

ORDINANCE NO. 454

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT TO ADD KENNELS AND VETERINARIAN (INDOOR KENNELS) TO THE CONDITIONAL USES ALLOWED IN THE NEIGHBORHOOD SERVICES TRACT IDENTIFIED IN THE MASONWOOD AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR LOT 40A, BLOCK A, BELLA COLINAS COMMERCIAL SUBDIVISION AS RECORDED IN DOCUMENT NO. 201600051, OPRTC AND WHICH IS LOCATED AT 15839 WEST STATE HIGHWAY 71, BEE CAVE, TEXAS; PROVIDING FOR APPROVAL OF A CONCEPT PLAN DESCRIBED IN EXHIBIT "A", ATTACHED HERETO; PROVIDING FOR CERTAIN CONDITIONS CONTAINED HEREIN AND ATTACHED HERETO AS EXHIBIT "B;" PROVIDING FOR APPROVAL OF ELEVATIONS ATTACHED HERTO AS EXHIBIT "C"; PROVIDING FOR PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR FINDINGS OF FACT, SEVERABILITY, EFFECTIVE DATE AND PROPER NOTICE AND MEETING

WHEREAS, the Property is subject to the provisions in the Masonwood Amended and Restated Development Agreement ("Development Agreement") adopted by the Bee Cave City Council on November 13, 2012, and is within the 'Neighborhood Services Tract' as designated within the Development Agreement concept plan; and

WHEREAS, an application has been submitted to add Kennels and Veterinarian (Indoor Kennels) as a Conditional Uses to the Neighborhood Services tract for the property located at 15839 West State Highway 71, Bee Cave, Texas, described as Lot 40A, Block A, Bella Colinas Commercial Subdivision (the "Property"); and

WHEREAS, use of the Property for a Kennel or Veterinarian (Indoor Kennels) is conditional in the Neighborhood Services zoning district; and

WHEREAS, the property owner has submitted a Concept Plan depicting the proposed uses of the Property as Kennel and Veterinarian (Indoor Kennels) and the terms and conditions of this Ordinance are sufficient to make this proposed use compatible with other Neighborhood Services uses under the Development Agreement and on adjacent property and the residential uses in the vicinity; and

WHEREAS, the notice as required by the City's Zoning Ordinance has been published in the official newspaper and given to adjacent property owners; and

WHEREAS, the Planning and Zoning Commission and the City Council has each conducted Public Hearings on the Application for a Conditional Use Permit wherein public comment was received and considered on the Application; and

WHEREAS, the City Council finds that the use of the Property as depicted in the Concept Plan, Exhibit “A”, and in accordance with this Ordinance as Kennels and Veterinarian (Indoor Kennels) is an appropriate use for the Property.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BEE CAVE, TEXAS:

SECTION 1. Findings of Fact. All of the above premises are hereby found to be true and correct legislative and factual findings of the City and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. The City Council finds that the information submitted in the Application for a Conditional Use Permit submitted by Applicant meets the requirements of the City of Bee Cave Zoning Ordinance for the Property as required under the Development Agreement and depicted on the Concept Plan attached hereto and incorporated herein as Exhibit “A”.

SECTION 3. Uses. A Conditional Use Permit is hereby granted, subject to the conditions listed in Section 5 herein described, to authorize Kennels and Veterinarian (Indoor Kennels) uses on the Property as depicted in Exhibit “A” and in conjunction with any other permitted uses authorized in the Development Agreement ‘Neighborhood Services Tract’.

SECTION 4. Concept Plan. The Concept Plan attached hereto as Exhibit “A” depicting the Kennels and Veterinarian (Indoor Kennels) uses and Architectural Elevations, attached hereto as Exhibit “C”, for buildings and other structures associated with the use of the Property as a Kennel with Veterinarian (Indoor Kennels) services together with all other uses and amenities depicted in the Concept Plan are all hereby approved contingent upon the property owner meeting the conditions contained within Section 5 and Exhibit “B”.

SECTION 5. Conditional Use Permit. The City Council hereby approves a Conditional Use Permit to the property owner (hereinafter “Permittee”) upon the following terms and conditions:

1. Permittee shall not commence development until it has secured all permits and approvals as required by the City of Bee Cave Ordinances.
2. The Conditional Use Permit authorizes additional development of the subject Property only as represented in the Permittee’s application and only to the extent such development is depicted in the Concept Plan described in Exhibit “A,” attached hereto, and only to the extent authorized herein. If portions of the development of the subject Property requested in the application are not approved

herein by the Council, or are not depicted in Exhibit "A", then that portion of Permittee's application is specifically denied.

3. Amendments to development for this Property in the future shall comply with City's Zoning Ordinance except as may be approved by this Conditional Use Permit or as same may be amended.
4. The Kennel and Veterinary (Indoor Kennel) component shall provide services to small animals (e.g., cats and dogs; no large animals) only.
5. No outdoor cages/kennels are permitted.
6. The Kennel (6,915 SF) will provide boarding services for small animals (e.g., cats and dogs; no large animals); therefore, employees will staff the facility 24-hours a day. However, hours of operation for the public, and use of the exterior play/exercise areas are limited to 7:00 AM to 7:00 PM.
7. Animals must always be accompanied by an employee when outdoors.

SECTION 6. Penalty. That any person, firm or corporation violating any of the provisions of this Ordinance or Chapter 32, Zoning, of the Code of Ordinances, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of Bee Cave, Texas, shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day of any such violation shall be deemed to constitute a separate offense, in accordance with Section 1.01.009 of the City's Code of Ordinances.

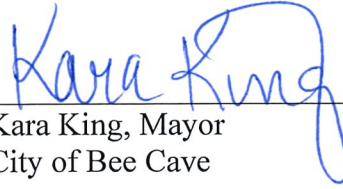
SECTION 7. Severability. Should any sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjusted or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance in whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the City's Zoning Ordinance or Map as a whole.

SECTION 8. Proper Notice and Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.


SECTION 9. Effective Date. This Ordinance shall take effect immediately from and after its passage and publication as required by law.

PASSED AND APPROVED this _____ day of _____, 2021.

APPROVED:


Kara King, Mayor
City of Bee Cave

ATTEST:


Kaylynn Holloway, City Secretary
City of Bee Cave, Texas

[SEAL]

APPROVED AS TO FORM:


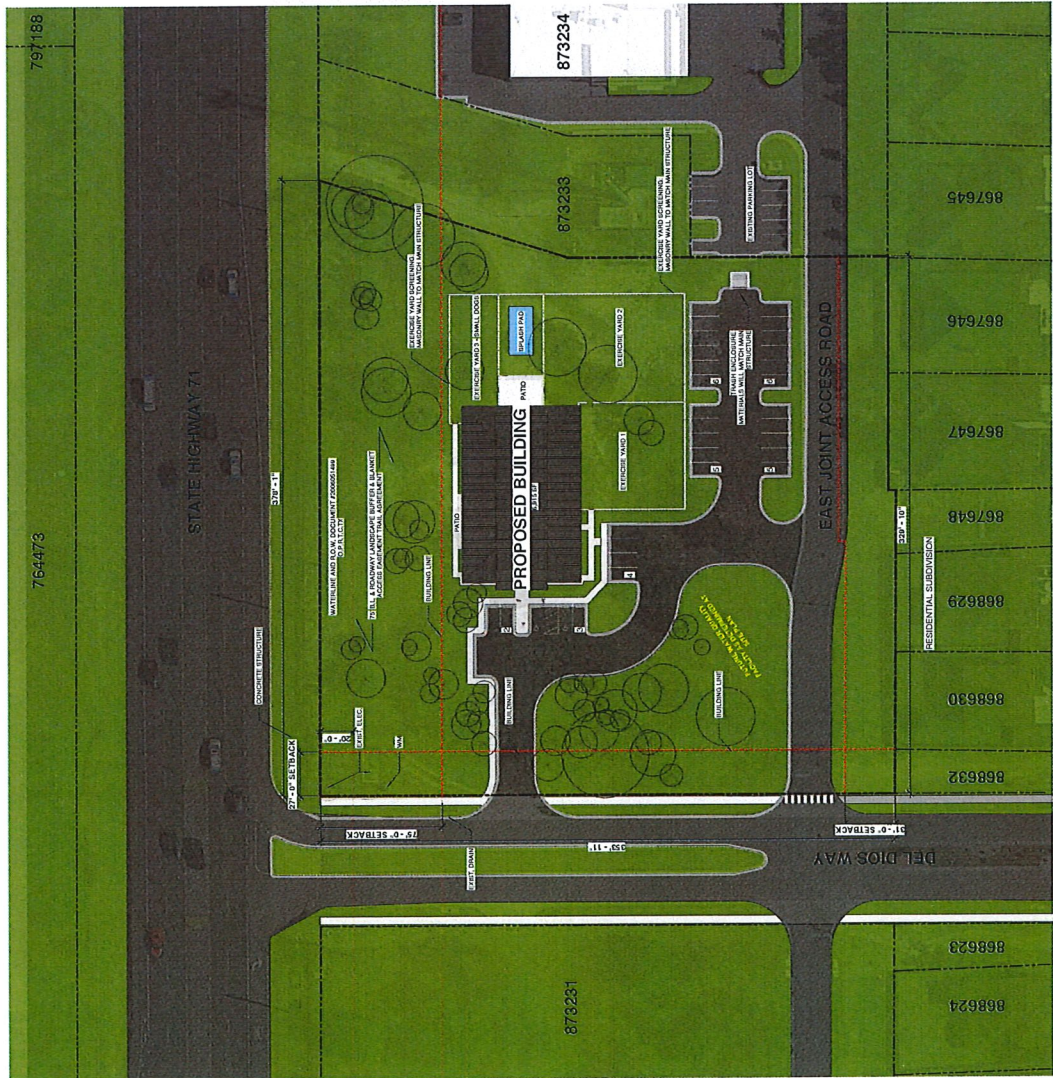

Charles E. Zech, City Attorney
Denton Navarro Rocha Bernal & Zech, P.C.

EXHIBIT A

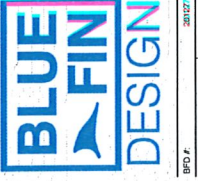
C	NAME	OFF/FLOOR	ADDRESS	PERMISSION	PERMITS
1	BLANKS, ALVIN, JR. LTD.	LOT 1 BELLA COLINAS PH. 2	15006 W STATE ST. TX 79738	20150507 (PH)	Single Family (E)
2	BLANKS, ALVIN, JR. LTD.	LOT 2 BELLA COLINAS PH. 2	15006 W STATE ST. TX 79738	20150507 (PH)	Single Family (E)
3	BLANKS, ALVIN, JR. LTD.	LOT 3 BELLA COLINAS PH. 2	15006 W STATE ST. TX 79738	20150507 (PH)	Single Family (E)
4	BLANKS, ALVIN, JR. LTD.	LOT 4 BELLA COLINAS PH. 2	15006 W STATE ST. TX 79738	20150507 (PH)	Single Family (E)
5	BLANKS, ALVIN, JR. LTD.	LOT 5 BELLA COLINAS PH. 2	15006 W STATE ST. TX 79738	20150507 (PH)	Single Family (E)
6	BLANKS, ALVIN, JR. LTD.	LOT 6 BELLA COLINAS PH. 2	15006 W STATE ST. TX 79738	20150507 (PH)	Single Family (E)
7	BLANKS, ALVIN, JR. LTD.	LOT 7 BELLA COLINAS PH. 2	15006 W STATE ST. TX 79738	20150507 (PH)	Single Family (E)
8	BLANKS, ALVIN, JR. LTD.	LOT 8 BELLA COLINAS PH. 2	15006 W STATE ST. TX 79738	20150507 (PH)	Single Family (E)
9	BLANKS, ALVIN, JR. LTD.	LOT 9 BELLA COLINAS PH. 2	15006 W STATE ST. TX 79738	20150507 (PH)	Single Family (E)
10	BLANKS, ALVIN, JR. LTD.	LOT 10 BELLA COLINAS PH. 2	15006 W STATE ST. TX 79738	20150507 (PH)	Single Family (E)
11	BLANKS, ALVIN, JR. LTD.	LOT 11 BELLA COLINAS PH. 2	15006 W STATE ST. TX 79738	20150507 (PH)	Single Family (E)
12	BLANKS, ALVIN, JR. LTD.	LOT 12 BELLA COLINAS PH. 2	15006 W STATE ST. TX 79738	20150507 (PH)	Single Family (E)
13	BLANKS, ALVIN, JR. LTD.	LOT 13 BELLA COLINAS PH. 2	15006 W STATE ST. TX 79738	20150507 (PH)	Single Family (E)
14	BLANKS, ALVIN, JR. LTD.	LOT 14 BELLA COLINAS PH. 2	15006 W STATE ST. TX 79738	20150507 (PH)	Single Family (E)
15	BLANKS, ALVIN, JR. LTD.	LOT 15 BELLA COLINAS PH. 2	15006 W STATE ST. TX 79738	20150507 (PH)	Single Family (E)
16	BLANKS, ALVIN, JR. LTD.	LOT 16 BELLA COLINAS PH. 2	15006 W STATE ST. TX 79738	20150507 (PH)	Single Family (E)
17	BLANKS, ALVIN, JR. LTD.	LOT 17 BELLA COLINAS PH. 2	15006 W STATE ST. TX 79738	20150507 (PH)	Single Family (E)
18	BLANKS, ALVIN, JR. LTD.	LOT 18 BELLA COLINAS PH. 2	15006 W STATE ST. TX 79738	20150507 (PH)	Single Family (E)
19	BLANKS, ALVIN, JR. LTD.	LOT 19 BELLA COLINAS PH. 2	15006 W STATE ST. TX 79738	20150507 (PH)	Single Family (E)
20	BLANKS, ALVIN, JR. LTD.	LOT 20 BELLA COLINAS PH. 2	15006 W STATE ST. TX 79738	20150507 (PH)	Single Family (E)

IMPERVIOUS COVER	AC
BUILDING	8449
DRIVEWAY	3853
PAVING LOT	28934
TOTAL	35636

NOTE: THIS PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF FORT WORTH, TEXAS, AND THE DRAINAGE DISTRICT NO. 10 OF THE COUNTY OF TARRANT, TEXAS. THIS PLAN DOES NOT INCLUDE THE EXISTING JOINT-ACCESS IMPROVEMENTS. ANY DEVELOPMENT OR CONSTRUCTION OF IMPROVEMENTS MUST BE APPROVED IN CONSULTATION WITH A SITE PLAN APPROVAL.

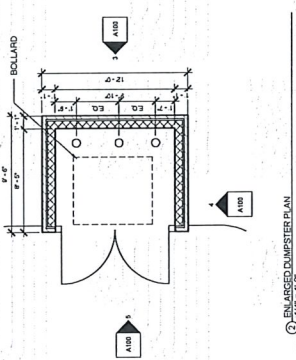


① SITE PLAN
1" = 30'-0"

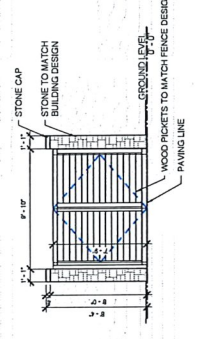


BELLA COLINAS
RILEY'S RANCH PET SPA
W. STATE HWY 72, BEE CAVE, TEXAS 78738

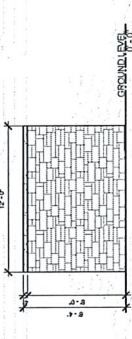
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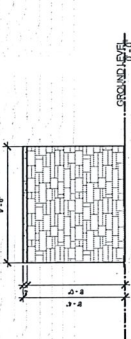
② ENLARGED DUMPSTER PLAN
1/4" = 1'-0"



③ TRASH ENCLOSURE ELEVATION 1
1/4" = 1'-0"



④ TRASH ENCLOSURE ELEVATION 2
1/4" = 1'-0"



⑤ TRASH ENCLOSURE ELEVATION 3
1/4" = 1'-0"

SEAL

NOT FOR CONSTRUCTION!
WARREN L INCE - #1538
NOT FOR REGULATORY
SUBMISSION OR
CONSTRUCTION

BLUE FIN DESIGN, LLC
DO NOT SCALE DIMENSIONS. USE GIVEN DIMENSIONS ONLY. IT IS THE USER'S RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL DIMENSIONS OF THE PLAN.

DATE	BY	DESCRIPTION

DATE: 2021.08.03
DRAWN BY: JAN TEMPLETON

SITE PLAN
DRAWING NUMBER
A100
SCALE: AS INDICATED



RILEY'S RANCH PET SPA LANDSCAPE COMPLIANCE PLAN WEST STATE HIGHWAY 71, BEE CAVE, TEXAS

PROJECT NO: 2000428
DATE: 02/22/2023
DRAWN BY: NAK, AWR
CHECKED BY: PSL, AWR
REVISIONS:
1. 02-10-2023: Per City Comments
2. 02-10-2023: Per City Comments

LANDSCAPE PLAN

LP -2.0

SHEET 2 OF 2

CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
DM	4	Bear Oak / <i>Quercus macrocarpa</i>	45 gal	2" Cal	8" - 10"
DT 2	12	Texas Red Oak / <i>Quercus laevis</i>	45 gal	2" Cal	8"
DV 2	10	Southern Live Oak / <i>Quercus virginiana</i>	65 gal	3" Cal	10" - 12" RH
UC 2	13	Cedar Elm / <i>Ulmus crassifolia</i>	45 gal	2" Cal	8"
CC 2	2	Texas Redstart / <i>Carpodacus mexicanus</i>	45 gal	2" Cal	7" - 9"
CL	2	Desert Willow / <i>Chilopsis linearis</i>	30 gal	2" Cal	8"
ID	1	Passiflora Honey / <i>Passiflora</i>	50 gal	2" Cal	6"
CC 3	3	Bright Blended Conocarpus / <i>Conocarpus glaucescens</i>	5 gal	3P" o.c.	
DA	22	Creosote Bush / <i>Larrea tridentata</i>	5 gal	4P" o.c.	
IV 2	13	Dwarf Yucca / <i>Yucca filamentosa</i>	5 gal	4P" o.c.	
RV	12	Evergreen Sumac / <i>Rhus virens</i>	5 gal	3P" o.c.	
SG 2	40	Autumn Sage / <i>Salvia greggii</i>	5 gal	3P" o.c.	

DESCRIPTION	REQUIREMENT	LANDSCAPE REQUIRED	PROVIDED
1. STREETSCAPE FRONTAGE ALONG HIGHWAY 71/379	12 TREES (7" - 2" cal., 3" - 3" cal., 2" cal. @ 6 FT. MIN. PER 75' LANDSCAPE BUFFER - 3" cal., 8" - 4" cal.)	48 TREES	45 TREES, INCL. 25 EXISTING TREES (ALL 4" OR MORE)
2. STREETSCAPE FRONTAGE TOWARDS DEL DIOS WAY	1 TREE (MIN. 4" CAL. @ 8 FT.) PER 30' = 12 TREES 10 SHRUBS (5 gal) per 30' = 118 SHRUBS	12 TREES 118 SHRUBS	14 TREES (INCL. 5 EXISTING TREES) 118 SHRUBS
3. TOTAL PARKING LOT AREA = 14,100 SF	20% OF STREET YARD AREA TO BE LANDSCAPED = 7,760 SF 14,100 X 25% = 3,525 SF OF VEHICULAR USE AREA CANOPY AREA = 5 CEDAR ELMS	5 TREES	11 TREES 7 Cedar Elms @ 707 SF and 4 Oaks @ 1256 SF = 10,005 SF 77%
4. STREET YARD AREA = 38,915 SF	38,915 SF TOTAL STREET YARD AREA / TREE PER 1,000 SF FOR FIRST 10,000, 1 TREE PER 2,500 SF FOR BALANCE OF STREET YARD	22 TREES	29 PRESERVED EXISTING TREES
5. SOUTH PROPERTY-RESIDENTIAL BUFFER STRIP 25' WIDE - 329.87'	6 FT. OPAQUE SCREEN	64 TREES	6 FT. OPAQUE FENCE 66 PRESERVED TREES 1107 TREES

USE	SO. FT.	REQUIRED
Residential - 1 space per 200 sq ft.	507.2	3
Office - 1 space per 300 sq ft.	114.8	3
Vehicle - 1 space per 300 sq ft.	460	3
Pedestrian - 1 space per 800 sq ft.	3096.5	14
Total Required Parking		29
Provided Parking		29
Total Provided Parking		29

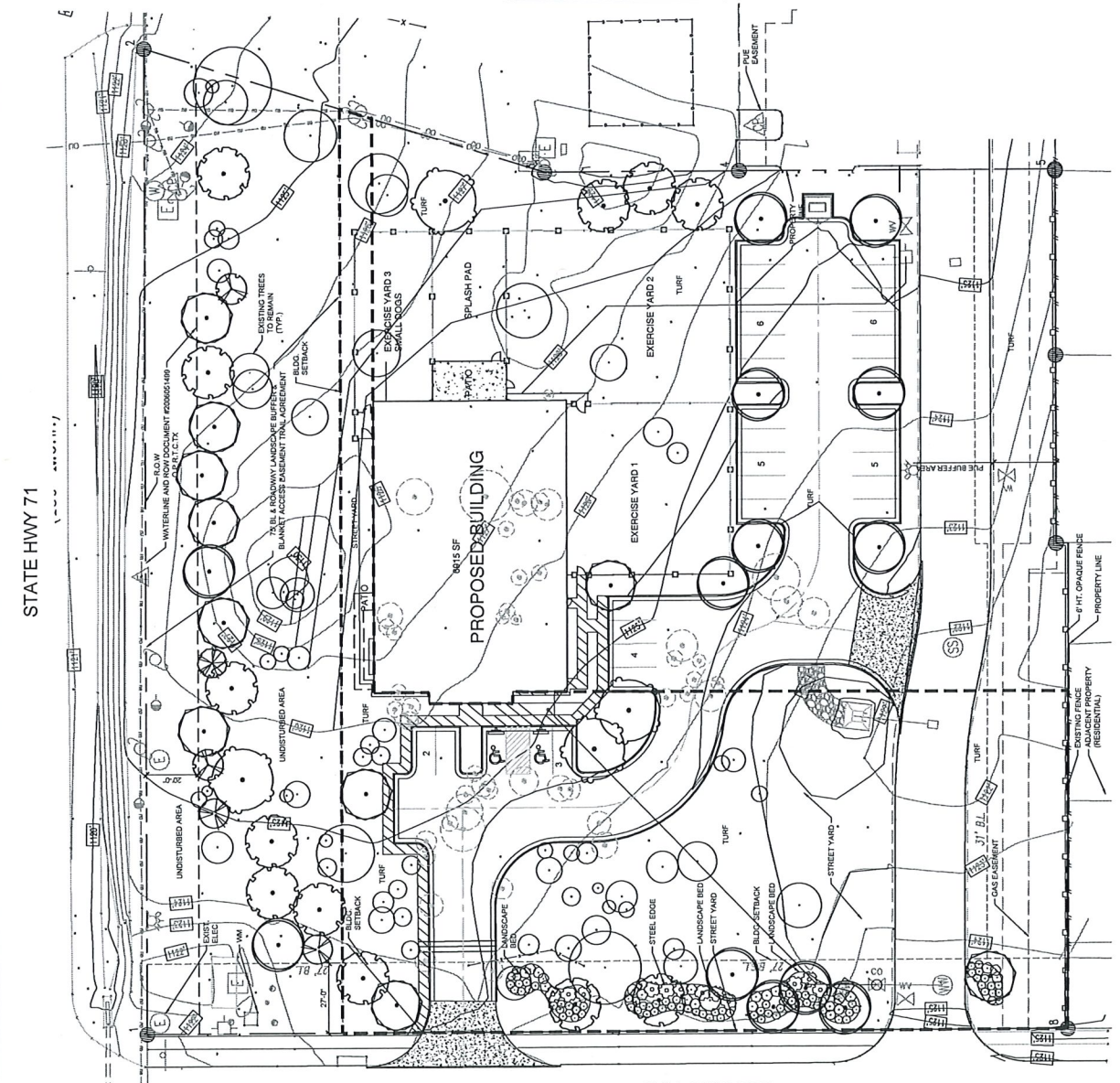
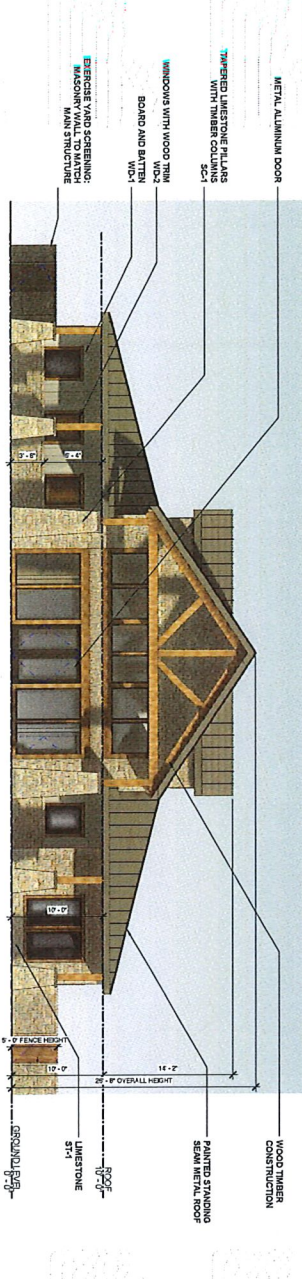


EXHIBIT "B"

CONDITIONAL USE PERMIT CONDITIONS

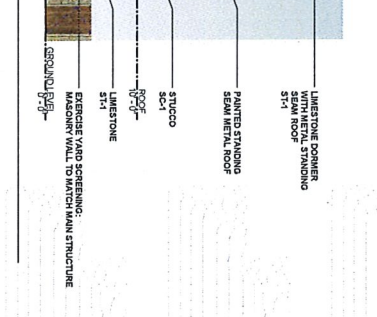
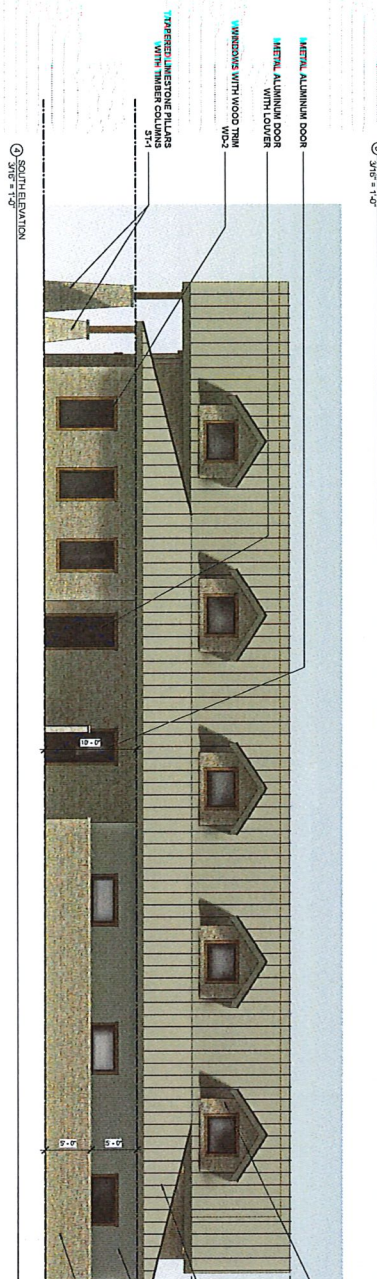
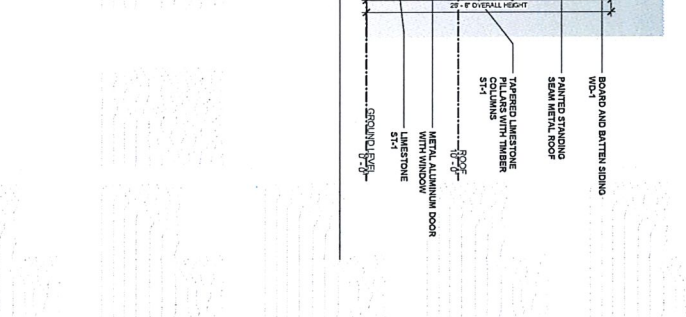
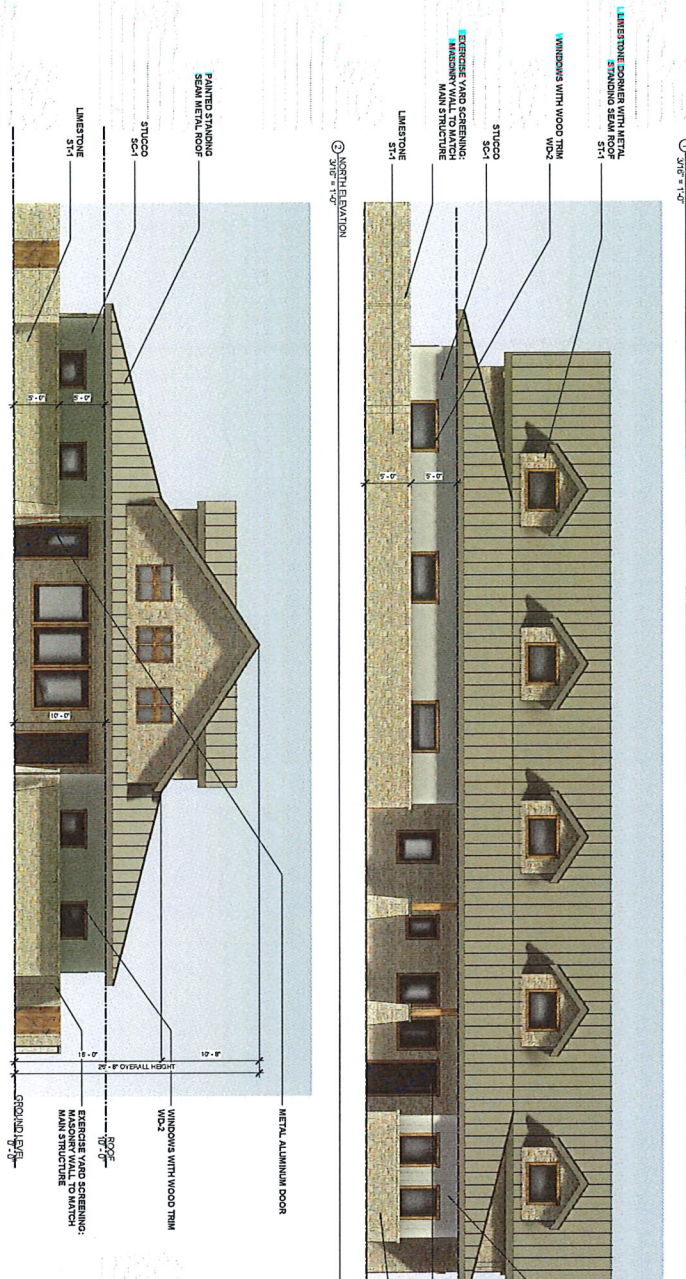
1. A Kennel and Veterinary (Indoor Kennel) establishment is authorized for development at the location identified in the Concept Plan attached as Exhibit "A" to this Ordinance. Development of the Kennel and Veterinary (Indoor Kennel) facility shall be consistent with development standards previously approved in the Masonwood Amended and Restated Development Agreement adopted by the Bee Cave City Council on November 13, 2012, except as same may be modified herein.
2. Off-street parking for the Kennel and Veterinary (Indoor Kennel) development shall be provided at a ratio of 1 space per 800 square feet of Kennel area, 1 space per 300 square feet of Veterinary area, 1 space per 200 square feet of retail area, and 1 space per 300 square feet of office area.
3. Owner of the property shall provide a blanket easement for trail and pedestrian access within the 75' landscape buffer required along West State Highway 71. This easement shall be reduced to 20' after construction of the trail at an agreed upon location that is acceptable to both the City of Bee Cave and the owner. The property owner will not be responsible for construction and maintenance of trail improvement. Recordation of the 'Blanket Access Easement Trail Agreement' shall be required prior to Site Plan approval.
4. Construction, including structural stormwater and water quality controls, is prohibited within the 75' landscape buffer adjacent to West State Highway 71.
5. Any aboveground facilities used for water quality management and nonpoint pollution control, including retention and detention ponds, shall be designed using natural stone materials. Additionally, any pond walls visible from adjacent streets, access easements, or parking areas shall be faced with natural stone.
6. Any changes or amendments to Water Quality/Detention/Drainage BMPs depicted in Exhibit "A" of the Ordinance may require an amendment of this Conditional Use Permit as determined by the City Engineer.
7. Per Article III, Section 3.02(b)(vi) of the 'Masonwood Amended and Restated Development Agreement,' cut and fill for development of the Property is limited to 10 ft. unless a variance is granted in conjunction with Site Plan approval.

8. The Architectural Elevations depicted in Exhibit “C” of this Ordinance are approved. If the Permittee amends the Architectural Elevations such alternative Elevations may be considered in conjunction with Site Plan approval and shall meet or exceed the City’s Exterior Building Design Standards of the City’s Code of Ordinances.
9. Per Article II, Section 2.01(v) of the ‘Masonwood Amended and Restated Development Agreement,’ the City’s landscaping requirements (Sec. 32.05.002), with the exception of Sec. 32.05.002(f)(2), shall apply to the subject development. However, the removal of any Protected Tree, Specimen Tree or Specimen tree stand from within the required 75’ landscape buffer adjacent to West State Highway 71 is prohibited. The Landscape and Tree Preservation Plan for the Kennel and Veterinary (Indoor Kennel) development shall be reviewed in conjunction with Site Plan approval.
10. Per “Exhibit B” of the Declaration of Restrictions (Doc. No. 2016031163 ORTC), the Property is authorized to construct impervious cover up to 1.80 acres. However, the Concept Plan approved as part of this Ordinance authorizes construction of 0.66 acres of impervious cover, in addition to the existing impervious cover (approximately .20 ac.) associated with the joint cross access drive. Any development or construction which would cause the property to exceed 0.86 acres of impervious cover must be approved in conjunction with a Site Plan approval.
11. The Kennel and Veterinary (Indoor Kennel) development will comply with the City lighting standards as required by the COBC Code of Ordinances.
12. Any signage for the Kennel and Veterinary (Indoor Kennel) development will comply with the City signage standards as required by the COBC Code of Ordinances.
13. The Exercise Yards for the Kennel and Veterinary (Indoor Kennel) shall be enclosed and screened by masonry walls as depicted in the Concept Plan (Exhibit “A”) and Elevations (Exhibit “B”) attached to this Ordinance.



EXTERIOR FINISH MATERIAL CALCULATIONS:

NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
1	PAINTED STANDING SEAM METAL ROOF	SQ. FT.	1,200	1.50	1,800.00
2	WOOD TRIMER CONSTRUCTION	SQ. FT.	1,200	1.50	1,800.00
3	LESTONE	SQ. FT.	1,200	1.50	1,800.00
4	BOARD AND BATTEN	SQ. FT.	1,200	1.50	1,800.00
5	WINDOW TRIM	SQ. FT.	1,200	1.50	1,800.00
6	MASONRY WALL	SQ. FT.	1,200	1.50	1,800.00
7	METAL ALUMINUM DOOR	EA.	1	100.00	100.00
8	STUCCO	SQ. FT.	1,200	1.50	1,800.00
9	PAINTED STANDING SEAM METAL ROOF	SQ. FT.	1,200	1.50	1,800.00
10	WOOD TRIMER CONSTRUCTION	SQ. FT.	1,200	1.50	1,800.00
11	LESTONE	SQ. FT.	1,200	1.50	1,800.00
12	BOARD AND BATTEN	SQ. FT.	1,200	1.50	1,800.00
13	WINDOW TRIM	SQ. FT.	1,200	1.50	1,800.00
14	MASONRY WALL	SQ. FT.	1,200	1.50	1,800.00
15	METAL ALUMINUM DOOR	EA.	1	100.00	100.00
16	STUCCO	SQ. FT.	1,200	1.50	1,800.00
17	PAINTED STANDING SEAM METAL ROOF	SQ. FT.	1,200	1.50	1,800.00
18	WOOD TRIMER CONSTRUCTION	SQ. FT.	1,200	1.50	1,800.00
19	LESTONE	SQ. FT.	1,200	1.50	1,800.00
20	BOARD AND BATTEN	SQ. FT.	1,200	1.50	1,800.00
21	WINDOW TRIM	SQ. FT.	1,200	1.50	1,800.00
22	MASONRY WALL	SQ. FT.	1,200	1.50	1,800.00
23	METAL ALUMINUM DOOR	EA.	1	100.00	100.00
24	STUCCO	SQ. FT.	1,200	1.50	1,800.00
25	PAINTED STANDING SEAM METAL ROOF	SQ. FT.	1,200	1.50	1,800.00
26	WOOD TRIMER CONSTRUCTION	SQ. FT.	1,200	1.50	1,800.00
27	LESTONE	SQ. FT.	1,200	1.50	1,800.00
28	BOARD AND BATTEN	SQ. FT.	1,200	1.50	1,800.00
29	WINDOW TRIM	SQ. FT.	1,200	1.50	1,800.00
30	MASONRY WALL	SQ. FT.	1,200	1.50	1,800.00
31	METAL ALUMINUM DOOR	EA.	1	100.00	100.00
32	STUCCO	SQ. FT.	1,200	1.50	1,800.00
33	PAINTED STANDING SEAM METAL ROOF	SQ. FT.	1,200	1.50	1,800.00
34	WOOD TRIMER CONSTRUCTION	SQ. FT.	1,200	1.50	1,800.00
35	LESTONE	SQ. FT.	1,200	1.50	1,800.00
36	BOARD AND BATTEN	SQ. FT.	1,200	1.50	1,800.00
37	WINDOW TRIM	SQ. FT.	1,200	1.50	1,800.00
38	MASONRY WALL	SQ. FT.	1,200	1.50	1,800.00
39	METAL ALUMINUM DOOR	EA.	1	100.00	100.00
40	STUCCO	SQ. FT.	1,200	1.50	1,800.00
41	PAINTED STANDING SEAM METAL ROOF	SQ. FT.	1,200	1.50	1,800.00
42	WOOD TRIMER CONSTRUCTION	SQ. FT.	1,200	1.50	1,800.00
43	LESTONE	SQ. FT.	1,200	1.50	1,800.00
44	BOARD AND BATTEN	SQ. FT.	1,200	1.50	1,800.00
45	WINDOW TRIM	SQ. FT.	1,200	1.50	1,800.00
46	MASONRY WALL	SQ. FT.	1,200	1.50	1,800.00
47	METAL ALUMINUM DOOR	EA.	1	100.00	100.00
48	STUCCO	SQ. FT.	1,200	1.50	1,800.00
49	PAINTED STANDING SEAM METAL ROOF	SQ. FT.	1,200	1.50	1,800.00
50	WOOD TRIMER CONSTRUCTION	SQ. FT.	1,200	1.50	1,800.00
51	LESTONE	SQ. FT.	1,200	1.50	1,800.00
52	BOARD AND BATTEN	SQ. FT.	1,200	1.50	1,800.00
53	WINDOW TRIM	SQ. FT.	1,200	1.50	1,800.00
54	MASONRY WALL	SQ. FT.	1,200	1.50	1,800.00
55	METAL ALUMINUM DOOR	EA.	1	100.00	100.00
56	STUCCO	SQ. FT.	1,200	1.50	1,800.00
57	PAINTED STANDING SEAM METAL ROOF	SQ. FT.	1,200	1.50	1,800.00
58	WOOD TRIMER CONSTRUCTION	SQ. FT.	1,200	1.50	1,800.00
59	LESTONE	SQ. FT.	1,200	1.50	1,800.00
60	BOARD AND BATTEN	SQ. FT.	1,200	1.50	1,800.00
61	WINDOW TRIM	SQ. FT.	1,200	1.50	1,800.00
62	MASONRY WALL	SQ. FT.	1,200	1.50	1,800.00
63	METAL ALUMINUM DOOR	EA.	1	100.00	100.00
64	STUCCO	SQ. FT.	1,200	1.50	1,800.00
65	PAINTED STANDING SEAM METAL ROOF	SQ. FT.	1,200	1.50	1,800.00
66	WOOD TRIMER CONSTRUCTION	SQ. FT.	1,200	1.50	1,800.00
67	LESTONE	SQ. FT.	1,200	1.50	1,800.00
68	BOARD AND BATTEN	SQ. FT.	1,200	1.50	1,800.00
69	WINDOW TRIM	SQ. FT.	1,200	1.50	1,800.00
70	MASONRY WALL	SQ. FT.	1,200	1.50	1,800.00
71	METAL ALUMINUM DOOR	EA.	1	100.00	100.00
72	STUCCO	SQ. FT.	1,200	1.50	1,800.00
73	PAINTED STANDING SEAM METAL ROOF	SQ. FT.	1,200	1.50	1,800.00
74	WOOD TRIMER CONSTRUCTION	SQ. FT.	1,200	1.50	1,800.00
75	LESTONE	SQ. FT.	1,200	1.50	1,800.00
76	BOARD AND BATTEN	SQ. FT.	1,200	1.50	1,800.00
77	WINDOW TRIM	SQ. FT.	1,200	1.50	1,800.00
78	MASONRY WALL	SQ. FT.	1,200	1.50	1,800.00
79	METAL ALUMINUM DOOR	EA.	1	100.00	100.00
80	STUCCO	SQ. FT.	1,200	1.50	1,800.00
81	PAINTED STANDING SEAM METAL ROOF	SQ. FT.	1,200	1.50	1,800.00
82	WOOD TRIMER CONSTRUCTION	SQ. FT.	1,200	1.50	1,800.00
83	LESTONE	SQ. FT.	1,200	1.50	1,800.00
84	BOARD AND BATTEN	SQ. FT.	1,200	1.50	1,800.00
85	WINDOW TRIM	SQ. FT.	1,200	1.50	1,800.00
86	MASONRY WALL	SQ. FT.	1,200	1.50	1,800.00
87	METAL ALUMINUM DOOR	EA.	1	100.00	100.00
88	STUCCO	SQ. FT.	1,200	1.50	1,800.00
89	PAINTED STANDING SEAM METAL ROOF	SQ. FT.	1,200	1.50	1,800.00
90	WOOD TRIMER CONSTRUCTION	SQ. FT.	1,200	1.50	1,800.00
91	LESTONE	SQ. FT.	1,200	1.50	1,800.00
92	BOARD AND BATTEN	SQ. FT.	1,200	1.50	1,800.00
93	WINDOW TRIM	SQ. FT.	1,200	1.50	1,800.00
94	MASONRY WALL	SQ. FT.	1,200	1.50	1,800.00
95	METAL ALUMINUM DOOR	EA.	1	100.00	100.00
96	STUCCO	SQ. FT.	1,200	1.50	1,800.00
97	PAINTED STANDING SEAM METAL ROOF	SQ. FT.	1,200	1.50	1,800.00
98	WOOD TRIMER CONSTRUCTION	SQ. FT.	1,200	1.50	1,800.00
99	LESTONE	SQ. FT.	1,200	1.50	1,800.00
100	BOARD AND BATTEN	SQ. FT.	1,200	1.50	1,800.00
101	WINDOW TRIM	SQ. FT.	1,200	1.50	1,800.00
102	MASONRY WALL	SQ. FT.	1,200	1.50	1,800.00
103	METAL ALUMINUM DOOR	EA.	1	100.00	100.00
104	STUCCO	SQ. FT.	1,200	1.50	1,800.00
105	PAINTED STANDING SEAM METAL ROOF	SQ. FT.	1,200	1.50	1,800.00
106	WOOD TRIMER CONSTRUCTION	SQ. FT.	1,200	1.50	1,800.00
107	LESTONE	SQ. FT.	1,200	1.50	1,800.00
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111	METAL ALUMINUM DOOR	EA.	1	100.00	100.00
112	STUCCO	SQ. FT.	1,200	1.50	1,800.00
113	PAINTED STANDING SEAM METAL ROOF	SQ. FT.	1,200	1.50	1,800.00
114	WOOD TRIMER CONSTRUCTION	SQ. FT.	1,200	1.50	1,800.00
115	LESTONE	SQ. FT.	1,200	1.50	1,800.00
116	BOARD AND BATTEN	SQ. FT.	1,200	1.50	1,800.00
117	WINDOW TRIM	SQ. FT.	1,200	1.50	1,800.00
118	MASONRY WALL	SQ. FT.	1,200	1.50	1,800.00
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120	STUCCO	SQ. FT.	1,200	1.50	1,800.00
121	PAINTED STANDING SEAM METAL ROOF	SQ. FT.	1,200	1.50	1,800.00
122	WOOD TRIMER CONSTRUCTION	SQ. FT.	1,200	1.50	1,800.00
123	LESTONE	SQ. FT.	1,200	1.50	1,800.00
124	BOARD AND BATTEN	SQ. FT.	1,200	1.50	1,800.00
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129	PAINTED STANDING SEAM METAL ROOF	SQ. FT.	1,200	1.50	1,800.00
130	WOOD TRIMER CONSTRUCTION	SQ. FT.	1,200	1.50	1,800.00
131	LESTONE	SQ. FT.	1,200	1.50	1,800.00
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138	WOOD TRIMER CONSTRUCTION	SQ. FT.	1,200	1.50	1,800.00
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142	MASONRY WALL	SQ. FT.	1,200	1.50	1,800.00
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144	STUCCO	SQ. FT.	1,200	1.50	1,800.00
145	PAINTED STANDING SEAM METAL ROOF	SQ. FT.	1,200	1.50	1,800.00
146	WOOD TRIMER CONSTRUCTION	SQ. FT.	1,200	1.50	1,800.00
147	LESTONE	SQ. FT.	1,200	1.50	1,800.00
148	BOARD AND BATTEN	SQ. FT.	1,200	1.50	1,800.00
149	WINDOW TRIM	SQ. FT.	1,200	1.50	1,800.00
150	MASONRY WALL	SQ. FT.	1,200	1.50	1,800.00



BELLA COLINAS
RILEY'S RANCH PET SPA
W. STATE HWY 72, BEE CAVE, TEXAS 78738

SCALE: AS INDICATED

DRAWING NUMBER: **A102**

DATE: 2021.05.08
DRAWN BY: JAN TERPSTROM

BLUE FIN DESIGN
30137

NOT FOR CONSTRUCTION
WARREN L. MCCOY
ARCHITECT
ARCHITECTURAL CONSTRUCTION

BLUE FIN DESIGN, LLC
30137
1007 S. STATE HWY 72, BEE CAVE, TEXAS 78738
CONSTRUCTION OF THIS DRAWING IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE DRAWING AND IS NOT TO BE REUSED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF BLUE FIN DESIGN, LLC.

DATE: 1/1
REVISIONS: AS INDICATED