



HORSESHOE BAY RESORT  
ARCHITECTURAL COMMITTEE

**COMMERCIAL PROPERTIES – ZONES C2 and C3**

December 31, 2023

**Maintenance Fee: - 2024**

Each Commercial Zone will have different Maintenance Fees. Contact the Maintenance Fund Group at 830.598.9850 or email <https://www.hsbmfund.com/>

**City of Horseshoe Bay  
City Ordinances**

Developers and Builders are required to meet the City's Ordinances on Commercial Properties. Contact City Development Services at 830.598.9959 or visit their website at <https://www.horseshoe-bay-tx.gov/352/Code-of-Ordinances> .

**Minimum Lot Dimensions:**

Area, Depth, Width, and Lot (percentage) Coverage is subject to the City of Horseshoe Bay's approval.

**Setbacks:**

**Zone 3 Horseshoe Bay West, and Zone 4A Horseshoe Bay Proper Classified C-2:** (Confirm setbacks with City Development Services.)

**Zone 12 Summit Rock Classified C-3:** Minimum one hundred (100') abutting Residential, and forty (40') abutting non-residential. (Confirm setbacks with City Development Services.)

**Maximum Building Height:**

**Zone 3 Horseshoe Bay West, Zone 4A Horseshoe Bay Proper, and Zone 12 Summit Rock Classified C-2:** Thirty-five feet above the highest natural contour of the applicable



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lot, except clubhouses which will be limited to thirty-two (32')

**Summit Rock Zone 12 Classified C-3:** A hospital building shall be limited to one hundred sixty (160') above the highest natural grade under the slab for a hospital.

**Summit Rock Zone 12 Classified C-3:** A hotel building, parking structure, and a rehabilitation center, long-term acute care center, or other medical facility building shall be limited to seventy feet (70') above the highest natural grade under the slab.

**Summit Rock Zone 12 Classified C-3:** All other structures in this district shall have a maximum of three (3) stories and shall be limited to forty-five (45') above the highest natural grade under the slab.

**Airport Zone 15 Classified C-2:** Maximum building height is thirty-five (35') above the highest natural contour of the applicable lot.

**Masonry Requirements:**

**Horseshoe Bay West Zone 3, and Horseshoe Bay Proper Zone 4A:** All buildings or structures shall have one hundred percent (100%) masonry covering on all exterior walls, excluding doors and windows, except clubhouses which must have exterior walls of at least fifty percent (50%) masonry covering.

**Summit Rock Zone 12 Classified C-3:** All buildings or structures must have exterior walls of fifty percent (50%) masonry covering the total of all exterior walls, excluding doors and windows. The front and side exterior walls shall be 100% masonry.



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The exterior portions of the walls that are not masonry shall be painted or stained immediately upon completion or shall have color mixed in final structural application, excepting acceptable woods that are commonly used without such finishes, so that all such materials shall have a finished appearance. No plywood, pressboard, particleboard, or similar type of material shall be used on any exterior wall or any structure.

**Summit Rock Zone 12 Classified C-3:** The exterior portions of the walls that are not masonry shall be painted or stained immediately upon completion or shall have color mixed in final structural application, excepting woods that are commonly used without such finishes, so that all such materials shall have a finished appearance.

**Airport Zone 15 Classified C-2:** All exterior walls shall be no less than fifty (50%) percent masonry covering on the total of all exterior walls, excluding doors and windows. Front and side exterior walls shall be one hundred (100%) percent masonry. The exterior of the walls that are not masonry shall be painted or stained immediately upon completion or shall have color mixed in final structural application, excepting acceptable woods that are commonly used with such finishes, so that all such materials shall have a finished appearance. No plywood, pressboard, particleboard, or similar type of material shall be used on any exterior wall or any structure.

**Landscaping:**

**Horseshoe Bay West Zone 3, Horseshoe Bay Proper Zone 4A, and Summit Rock Zone 12 Classified C-2:** Provision of landscaping



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between parking areas and the main access areas, except for access driveways. All parking lots must be landscaped. All landscaping shall be protected from vehicular damage by either wheel tops or curbs. Landscaped areas shall be provided at all driveway entrances and landscape islands after every 10<sup>th</sup> parking stall. Low lying shrubs (less than 2 ft. in height) shall be used when placed in a vision triangle. A visual relief screen shall be provided to break up the visual expanse of the parking lot near streets and along property lines. Landscape islands shall be a minimum of 9' wide and 15' long. Endcap islands shall be a minimum of 9' wide and 30' long. Continuous buffer landscaping shall be provided when abutting residential uses.

Summit Rock Zone 12 Classified C-3: Provision of landscaping between parking areas and main access areas, except for access driveways. All parking lots must be landscaped. All landscaping shall be protected from vehicular damage by either wheel stops or curbs.

**Parking:**

Horseshoe Bay West Zone 3, Horseshoe Bay Proper Zone 4A, and Summit Rock Zone 12 Classified C-2 and C-3: A minimum of one (1) parking space per 250 square feet of net rentable space is required. Each parking space is to be 10 feet wide by 20 feet long.

**Maximum area of building:**

Horseshoe Bay West Zone 3, Horseshoe Bay Proper Zone 4A, and Summit Rock Zone 12 Classified C-2: Building area shall not exceed sixty percent (60%) of the lot area.



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**Summit Rock Zone 12 Classified C-3:** Ground floor shall not exceed 50,000 square feet or be less than 6,000 square feet, except a hospital, parking structures, hotels, long-term acute care centers, or other medical facility buildings which shall not exceed 45,000 square feet. Maximum building area shall not exceed 65 percent of the lot area.

**Airport Zone 15 Classified C-2:** Building area shall not exceed sixty (60%) percent of the area of the lot.

**Minimum Lot Size:**

Summit Rock Zone 12 Classified C-3: Ten (10) acres.

**Roofs:**

A minimum of 4:12 to 12:12 roof pitch for all non-residential structures. Hospital buildings and parking structures in Zone 12 are exempt from this requirement.

**Fences:**

No 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. No fence, wall exceeding seven feet (7') shall be built on any lot. Height is measured from the top of the wall or capping stone to the wall or capping stone to the finished grade directly below the wall. Fences at property lines are to be iron metal picket fencing. Fences that are visible from the golf course or clubhouse amenities shall use the Horseshoe Bay signature iron picket and stone column design no to exceed 4' in height and shall incorporate multiple offsets and vertical variation to avoid long straight lines in the landscape. Fences visible from the golf course shall also include stone columns at a maximum of (30') thirty feet spacing between columns. Columns are to



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**be 14' – 16" squares. Stone features are to be 4" – 6" above iron pickets. Trex Fencing is acceptable with architectural approval of color. Split rail cedar fences are permitted in Zone 3 horseshoe Bay West and Zone 4A Horseshoe Bay Proper. Vinyl clad cyclone and/or open grid metal fencing will not be permitted.**

**Building Permit:**

**Plans must be approved by Horseshoe Bay  
Committee of Architecture  
P O Box 7766  
Horseshoe Bay, TX 78657  
830.598.3984**

**Building Permit Issued by:**

**City of Horseshoe Bay  
P O Box 7655  
Horseshoe Bay, TX 78657  
830.598.8741**