulched with 2" of cedar mulch (minimum).

Trees shall have a root ball of a minimum of 10 inches of diameter for each inch of caliper.

Contractor shall be responsible for locating all utilities and obtaining permits as required by City.

The property owner, his successors, assigns or a designated Homeowners Association (H.O.A.) agrees to: 1) maintain all common areas and buffer yards, 2) keep all required landscaped areas maintained in a weed free, trash free condition, 3) is responsible for maintaining an irrigation system to ensure proper operation and coverage. Any plant materials that die in transition, for any reason, shall be replaced within 90 days.

SITE CALCULATIONS:

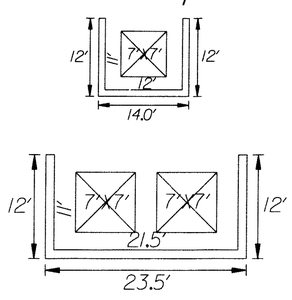
Preston Road Overlay

Front Yard Landscape Buffer: 275.3 l.f. (40' wide, 1 – 3" large tree/40 l.f., 1 small tree /5000s.f., 16 – 3 gal. shrubs/50 l.f.)

Large Trees Required: (275.3/40=6.8)	7
Provided:	7
Small Trees Required: (275.3x40=11012/5000=2.2)	3
Provided:	3
Shrubs Required: (275.3/50=5.5x16=88)	88
Provided:	88

Interior Landscape: (10% of gross parking area)(10% of 56321) (No tree further than 50' from center of large tree)

Trees Required (1-3"caliper shade tree /400 s.f. req. ls) (5632/400=14)	14
Trees Provided	24



TYPICAL DUMPSTER DETAIL

PLANT #	PLANT NAME	SIZE	SPACING	HEIGHT*	QUANTITY
DTS	Dwarf Texas Sage (Leucophyllum Frutescens Compacta)	3 gal	36"	20"	127
H	Hypericum (Hypericum x moserianum'Tricolor')	3 gal	36"	14"	5
KA	Kaleidoscope Abelia (Abelia grandiflora 'kaleidoscope')	3 gal	36"	10"	8
SL	Sunshine Ligustrum (Ligustrum sinense 'sunshine')	3 gal	36"	20"	20
GL	Giant Liriope (Liriope gigantia)	3 gal	16"	12"	95
YH	Yaupon Holly (Ilex vomitoria)	30 gal	A/I	6-8'	3
LBE	Lacebark Elm (Ulmus parvifolia)	3" cal	A/I	10'	6
CP	Chinese Pistachio (Pistachia chinensis)	3" cal	A/I	10'	7
LO	Live Oak (Quercus virginiana)	3" cal	A/I	10'	7
CE	Cedar Elm (Ulmus crassifolia)	3" cal	A/I	10'	7
BTM	Bigtooth Maple (Acer grandidentatum)	3" cal	A/I	10'	2
PZ	Palisades Zoysia Grass	sq. ft			4500
Grass	Common Bermuda or 419 Bermuda				

* Height at time of planting

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ENGINEER:
HELMBERGER ASSOCIATES, INC.
1525 BOZMAN ROAD
WYLIE, TEXAS 75098
RANDALL T. HELMBERGER, PE
(972) 442-7459

LANDSCAPE PLAN

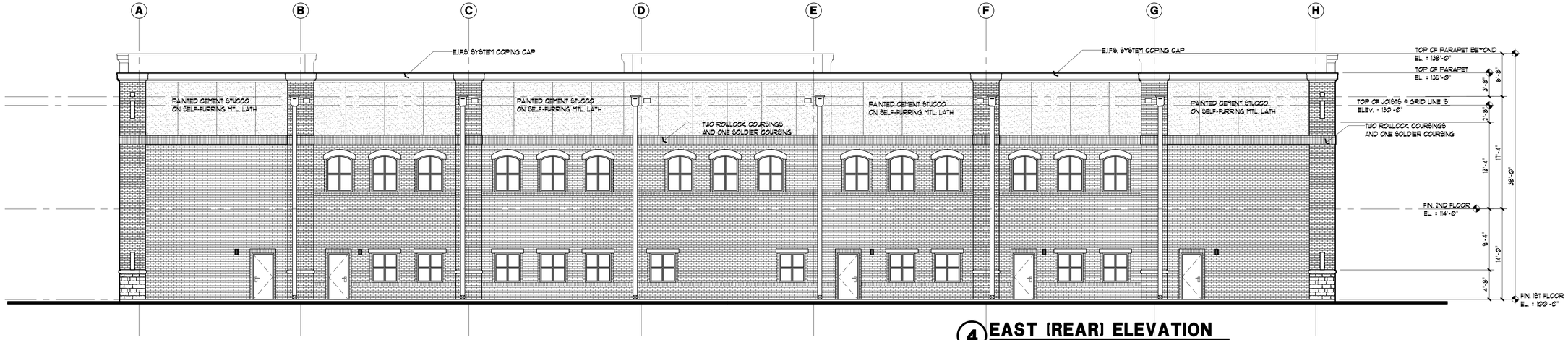
KELLER WILLIAMS MIXED USED BUILIDING

LOT 1, BLOCK A - KELLER WILLAIMS ADDITION

CELINA, TEXAS

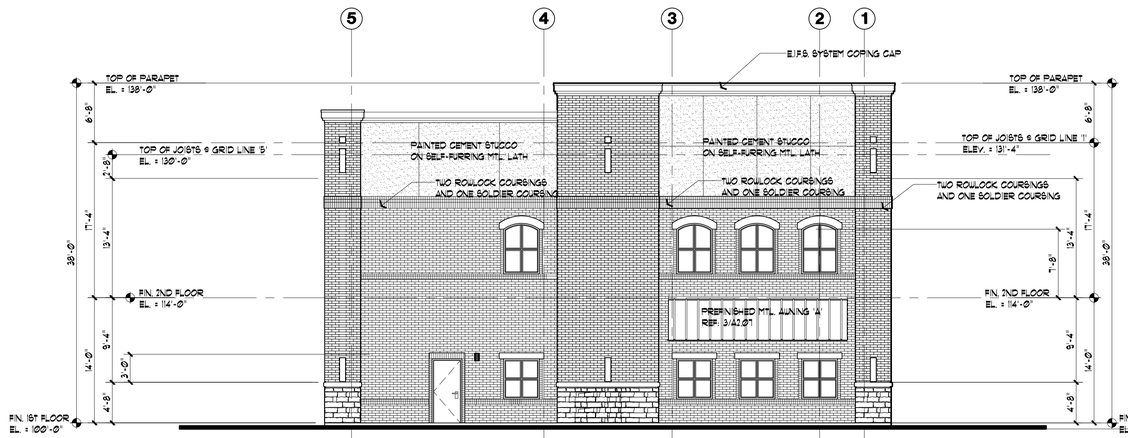
SHARP LANDSCAPES
1129 HUNTINGTON DRIVE : RICHARDSON, TEXAS 75080
BILL SHARP - 972-970-6172

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	APRIL 2015	1"=20'	SPLAN	1511	L1



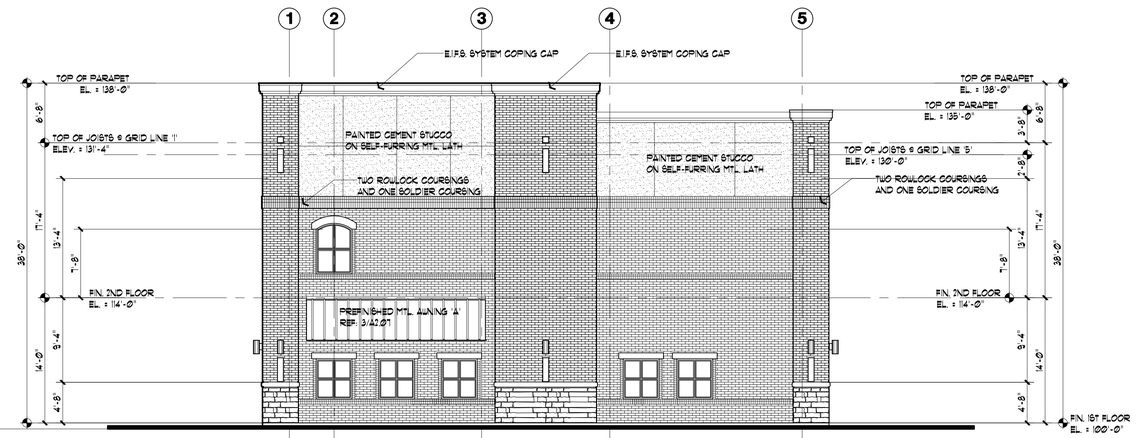
4 EAST (REAR) ELEVATION

SCALE: 1/8" = 1'-0" EXT-ELØ1.DWG



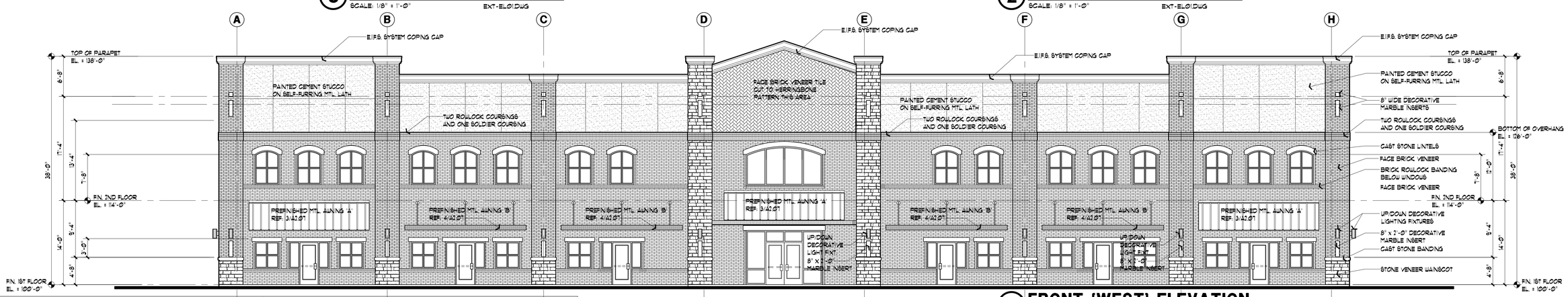
3 NORTH ELEVATION

SCALE: 1/8" = 1'-0" EXT-ELØ1.DWG



2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0" EXT-ELØ1.DWG



1 FRONT (WEST) ELEVATION

SCALE: 1/8" = 1'-0" EXT-ELØ1.DWG

FACADE CALCULATIONS:

FRONT / WEST ELEVATION:			REAR / EAST ELEVATION			NORTH ELEVATION			SOUTH ELEVATION		
BRICK/STONE VENEER:	3,954 SQ.FT	66.5%	BRICK/STONE VENEER:	4,233 SQ.FT	54%	BRICK/STONE VENEER:	1,513 SQ.FT	65%	BRICK/STONE VENEER:	1,603 SQ.FT	69%
PAINTED STUCCO:	1,144 SQ.FT	19.2%	PAINTED STUCCO:	1,347 SQ.FT	20%	PAINTED STUCCO:	427 SQ.FT	18%	PAINTED STUCCO:	427 SQ.FT	18%
CAST STONE:	198 SQ.FT	3.3%	CAST STONE:	104 SQ.FT	3%	CAST STONE:	36 SQ.FT	1%	CAST STONE:	36 SQ.FT	1%
E.I.F.S. PARAPET/COPING CAP:	268 SQ.FT	4.5%	DOORS AND WINDOWS:	833 SQ.FT	14%	DOORS AND WINDOWS:	181 SQ.FT	8%	DOORS AND WINDOWS:	101 SQ.FT	4%
PREFINISHED METAL AWNINGS:	374 SQ.FT	7%	E.I.F.S. PARAPET/COPING CAP:	264 SQ.FT	4%	E.I.F.S. PARAPET/COPING CAP:	92 SQ.FT	4%	E.I.F.S. PARAPET/COPING CAP:	92 SQ.FT	4%
						PREFINISHED METAL AWNINGS:	90 SQ.FT	4%	PREFINISHED METAL AWNINGS:	90 SQ.FT	4%
TOTAL (EXLUDES DOORS/WINDOWS):	5,938 SQ.FT		TOTAL:	6,580 SQ.FT		TOTAL:	2,350 SQ.FT		TOTAL:	2,350 SQ.FT	

Patrick Ahearne, Architect

814 Wind Elm Drive Allen, TX 75002 – 972 359-0053 patrick@ahearnearchitect.com

New Shell Office Building:

KW Celina Professional Village

1212 S. Preston Road

Celina, Texas

Patrick M. Ahearne

REGISTERED ARCHITECT PATRICK M. AHEARNE STATE OF TEXAS

11/3/2015

DATE: NOVEMBER 3, 2015
JOB NO: 15KWCEL-0305
DRAWN: PMA
CHECKED: PMA

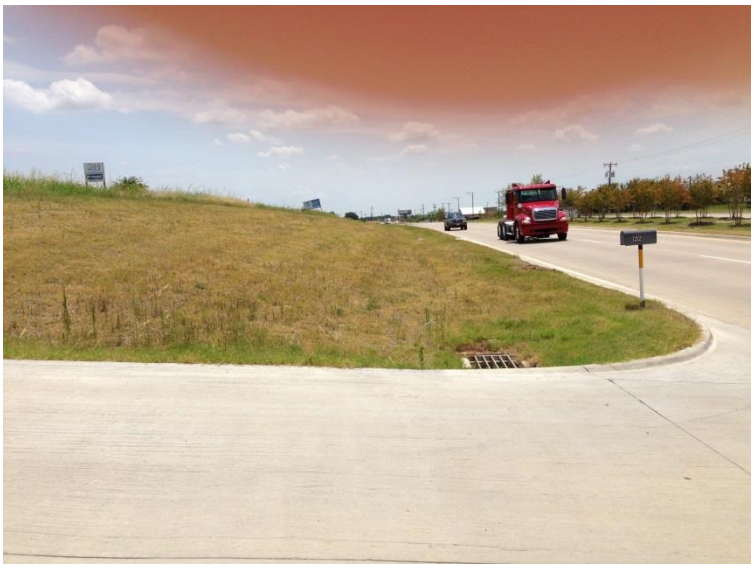
REVISIONS:

A3.01

KELLER WILLIAMS REALTORS – CELINA, TEXAS

Keller Williams
Site Photographs

View of slope from Keller Williams access drive looking south



View of slope from Keller Williams access drive looking north

Keller Williams drive aisle from Preston Road