



HORSESHOE BAY RESORT
ARCHITECTURAL COMMITTEE

FACT SHEET – PENINSULA SINGLE FAMILY – ZONE 7

December 31, 2023

Maintenance Fee for 2024:

\$5,752.00 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:

Not less than four thousand (4000) square feet of heated and air-conditioned living area, excluding garage, covered porches, covered contiguous patios, or other similar appendages, unless otherwise provided herein.

Maximum Dwelling Unit Size:

No more than 60% of the total landmass, as it exists at the time of development, will be used for the dwelling and other structures

Masonry requirements:

All structures must have exterior walls of at least one hundred (100%) masonry on the total of all exterior walls.

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.

Front Yard Setback:

Minimum depth of fifteen (15) feet from the front lot line to the closest structural projection, including porches, but not including eaves, overhangs, planters, or fireplaces.



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Rear Yard Setback:

Except as provided below, a rear yard will be maintained of at least fifteen (15) feet from the rear lot line to the nearest building line.

- Structures on any shoreline lots may be located at the shoreline of Lake Lyndon B. Johnson, provided they are constructed a minimum of one foot (1') above the floodplain elevation for such lot, as shown on the FEMA federal insurance rate map (FIRM

Side Yard Setback:

Total Side yards of not less than thirty (30) feet with not less than fifteen (15) feet on any one (1) side.

Corner Yard Setbacks:

Corner lots will maintain a minimum setback of fifteen (15) feet from the side street line.

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.

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



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their application. HV Lots are to incorporate the following special design considerations.

Roof:

No building constructed on any lot will be designed and constructed so that at any point the horizontal and level distance from the outside of the exterior walls to the nearest point on the perimeter line of the roof (the "roof overhang") is less than twelve inches (12"). *Metal Roof cannot have all stucco exterior must have some stone.* All roofs on buildings and structures on any lot will be clay tile, concrete tile or standing seam metal with no visible screws or fasteners and shall be properly installed with a suitable slope. All other materials, including, but not limited to the following materials: asphalt, asbestos, wood and/or fiberglass shingles, will not be permitted. No flat roofs will be permitted on any building or structure constructed on any lot.

Maximum Building Height:

No structure shall exceed forty-five (45) feet above natural contour line of applicable Lot.

Garage:

At least a three (3) car garage of no less than seven hundred-fifty (750) square feet per dwelling unit. No garage will face Estate Drive, as shown on the map of Zone 7, unless it is unfeasible to do so. The garage may be detached from the dwelling unit or may be by a breezeway. Any garage may also have servant's quarters, a studio, a casita, or other similar use.

Fences:

No fence, wall, or hedge will be constructed on any Lot or Land nearer to any point closer than thirty (30) feet from the 825-foot contour line of Lake LBJ. The height, construction material, and style of each fence or wall will be subject to approval by the Architectural Committee. No fence or wall



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ARCHITECTURAL COMMITTEE**

exceeding four (4) feet in height will be built on any Lot or Land, unless approved by the Architectural Committee, constructed if bit less than fifty percent (50%) masonry and no more than fifty percent (50%) iron. No chain-link, "Cyclone" or "Hurricane Type" fence will be constructed on any Lot or Land.

Moorings, Piers, or Boathouse:

Any Boathouse or personal water craft storage area must be enclosed with exterior walls which are 100% masonry.

Accessory Structures:

No portable buildings of any kind will be allowed on any lot.

Note:

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

Building Permits:

Plans must be approved by Peninsula Committee of Architecture.

P.O. Box 7766
Horseshoe Bay, Texas 78657
830-598-3984

Permits Issued By:

City of Horseshoe Bay
P.O. Box 7655
Horseshoe Bay, Texas 78657
830-598-8741