



HORSESHOE BAY RESORT
ARCHITECTURAL COMMITTEE

FACT SHEET – SIENA CREEK SINGLE FAMILY – ZONE 10

December 31, 2023

Maintenance Fee for 2024:

\$2,286.56 per lot or dwelling unit

NOTE:

Applicants must be in good standing with their yearly Horseshoe Bay Maintenance Fund fees for the ACC to review any proposed plans or projects for the proposed lots.

Minimum Dwelling Unit Size:

Single Family (R-1)

3,000 square feet under A/C

One-Story Townhome

1,700 square feet under A/C

Two-Story Townhome

2,000 square feet under A/C

Maximum Dwelling Unit Size:

No more than 50% of the total Lot area and other structures.

Masonry Requirement:

All building facades must include a significant degree of texture/depth such as that are provided by stone and rock, colored stucco, rough-sawn wood, and brick. All exterior finish materials including stucco on all walls, foundations, site walls and screen walls must be continued down to below finish grade.

Note:

Exterior walls must be no more than 50% Stucco.

Note:

Exposed Slab will be no greater than 12 inches and above exterior wall material must come down to meet the top of the Exposed Slab. No stucco will be allowed under exterior stone wall to cover any exposed slab greater than 12-inches.



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Front Yard Setback:

Applicable to all Lot boundaries that abut rights-of-way (30') feet

Rear Yard Setback:

The greater distance of 15 feet from property line or the 60-foot LCRA water quality easement.

Side Yard Setbacks:

Applicable to all Lot boundaries that abut rights-of-way fifteen (15') feet. Total of fifteen (15') with minimum one side of five (5') feet.

****Note****

****When side & Front or Rear setbacks intersect, the restrictions associated with both setbacks apply. ****

Note:

City Ordinances indicate that if setbacks are different on approved plat, the setbacks identified on the plat shall override the Zoning setbacks identified in the City Ordinances.

R-1 Residential Townhome within Lot 17:

Front Yard Setback:

Fifteen (15) feet

Side Yard Setback:

Five (5) feet

Side Street Yard Setback:

Five (5) feet from side lot lines

Rear Yard Setback:

Ten (10) feet from rear lot line

R-1 Residential Townhome within Lot 18:

Front Yard Setback:

Fifteen (15) feet

Side Yard Setback:

Five (5) feet

Side Street Yard Setback:

Fifteen (15) feet

Rear Yard Setback:

Rear Yard Setback is at BMPE (Water Quality Easement) line

Note:

When the side setbacks intersect with the front or rear setbacks, the restrictions associated with both types of setbacks apply, so the total would be 20' for front



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and side setbacks and 25' for front and rear setbacks.

High Visibility Lots:

Due to their location in the community, size or elevation, certain lots have the potential to have a significant visual impact when viewed from the amenities (golf courses, clubhouses), waterfront, main boulevards and entries or common areas. These lots shall be referenced as High Visibility Lots (HV Lot) and defined by specific streets. Accordingly, special design requirements are placed upon these lots. Owners and their design consultants are required to discuss development of HV Lots with the HSBAC prior to proceeding with design and shall identify the HV Lot designation in their application. HV Lots are to incorporate the following special design considerations

Roof:

There shall be no large, unbroken, single-pitched roof planes. Pitched roofs may be gabled, shed, hipped, or tie in to building masses and may be a maximum of 8 in 12 and a minimum of 4 in 12. *Metal Roof cannot have all stucco exterior must have some stone.* Flat roofs are not permitted. Mansard roofs are not permitted. Allowable roof materials include clay tile, slate, concrete tile, and metal. The roof area of all two-story homes must include single-story elements. On both one and two-story residences, the roof profile should be richly varied with individual masses and asymmetrical design. The use of deep, heavy facias is encouraged.



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Building Height:

Thirty-five (35') feet to the ridge point of the roof, sufficient for a two-story building with a pitched roof. An architectural feature such as a tower can exceed the height restrictions. Maximum building heights shall be measured vertically above the average existing natural terrain prior to grading.

Garage – Single Family (R-1):

Garage and garage doors shall not face the street. **For lots 1 through 6, no garage door may face the rear lot line.** All lots shall provide for at least one (1) two-car garage of not less than four hundred (400) square feet per dwelling unit. In all cases garages should be attached to the main residence at a minimum with an arbor or breezeway element. Garages will not be allowed to orient directly to the street and should be set back. No more than two (2) garage stalls will be allowed directly adjacent to each other. No more than three (3) doors will be permitted in an elevation. A maximum of four (4) stalls will be allowed.

Garage - Townhomes:

Shall provide for at least one garage of no less than 420 square feet per dwelling unit so as to accommodate two standard-size vehicles, and such structure shall be connected to the main structure. The connection may be by a breezeway. Each garage shall have a minimum width, as measured from inside walls, of ten feet (10') per car and a minimum depth for each car of twenty-one feet (21'). All garages shall be completely enclosed and may face a street or side street.



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Accessory Structures:

Accessory structures must be designed as integral elements of and be complementary to the main structure. Materials, colors, and finishes must be similar on all such structures, and visually related by way of connecting walls, pergolas, terraces, or other landscape treatments. Accessory structures must meet all setback and easement requirements. Prefabricated storage buildings shall not be allowed within any designation. All accessory structures necessary to such primary use may occupy not more than fifty (50) percent of a required rear yard and may not be more than fifteen (15) feet in height. No accessory structure will be erected closer than fifteen (15) feet to the line of an abutting lot and no such building will occupy any portion of a required front or side yard.

Fences:

Fences must not exceed seven (7) feet in height, except in Siena Creek where eight (8) feet is permitted and may be of any manufactured materials approved by the appropriate subdivision's architectural control committee, but cannot be chain-link, wooden privacy, cyclone, barbed wire or hurricane-type fence, wall, or hedge shall be constructed on any lot nearer to any front street than is permitted for the house or building on said lot.

Note:

Fences visible from the golf course shall also include stone columns at a maximum of (30') thirty feet spacing between columns. Columns are to be 14" – 16" squares. Stone features are to be 4"-6" above iron pickets



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Golf Cart Paths:

Golf Cart Paths are not to exit directly onto Golf Courses from Lots, but only through property owner's driveway.

Note:

Plans submitted must include detailed Landscape and Irrigation Plans from the Street Curb to ALL Property Lines.

Address Light Fixture:

Light Fixture to be purchased from
Light Crafters
Phone: 512.458.5406 or 866.458.5406
9603 Saunders Lane, D-1
Austin, Texas

Building Permit: Plans must be approved by Siena Creek Committee of Architecture

P.O. Box 7766
Horseshoe Bay, TX 78657
830.598.3984

Permits Issued By:

City of Horseshoe Bay
P.O. Box 7655
Horseshoe Bay, Texas 78657
830.598.8741