Texas State University - San Marcos
Round Rock Higher Education Center
Campus Area Master Plan
Round Rock, Texas
The Texas State University System

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Executive Summary

The Texas State University—San Marcos Round Rock Higher Education Center (the Round Rock Campus) and the Campus Area are designed to be a walkable, mixed-use community anchored by a premier campus of higher education surrounded by authentic neighborhoods with roots in the enduring qualities of Round Rock—its small town ambience, its traditional downtown and its strong heritage. The Round Rock Campus Area Master Plan builds upon this foundation with traditional town making principles and a market-based focus to achieve an attractive, well-balanced place.

The Campus Area Master Plan combines an accessible campus with buildings and spaces for people that can evolve as it grows; adjacent neighborhoods integrating traditional street-oriented commercial buildings and a variety of residential types that will accommodate a broad range of ages and incomes; venues that can complement the campus such as other academic institutions, civic and entertainment centers, and major employers; and a network of interconnected tree-lined streets along with a variety of public open spaces connected by pedestrian walkways (sidewalks, trails, etc.) to foster activity, personal interaction and strong “town and gown” bonds.

Today, the Round Rock Higher Education Center provides students from the Williamson County vicinity with an opportunity to secure a college education. The Avery Family’s donation of 100 acres within Avery Farms, in combination with the efforts of Representative Mike Krusee and Senator Steve Ogden in securing legislative and gubernatorial approval of revenue bond authority for the first campus building site, offers a bright future for growth and expansion of the Round Rock Campus and northeastern Round Rock.

The Round Rock Campus Area Master Plan was developed collaboratively under the leadership of Chancellor Lamar Urbanovsky and his colleagues at the Texas State University System; President Denise Trauth and her colleagues at Texas State University; Dr. Edna Rehbein and her colleagues at the Round Rock Higher Education Center; Mayor Nyle Maxwell and his colleagues at the City of Round Rock; Judge John C. Doerfler and his colleagues of Williamson County; and John Avery, Sr. and the Avery family. In addition to utilizing the iterative input of that leadership, the Gateway Planning Group crafted the Campus Area Master Plan with technical support and insight from the professionals of Graeber, Simmons & Cowan; Baker-Aicklen & Associates, Hensel Phelps Construction Company, as well as the professional staffs of the City of Round Rock and Williamson County.

This master plan document includes the 100-acre Campus Master Plan at build-out, the first-phase Master Plan for the initial building and site, the 600-acre Character Sectors and Master Street & Open Space Network Plan, the Master Plan Street Cross-Sections and the Design and Development Standards. The Design and Development Standards are provided for the Campus Area Generally, as well as for the various sectors of the Campus Area as delineated on the Character Sectors and Street and Open Space Network Plan.
Campus Streets:

A. CS-80-40: West Avenue

B. CS-66-44: East Avenue

C. CS-52-28: Internal Campus Street

Major Streets:

D. Alternate to CR 112

E. Boulevard South from CR 112

F. S-75-40: 2-Way with Parking
G) S-56-30; 2-Way with Parking

H) S-50-26; 2-Way with Parking

I) S-42-20; 2-Way with Parking

J) S1W-40-18; 1-Way with Parking

K) C1W-28-17; 1-Way with Parking

L) RA-18-10; Residential Alley (No Parking)

M) CA-20-20; Commercial Alley
Design and Development Standards

THE CAMPUS AREA GENERALLY

Intent

The Texas State University—San Marcos Round Rock Higher Education Center (the Round Rock Campus) and the Campus Area are designed to be a walkable, mixed use community anchored by a premier campus of higher education surrounded by authentic neighborhoods with roots in the enduring qualities of Round Rock—its small town ambience, its traditional downtown and its strong heritage.

Transportation Network

The campus area shall be designed to facilitate transportation choice.

- All streets shall provide accessible sidewalks or adjacent trails.
- Block lengths should not exceed 800 feet.
- Street types and cross-sections are established in this Master Plan to facilitate an integrated set of transportation choices: driving, walking, cycling and transit.
- Convenient bicycle parking shall be provided near buildings where feasible.

The Street Experience

Streets shall be selected and designed to facilitate destination activities such as cafes and linear parks in addition to automobile movement.

- The Round Rock Campus Area is conceived as the sum of a number of interconnected, walkable civic uses and neighborhoods; and, therefore, primary streetscape elements such as “street” trees shall be utilized to make walking safe and desirable by creating a buffer from the vehicular lanes of the street, providing shade, calming auto traffic speeds, and enhancing the street’s aesthetics. “Street” tree species shall be selected and placed to create the sense at species maturity that the streets feel like “outdoor rooms.”
- Intersections, whether conventional or roundabouts, shall be designed to facilitate safe pedestrian crossings and to minimize the actual pedestrian crossing distances of vehicular lanes.
- Buildings generally shall be placed so that they directly address the street. In that context, architectural elements such as colonnades, arcades, verandas, stoops and porches shall be utilized to facilitate casual conversation, chance meetings as well as strong town-and-gown and neighbor-to-neighbor relationships that enhance the campus and neighborhood stability and security.
- Buildings generally shall be placed so that they define corners of intersecting streets.
Design and Development Standards

- Building enhancements that improve the feel and experience of the street, including porches, stoops, bay windows, balconies, verandas, masonry-clad chimneys, attached pergolas and colonnades, should be utilized. Those enhancements may encroach the build-to-line, a line up to which the front face of buildings are sited.

- Long blank walls at the street or public space level shall not be allowed.

- Buildings located on corner lots should be designed as significant structures.

Parking

- On-street parking shall be utilized where feasible to increase the availability of parking, slow traffic and increase pedestrian protection.

- Structured parking shall be designed to appear as a building so that the pedestrian experience at the street level is not diminished. Off-campus, structured parking shall be designed to accommodate an active use at the street level such as offices, services, retail or restaurants. Continuous, blank walls shall not be allowed.

- Generally, off-street parking should be located at the side or rear of buildings so as not to interrupt the pedestrian experience as it relates to the front of the building.

- Shared parking lots and shared parking access drives should be designed where feasible among adjacent parcels and buildings, including potential public-private arrangements between the Round Rock Campus and adjacent privately owned developments. Shared parking strategies can reduce the typical target ratios of 4 spaces per 1000 square feet for retail and 3 spaces per 1000 square feet for office.

- Parking lot access, internal circulation and building sites shall generally be laid out consistent with the surrounding development, and large parking lots shall be designed and platted consistent with adjacent street, block and utility assignment patterns in order to facilitate parking lot redevelopment into urban buildings and parking structures.

- A minimum of 15 square feet of landscaping per parking space, including tree islands, shall be provided within the paved boundaries of a parking lot.

- Any portion of each parking space shall be located within 60 feet of the trunk of a tree, and pavement shall not be allowed within 2.5 feet of the trunk of trees.

- The landscaped areas shall be protected by raised curbs except where wheel stops are utilized at the front of parking spaces along a landscaped median between parking bays.

- Landscaped islands of a minimum of 5 feet in width and extending the entire length of the parking stall generally shall be located at the terminus of all rows of parking and shall contain at least one 2.5-inch caliper tree consistent with the master plan Tree List.
Design and Development Standards

Screening Standards

- All buildings shall be designed such that no mechanical equipment (HVAC, etc.), except vents or stacks, is visible from the public right-of-way or open space, whether the equipment is located on the ground, exterior walls or the roof.

- Loading and service areas shall be located at the side of or in the rear of buildings. Where tractor/semi-trailer delivery may conflict with land uses on or adjacent to the site, then the following standards shall be followed:
  
  i. Off-street loading areas shall be screened from view of any street public open space or adjacent property.
  
  ii. Loading areas shall be enclosed on three sides by a wall or other screening device not less than 10 feet in height.
  
  iii. Loading areas shall not be located closer than 50 feet to any single family lot, unless wholly within an enclosed building.
  
  iv. Screening materials shall be comprised of a wall that has a similar finish to the primary structure, or a combination of trees and shrubs that will result in solid screening within 2 years.

- Trash/Recycling Receptacles:
  
  i. Commercial trash/recycling containers shall be located on the side or rear of the building and screened from public view.
  
  ii. Containers shall be located at least 50 feet away from adjacent residential property lines.
  
  iii. Containers shall be screened on 4 sides, using an enclosure that is 7 feet tall or of a height that is a minimum of 1 foot above the top of the container, whichever is taller. Screening shall be comprised of brick, stone, reinforced concrete, or other similar masonry materials that have a similar finish to the primary finish; and all fence posts shall be rust-protected metal, concrete based masonry or concrete pillars.
  
  iv. 6-inch concrete filled steel pipes shall be located to protect the enclosure from truck operations.
  
  v. Container enclosures shall have steel gates and tie-backs to secure them in an open position, and fasteners to keep them closed.
  
  vi. Screening shall be maintained at all times.

Lighting

- In order to preserve the night sky and to protect adjacent development, lighting sources (i.e. bulb, fixture, lens) shall be shielded so as to not be visible beyond the property line; the allowable maximum light intensity measured at the property line of a residentially zoned lot shall be 0.2 of one-foot candle. Historic or antique-style light fixtures shall be excluded from these requirements.
Design and Development Standards

Landscape and Irrigation

The landscape will complement the urban design and architecture in defining the character of the campus as well as the adjacent neighborhoods and districts. The functional role of the landscape is to identify and define view corridors and sightlines, major open spaces, pedestrian movement patterns and gathering spaces; to create and control microclimates and reduce energy consumption; to screen unsightly features; and to help provide an appropriate sense of scale for all phases of the built environment. The ecological role of the landscape is to ensure the seamless integration of the built environment into the natural environment, while minimizing impacts of development on the local ecosystem.

General

- To ensure regional compatibility and reduce excessive vehicular emissions, all proposed plant materials should be grown/propagated and delivered from a nursery source located within a 350-mile radius to the site.

- Landscape building materials such as stone should originate from 250 miles of the site and be of regional character consistent with adjacent architecture.

- All efforts should be made to preserve existing plant materials that are in a desirable condition. Existing trees 6 inches in diameter at breast-height or greater in height that are removed shall be replaced at an inch per inch ratio.

- All proposed plant materials should conform to the American Standard for Nursery Stock, ANSI Z60.1-1990. The use of annuals is strongly discouraged. Seasonal bed color should be achieved through the use of either native or well adapted xeriphytic perennials. The use of St. Augustine turf grass shall not be permitted. See grasses list below for permitted turf grasses.

- Pedestrian safety shall be considered in the location of planting beds and plant material locations.

Trees

- Landscapes shall emphasize large shade tree canopy coverage, particularly in open spaces and pedestrian walks and gathering spaces such as plazas and exterior courtyards. Year-round visual interest shall be attained through the use of various species.

- Trees shall be planted in a continuous strip adjacent to all public streets, approximately 30 feet on center in order to create a full canopy effect at mature height. Trees should either be planted in a green space strip no less than 5 feet in width or within an irrigated tree gate consistent with the architectural character of the campus or adjacent development.

- Trees shall be planted in a continuous pattern where feasible within all street medians.

- Shade trees shall be a minimum of 3 inches in caliper and 10 feet in height.

- Ornamental trees should be a minimum 2 inches in caliper and 6-8 feet in height.
Design and Development Standards

- Container grown trees are preferred to ball and burlap and should have been in their current container for at least 6 months prior to planting. Ball and burlap trees should not be loose in their balls and should have been cured for a minimum of one year prior to planting. Curing time begins once the tree has been dug. Deciduous species should be planted while in dormancy.

- All trees shall be selected from the following tree list:

  **Shade Trees**

  Bigtooth Maple       Acer grandidentatum  
  River Birch         Betula nigra         
  Pecan               Carya illinoinsis   
  Texas Ash           Fraxinus texensis   
  Montezuma Cypress   Taxodium mucronatum 
  Texas Pistache      Pistacia texana     
  Cottonwood          Populus deltoides    
  Texas Red Oak       Quercas buckleyi    
  Burr Oak            Quercas macrocarpa   
  Chinquapin Oak      Quercas muhlenbergii 
  Mexican White Oak   Quercas polymorpha   
  Shumard Red Oak     Quercas sumardii    
  Live Oak            Quercas virginiana  
  Cedar Elm           Ulmus crassifolia  
  Lacebark Elm        Ulmus parvifolia   
  Drake Elm           Ulmus parvifolia “Drake”

  **Ornamental Trees**

  Guajillo             Acacia berlandieri   
  Huisache             Acacia farnesiana ‘smallii’
  Wright Acacia        Acacia wrightii     
  Roughleaf Dogwood    Cornus drummondii  
  Lanceleaf Sumac      Rhus lanceolata    
  Texas Redbud         Cercis canadensis ‘texana’
  Desert Willow        Chilopsis linearis    
  Smoke Tree           Continus obovatus    
  Texas Persimmon      Diospyros texana   
  Sandpaper Tree       Ehretia anacua     
  Kidneywood           Eysenhardtia texana 
  Soapbush             Guajacum angustifolium 
  Texas Mountain Laurel Sophora secundiflora 
  Southern Wax Myrtle  Myrica cerifera    
  Yaupon Holly         Ilex vomitoria     
  Coyotillo            Karwinskia humboldiana 
  Golden Leadball Tree Leucaena retusa    
  Anacacho Orchid Tree Bauhinia congesta   
  Carolina Buckthorn   Rhamnus caroliniana 
  Crepe Myrtle         Lagerstroemia indica 
  Kidneywood           Eysenhardtia texana 
  Mexican Buckeye      Ungnadia speciosa 
  Mexican Plum         Prunus mexicana    
  Possumhaw Holly      Ilex decidua
Design and Development Standards

Witch Hazel  Hamamelis virginiana
Blanco Crabapple  Malus ioensis var. texana
Paloverde Tree  Cercidium macrum
Eve’s Necklace  Sophora affinis
Toothache Tree  Zanthoxylum hirustum
Rusty Blackhawk Viburnum  Viburnum rufidulum
Weeping Willow  Salix babylonica*
Vitex  Vitex agnus-castus

Shrubs and other Plants

• Shrubs should be either 3- or 5-gallons in size and should have been in their current container for a minimum of 6 months. Shrubs should be spaced to ensure full coverage within the end of the first growing season.

• Shrubs shall be selected from the following plant list:

Shrubs

Glossy Abelia  Abelia grandiflora
Red Yucca  Hesperaloe parviflora
Texas Sage  Leucophyllum frutescens
Silverado Sage  Leucophyllum frutescens 'silverado'
Green Cloud Sage  Leucophyllum frutescens 'green cloud'
Dwarf Wax Myrtle  Myrica pusilla
American Beautyberry  Callicarpa americana
Agarita  Berberis trifoliata
Nolina  Nolina texana
Prickly Pear  Opuntia engliannii 'lindheimeri'
Autumn Sage  Salvia greggi
Evergreen Sumac  Rhus virens
Smooth Sumac  Rhus glabra
Barbados Cherry  Malpighia glabra
Mexican Oregano  Poliomintha longiflora
Rosemary  Rosmarinus officinalis
Coralbean  Erythrina herbacea
Black Dalea  Dalea frutescens
Red Yucca  Hesperaloe parviflora
Coralberry  Symphoricarpos orbiculatus
Flame Acanthus  Anisacanthus quadrifidus 'wrightii'
Pavonia  Pavonia lasiopetala
Chile Pequin  Capsicum annuum 'aviculare'
Snakewood  Colubrina texensis
Black Dalea  Dalea frutescens
Texas Mock Orange  Philadelphus texensis
Aromatic Sumac  Rhus aromatica
Spanish Dagger  Yucca spp.
Twisted-Leaf Yucca  Yucca rupicola
Design and Development Standards

Beds and Turf

- All bed-areas should be treated with a 4-inch cover of shredded hardwood mulch that is consistent in appearance with previous landscape installations. Bed areas shall be defined by the “shovel cut” technique; steel or plastic edging shall not be permitted.

- Sod shall be the preferred method of turf installation. Sod shall be laid end-to-end during the growing season, while staggering each layer. Sod shall be rolled prior to the initial irrigation.

- Grasses and turf shall be selected from the following plant list:

  **Ornamental Grasses**

  Lindheimer Huhly  
  Gulf Muhly  
  Seep Muhly  
  Deer Muhly  
  Inland Sea oats  
  Mexican Feathergrass  
  Big Bluestem  
  Brushy Bluestem  
  Sideoats Grama  
  Switchgrass  
  Little Bluestem  
  Indiangrass

  **Muhlenbergia lindhiemerii**  
  **Muhlenbergia capillaris**  
  **Muhlenbergii reverchonii**  
  **Muhlenbergii rigens**  
  **Chasmanthium latifolium**  
  **Stipa tenuissima**  
  **Andropogon gerardi**  
  **Andropogon glomeratus**  
  **Bouteloua curtipendula**  
  **Panicum virgatum**  
  **Schizachyrium scoparium**  
  **Sorghastrum nutans**

  **Turf Grasses**

  Buffalograss  
  Curly Mesquite  
  Bermuda Grass  
  Zoysiagrass

  **Buchloe dactyloides**  
  **Hilaria belangeri**  
  **Cynodon dactylon**  
  **Zoysia spp.**

Irrigation

- Even with the preferred pallet of native and well-adapted plant species, irrigation should be provided for, at a minimum, the first growing season following installation. The primary function of the irrigation system is as a means of establishing new tree, shrub, and bed (perennial) plantings.

- The use of municipally-provided potable water for landscape irrigation is discouraged. All efforts should be made to incorporate the use of captured rainwater, ground water and/or recycled site water for all irrigation needs.

- In areas where the use of municipally-provided potable water is the only feasible option, temporary above-ground irrigation should be installed for all tree, shrub, and bed plantings. Temporary irrigation should be actively maintained and routinely evaluated, and modifications should be made to ensure adequate coverage. All above ground irrigation components should be removed no later than one year after installation. Permanent in-ground irrigation should be provided for all turf areas regardless of the water source.
THE CAMPUS

Urban Design and Architectural Standards

The master plan standards for the campus focus principally on urban design, recognizing that the spaces formed by the buildings can enhance and sustain the campus as a premier institution of higher education. Accordingly, these standards acknowledge that the public- and semipublic spaces created among the buildings will establish the essential character of the campus.

- A specific architectural style (flavor) for the campus is not established within this master plan. Nevertheless, its architecture should be influenced by the living traditions and heritage of the Central Texas Region.

- Regional spatial concepts such as courtyards, atriums and higher volumes are strongly encouraged

- Special importance shall be given to the use of transitional spaces between the inside and outside, utilizing porches, colonnades and arcades.

- Texas experiences a special strong quality of natural light—this light is to be treated with special care in building design through the use of shading and filtering (i.e., “light taming” devices).

- Differentiation between the bottom floor and other floors, as well as well defined roffines, are strongly encouraged.

- Wall-to-roof transition (overhang) should be selected carefully in order to relate the buildings to the climate and the adjacent public spaces.

- Buildings generally shall be 3 to 4 stories in height.

- Entries to the buildings should be well expressed (covered, recessed, etc.) and should be apparent.

- Building planes are to avoid large monolithic appearance of uninterrupted sameness; rather planes need to be differentiated for reasons of scale, light control, and relatedness to the space they face or enclose.

- The buildings shall be located and sited within a hierarchical campus context. Infill buildings should not compete for attention and importance but need to work in harmony with each other. Principal buildings, as already determined by the master plan, should be treated as such in their architecture and afforded more leeway for individual expression. Principal buildings might include the following: Main Administration, Library, Campus Center, Performing Arts Center, Gymnasium/Sports Facilities, and Museums. Infill buildings might include the following: Academic Buildings, Residence Halls, Maintenance/Physical Plant, and Parking Structures.

- Individual buildings need to exhibit a hierarchy of elements in their composition. Building sides fronting on major public space (malls, quadrangles) should have relatively flat fronts and simple roofs, with most wings and plan articulations set at the secondary sides.
Design and Development Standards

• Use of courtyard design is encouraged. The Courtyard-Building is an appropriate type for the Texas climate. Different treatment of courtyards facilitates individual character appropriate for their respective functions, as well as social relationships on campus.

• Buildings fronting on major public space (i.e., mall, quadrangle) should relate to the public space by porches, arcades, or colonnades, have a meaningful functional connection to it, and be transparent on the ground level for a coherent pedestrian experience.

• Exterior building materials should be quarried or manufactured locally or regionally. Suggested materials include, but are not limited to the following:

  i. Locally or regionally available stone
  ii. Locally or regionally produced brick
  iii. Clay or cement roof tile
  iv. Metal roofing – galvanized, galvalume, copper
  v. Metal windows
  vi. Locally or regionally produced cast stone

• Building structures shall relate to each other in terms of scale and materials. Relating to each other does not mean that buildings must be the same—at times, the greatest meaning can be achieved through contrast. In other words, relating can be achieved through a definite gesture of transition, acknowledgement or appreciation.

• Buildings surrounding the same major open space should utilize:

  i. The same architectural character (flavor, style, idiom, materials)
  ii. Similar floor height and cornice height
  iii. Similar treatment of wall-to-roof transition (overhangs) and roof design
  iv. Similar treatment of window and door openings

• Buildings should be interwoven with landscaping to produce desired aesthetic and functional results.

• Open spaces between buildings shall not be leftover space; they should be typologically identifiable as pedestrian ways, forecourts, urban gardens, courtyards, urban streets or plazas. These spaces shall be landscaped using elements such as gardens, public art, memorials and shade structures.

• Additions and expansions to buildings shall be inspired by the original building character, but could add a different interpretation to it as long as the addition or expansion works in harmony with the original building. Expanding by accretion is an effective way to build visual richness and acknowledge changing times and construction practices as well as the campus history.

• The use of unarticulated boxes with flat roofs is strongly discouraged. However, smaller and partial flat roofs shall be allowed if they enhance the overall building composition.
Design and Development Standards

- Campus signage shall be designed consistent with those standards utilized for Texas State University San Marcos

The First Phase Building and Site

The first campus building will play a fundamental role in setting the character and tone for the campus over time.

- The first building shall:
  
  i. Be a statement of both the promise and history of the institution.
  ii. Be a place with a sense of arrival, identity and enclosure.
  iii. Set an architectural tone for the rest of the campus in terms of the quality of design, materials, and architectural flavor.
  iv. Interplay with landscaping.
  v. Employ feasible sustainable concepts and design strategies.
THE WEST NEIGHBORHOOD

Character and Uses

The West Neighborhood is intended to be an eclectic, vertically mixed-use pedestrian-friendly place. It shall be planned, designed and constructed to complement directly the Round Rock Campus in terms of access and uses.

- The West Neighborhood is intended to provide campus support retail, offices and services, as well as destination retail and restaurants.
- Residential units and office uses shall be allowed as a matter of right above the street level of any building
- Live-work units, town homes and small courtyard apartment buildings (typically 20 units per building or less) are encouraged as a transition to the South Neighborhood.

The Street Experience

- The terminating end of a street shall terminate into another street unless geographic or environmental conditions necessitate the use of a cul-de-sac. At every termination point of a street, or where it makes a ninety 90-degree turn (plus or minus 15 degrees), the street shall terminate at a building or vertical element in order to establish a terminated vista, unless the street terminates into a park, trail or natural area.
- Curb return radii shall be minimized consistent with safety needs in order to enhance the pedestrian experience.
- Alleys should be utilized where feasible to increase area connectivity and access, as well as to provide for rear-loaded garages.
- Buildings viewed from a public right-of-way or public open space shall either face such right-of-way or open space, or shall have a façade facing such area in keeping with the character of the front façade, including the utilization of similar fenestration and materials.
- Notwithstanding primary entrances facing Chandler Road, entrances to buildings shall have a continuous pedestrian-way connected to a public sidewalk. For buildings setback from the street, the continuous pedestrian-way shall be protected from vehicular intrusions by landscaping, curbs, canopies, bollards or other elements that are consistent with the overall streetscape design of the area. Striped-access through a parking lot shall not be sufficient to create a “continuous pedestrian-walkway.”
- Uses with store fronts facing towards Chandler Road may utilize conventional retail frontage design; however, “Big Box” retail and office buildings are encouraged to offer second building entrances in addition to Chandler Road in a “main street” context in order to provide a transition into a more urban environment.
Design and Development Standards

- Retail developments shall utilize a “Retail Access Sleeve,” a narrow street with sidewalks that connects a neighborhood internally with a retail center located on an arterial or a major intersection of major thoroughfares, enabling the residents of the neighborhood to access the retail center without having to travel onto the arterial or major thoroughfares.

Public- and Green Spaces

- To improve the walkability and access of commercial and retail areas, the following elements are strongly encouraged in the site design of a project:

  i. Patio/café seating areas
  ii. Pedestrian plazas/kiosk areas
  iii. Drinking fountains
  iv. Water features with sitting areas
  v. Bicycle racks
  vi. Continuous walkways linking stores
  vii. Shade provided by building orientation, canopies and/or trees
  viii. Trash receptacles

- Seventy Five (75) percent of all residential or mixed-use lots shall be located within 800 feet of a Public Space, including publicly accessible parks, bosques, greens, squares, courtyards, plazas, commons, tot lots, with minimum dimensions as follows: If at least four sides in dimension, the Public Space shall be a minimum size such that each side dimension is the equivalent of at least two times (2x) the average width of the lots in the neighborhood; or if the Public Space is triangular in dimension, the Public Space shall have a minimum area equivalent to the minimum area formed by the minimum dimensions required for a four-sided Public Space.

- At least five (5) percent of the gross area of the West Neighborhood at build out shall be comprised of Public Space as defined herein. This standard should not be obviated through the option of payment into a parkland dedication fund. Flood plain areas utilized for Public Space shall count towards the five (5) percent minimum requirement only if adjacent buildings face onto the Public Space.

- Backing buildings onto trails or natural areas is strongly discouraged. If a building backs onto trails or natural areas, it shall utilize a rear fence that is metal and not opaque in order to enhance visual security of the Public Space, trails or natural areas; and if a rear-loaded garage or pull through garage is utilized, the garage shall be located within three (3) feet of the side property line or utilize a common wall with an adjacent garage to enhance the visual security.

Architectural Standards

- Buildings should be 2 to 4 stories tall.

- Buildings within 500 feet of Chandler Road west of the campus shall not be taller than 2 stories
Design and Development Standards

and set back at least 50 feet from Chandler Road in order to preserve the view of the First Phase Campus Building.

- An expression line shall delineate divisions between floors of all buildings, and a cornice shall delineate the tops of facades that do not utilize a pitched roof. For retail storefronts, a transom, display window area and bulkhead at the base shall be utilized.

- To screen rooftop mechanical equipment, other appurtenances, and flat or built-up roofs, all structures having a 6,000 square feet or less footprint shall be constructed with a pitched roof. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched or parapet roof system enclosed on all sides.

- Mansard roofs and flat membrane-type roofs that are visible are prohibited.

- Ground floor retail building plate heights generally should be at least 15 feet in height.

- Generally, windows shall be oriented vertically.

- Columns and piers generally shall be spaced no farther apart than they are tall.

- Transparency
  
i. Each floor of any building façade facing a park, plaza or street shall contain transparent windows covering from 15 to 75 percent of the façade area.

  ii. In order to provide clear views of merchandise and to provide natural surveillance of exterior street spaces, the street-level floor along the retail storefront façade shall have transparent storefront windows covering no less than 50% of the façade area.
Design and Development Standards

- Permitted Finishes for commercial buildings – At least 80% of the exterior of all new buildings (excluding doors and windows) shall be finished in one or more of the following materials:

  i. Brick, stone, cast stone, rock, marble, granite, glass block and/or tile
  ii. Exterior Insulating Finishing System (EIFS) as an accent
  iii. Hardie Plank, or other similar cementitious-fiber board in terms of warranty
  iv. Split face concrete block, poured-in-place concrete, and tilt-wall concrete. Any use of concrete products shall have an integrated color and be textured or patterned. Tilt-wall concrete structures shall include reveals, punch-outs, or other similar surface characteristics to enhance the façade on at least 20 percent of each façade.

- The following permitted finishes for residential buildings and live/work units shall be allowed: Hardie Plank or a similar cementitious-fiber board plank (not sheet) in terms of warranty and finish; brick; stone; man-made stone and stucco utilizing a three-step process. The following shall be allowed up to 30% as an accent material: wood, Exterior Insulating Finishing System (EIFS) or similar material over a cementitious base, rock, glass block and tile.

- Side facades and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building. Rear facades may be painted tilt-wall or painted block matching the same color of the rest of the building if the rear façade faces an alley or is not viewable from a public street or right-of-way.
THE SOUTH NEIGHBORHOOD

Character and Uses

The South Neighborhood is intended to be a walkable place with a range of housing types so that at build-out, students, faculty, administrators and a full-range of Round Rock families can live, work, shop, recreate and be educated within one community.

- Residential types may include single-family homes, garage apartments, town homes, “zero-lot-line” homes, homes on greens, two- to six-family homes that are designed to appear as large single-family homes, small court-yard apartment buildings (typically 20 units per building or less) and live-work units.

- The neighborhood shall be designed to provide and accommodate a rich mix of residential types, dispersed throughout.

- A community elementary school and/or middle school is encouraged to accommodate the eventual growth of the neighborhood.

- “Corner Stores” (Neighborhood Retail) shall be allowed at the intersections of S-56-30 streets or greater, designed and integrated as a pedestrian-friendly location.

- Civic uses are encouraged.

The Street Experience

- The terminating end of a street shall terminate into another street unless geographic or environmental conditions necessitate the use of a cul-de-sac. At every termination point of a street, or where it makes a ninety 90-degree turn (plus or minus 15 degrees), the street shall terminate at a building or vertical element in order to establish a terminated vista, unless the street terminates into a park, trail or natural area.

- Curb return radii shall be minimized consistent with safety needs in order to enhance the pedestrian experience.

- Alleys should be utilized where feasible to increase area connectivity and access, as well as to provide for rear-loaded garages.

- All buildings (except accessory buildings) shall face a public street, courtyard, public plaza or public green, consistent with the appropriate build-to-line delineated on the applicable street cross-section.

- Side yards should be no greater than approximately 5 feet for residential structures.

- The front elevation of residential buildings should occupy a minimum proportion across the lot frontage equal to approximately the lot width less the combined side yard minimum less 5 feet in
Design and Development Standards

order to create a continuous “street wall” experience.

Public- and Green Spaces

- Seventy Five (75) percent of all residential or mixed-use lots shall be located within 800 feet of a Public Space, including publicly accessible parks, bosques, greens, squares, courtyards, plazas, commons, tot lots, with minimum dimensions as follows: If at least four sides in dimension, the Public Space shall be a minimum size such that each side dimension is the equivalent of at least two times (2x) the average width of the lots in the neighborhood; or if the Public Space is triangular in dimension, the Public Space shall have a minimum area equivalent to the minimum area formed by the minimum dimensions required for a four-sided Public Space.

- At least ten (10) percent of the gross area of the South Neighborhood at build out shall be comprised of Public Space as defined herein. This standard should not be obviated through the option of payment into a parkland dedication fund. Flood plain areas utilized for Public Space shall count towards the ten (10) percent minimum requirement only if adjacent buildings face onto the Public Space.

- Backing buildings onto trails or natural areas is strongly discouraged. If a building backs onto trails or natural areas, it shall utilize a rear fence that is metal and not opaque in order to enhance visual security of the Public Space, trails or natural areas; and if a rear-loaded garage or pull through garage is utilized, the garage shall be located within three (3) feet of the side property line or utilize a common wall with an adjacent garage to enhance the visual security.

Lighting

- Streetlights shall be provided at all intersections of streets and of streets with alleys.

- Alley lighting shall be located on garage walls facing the alley and shall not exceed 100 watts.

Architectural Standards

- Buildings should be 1 to 3 stories tall.

  - An expression line shall delineate divisions between floors of all buildings, and a cornice shall delineate the tops of facades for non single-family buildings that do not utilize a pitched roof.

- Plate Heights for single-family residential homes shall be no less than 9 feet for the first floor and 8 feet for the second or higher floors in front elevation zones.

- The base of a building shall be delineated by a change in color, water mark or different material for at least the first 18 inches of the façade; or where feasible, the grade of the slab or first floor elevation shall be elevated at least 18 inches above the grade of the sidewalk.
Design and Development Standards

- Generally, windows shall be oriented vertically and utilize distinct frames, materials or colors for window surrounds. Windows should also utilize significant surrounds or shutters, as well as mullions between grouped windows.

- The following permitted finishes shall be allowed: Hardie Plank or a similar cementitious-fiber board plank (not sheet) in terms of warranty and finish; brick; stone; man-made stone and stucco utilizing a three-step process. The following shall be allowed up to 30% as an accent material: wood, Exterior Insulating Finishing System (EIFS) or similar material over a cementitious base, rock, glass block and tile.

- Roofs shall be constructed of a process and of materials that shall have a minimum installation and manufacturer’s warranty of 20 years. Three-tab shingles shall not be allowed; dimensional shingles shall be utilized.

- Side and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building.

- Garages should generally be located on alleys at the rear of residential buildings; pull-through garages are allowed if the garage door is set back behind the rear façade of the main structure. If a front-loaded garage is utilized, the garage shall be set back at least 10 feet measured from the face of the main structure closest to the garage.

- If front-loaded garages are utilized on single-family residential lots less than 60 feet wide, the garages shall be no greater than 10 feet wide and set back at least 10 feet measured from the face of the main structure closest to the garage. Front-loaded garages on residential lots less than 40 feet wide shall not be allowed.

- Town homes and courtyard apartments shall utilize rear-loaded garages.

- All garage doors shall be divided into single bays separated by at least an 18-inch column.

- An enclosed garage or carport shall be designed and constructed of the same material as the primary building.
Design and Development Standards

THE “1460” CORRIDOR

Character and Uses

The “1460” Corridor is intended to be a mixed-use pedestrian-friendly place transitioning into the South Neighborhood and serving the Employment District to the north.

- The “1460” Corridor is intended to provide neighborhood retail, office and service uses, as well as destination retail and restaurants.

- Residential units and office uses shall be allowed as a matter of right above the street level of any building; single-family houses shall not be allowed except as a transition to the South Neighborhood.

- Live-work units, town homes and small courtyard apartment buildings (typically 20 units per building or less) are encouraged as a transitional use adjacent to the South Neighborhood.

The Street Experience

- The terminating end of a street shall terminate into another street unless geographic or environmental conditions necessitate the use of a cul-de-sac. At every termination point of a street, or where it makes a ninety 90degree turn (plus or minus 15 degrees), the street shall terminate on a building or vertical element in order to establish a terminated vista, unless the street terminates into a park, trail or natural area.

- Curb return radii shall be minimized consistent with safety needs in order to enhance the pedestrian experience.

- Alleys shall be utilized where feasible to increase area connectivity and access, as well as to provide for rear-loaded garages.

- Buildings viewed from a public right-of-way or public open space shall either face such right-of-way or open space, or shall have a façade facing such area in keeping with the character of the front façade, including the utilization of similar fenestration and materials.

- Notwithstanding primary entrances facing FM 1460, entrances to buildings shall have a continuous pedestrian-way connected to a public sidewalk. For buildings setback from the street, the continuous pedestrian-way shall be protected from vehicular intrusions by landscaping, curbs, canopies, bollards or other elements that are consistent with the overall streetscape design of the area. Striped-access through a parking lot shall not be sufficient to create a “continuous pedestrian-walkway.”

- Uses fronting along FM 1460 may utilize conventional retail frontage design; however, “Big Box” retail and office buildings are encouraged to offer second entrances in addition to FM 1460 in a “main street” context in order to provide a transition into a more urban environment.
Design and Development Standards

- Retail developments shall utilize a “Retail Access Sleeve,” a narrow street with sidewalks that connects a neighborhood internally with a retail center located on an arterial or a major intersection of major thoroughfares, enabling the residents of the neighborhood to access the retail center without having to travel onto the arterial or major thoroughfares.

Public- and Green Spaces

- To improve the walkability and access of commercial and retail areas, the following elements are strongly encouraged in the site design of a project:
  
  i. Patio/café seating areas
  ii. Pedestrian plazas/kiosk areas
  iii. Drinking fountains
  iv. Water features with sitting areas
  v. Bicycle racks
  vi. Continuous walkways linking stores
  vii. Shade provided by building orientation, canopies and/or trees
  viii. Trash receptacles

Architectural Standards

- An expression line shall delineate divisions between floors of all buildings, and a cornice shall delineate the tops of facades that do not utilize a pitched roof. For retail storefronts, a transom, display window area and bulkhead at the base shall be utilized.

- To screen rooftop mechanical equipment, other appurtenances, and flat or built-up roofs, all structures having a 6,000 square feet or less footprint shall be constructed with a pitched roof.
Design and Development Standards

Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched or parapet roof system enclosed on all sides.

- Mansard roofs and flat membrane-type roofs that are visible are prohibited.
- Ground floor retail building plate heights generally should be at least 15 feet in height.
- Generally, windows shall be oriented vertically.
- Columns and piers generally shall be spaced no farther apart than they are tall.
- Transparency
  
  i. Each floor of any building façade facing a park, plaza or street shall contain transparent windows covering from 15 to 75 percent of the façade area.
  ii. In order to provide clear views of merchandise and to provide natural surveillance of exterior street spaces, the street-level floor along the retail storefront façade shall have transparent storefront windows covering no less than 50% of the façade area.
- Permitted Finishes for commercial buildings – At least 80% of the exterior of all new buildings (excluding doors and windows) shall be finished in one or more of the following materials:
  
  i. Brick, stone, cast stone, rock, marble, granite, glass block and/or tile
  ii. Exterior Insulating Finishing System (EIFS) as an accent
  iii. Hardie Plank, or other similar cementitious-fiber board in terms of warranty
  iv. Split face concrete block, poured-in-place concrete, and tilt-wall concrete. Any use of concrete products shall have an integrated color and be textured or patterned. Tilt-wall concrete structures shall include reveals, punch-outs, or other similar surface characteristics to enhance the façade on at least 20 percent of each façade.

- The following permitted finishes for residential buildings and live/work units shall be allowed: Hardie Plank or a similar cementitious-fiber board plank (not sheet) in terms of warranty and finish; brick; stone; man-made stone and stucco utilizing a three-step process. The following shall be allowed up to 30% as an accent material: wood, Exterior Insulating Finishing System (EIFS) or similar material over a cementitious base, rock, glass block and tile.

- Side facades and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building. Rear facades may be painted tilt-wall or painted block matching the same color of the rest of the building if the rear façade faces an alley or is not viewable from a public street or right-of-way.
THE EMPLOYMENT DISTRICT

Character and Uses

The Employment District is intended to be a single-use or multi-use district for major employer and commercial uses to complement the campus and to provide employment and tax base opportunities for the city.

The Transportation Network

- The transportation network of the Employment District shall connect to the campus.
- The internal network within the Employment District shall remain flexible until such time as a major use has been identified.

The Street Experience

- Street types and cross-sections are established in this Master Plan to facilitate an integrated set of transportation choices: driving, walking, cycling and transit. Street cross-sections for the Employment District should be selected in order to facilitate that transportation choice.

Lighting

- Streetlights shall be provided at all intersections of streets and of streets with alleys.

Architectural Standards

- Buildings should be 2 to 4 stories tall.
- An expression line should delineate divisions between floors of buildings, and a cornice should delineate the tops of facades that do not utilize a pitched roof.
- All rooftop mechanical equipment shall be screened.
- Mansard roofs and flat membrane-type roofs that are visible shall not be utilized.
- Generally, windows shall be oriented vertically.
- Columns and piers generally shall be spaced no farther apart than they are tall.
- Transparency -- Each floor of any building façade facing a park, plaza or street shall contain transparent windows covering from 15 to 75 percent of the façade area.
- Permitted Finishes for commercial buildings – At least 80% of the exterior of all new buildings (excluding doors and windows) shall be finished in one or more of the following materials:
Design and Development Standards

i. Brick, stone, cast stone, rock, marble, granite, glass block and/or tile
ii. Exterior Insulating Finishing System (EIFS) as an accent
iii. Hardie Plank, or other similar cementitious-fiber board in terms of warranty
iv. Split face concrete block, poured-in-place concrete, and tilt-wall concrete. Any use of concrete products shall have an integrated color and be textured or patterned. Tilt-wall concrete structures shall include reveals, punch-outs, or other similar surface characteristics to enhance the façade on at least 20 percent of each façade.

- Side facades and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building. Rear facades may be painted tilt-wall or painted block matching the same color of the rest of the building if the rear façade faces an alley or is not viewable from a public street or right-of-way.
THE TRANSITION NEIGHBORHOOD

Character and Uses

The transition neighborhood is intended to be primarily single-family residential. It shall be designed to be consistent generally with the character of the overall campus area but shall be allowed to employ attributes of conventional neighborhoods where necessary.

The Transportation Network

- The street network shall provide effective access with and connectivity to the South Neighborhood in terms of walking, driving and cycling.

The Street Experience

- Street types and cross-sections are established in this Master Plan to facilitate an integrated set of transportation choices: driving, walking, cycling and transit. Street cross-sections for the Transition Neighborhood should be selected in order to facilitate that transportation choice.

Lighting

- Streetlights shall be provided at all intersections of streets and of streets with alleys.

- If alleys are utilized, alley lighting shall be located on garage walls facing the alley and shall not exceed 100 watts.

Architectural Standards

- Plate Heights for single-family residential homes shall be no less than 9 feet for the first floor and 8 feet for the second or higher floors in front elevation zones.

- The base of a building shall be delineated by a change in color, water mark or different material for at least the first 18 inches of the façade; or where feasible, the grade of the slab or first floor elevation shall be elevated at least 18 inches above the grade of the sidewalk.

- Generally, windows shall be oriented vertically and utilize distinct frames, materials or colors for window surrounds. Windows should also utilize significant surrounds or shutters, as well as mullions between grouped windows.

- The following permitted finishes shall be allowed: Hardie Plank or a similar cementitious-fiber board plank (not sheet) in terms of warranty and finish; brick; stone; man-made stone and stucco utilizing a three-step process. The following shall be allowed up to 30% as an accent material: wood, Exterior Insulating Finishing System (EIFS) or similar material over a cementitious base, rock, glass block and tile.
Design and Development Standards

- Roofs shall be constructed of a process and of materials that shall have a minimum installation and manufacturer's warranty of 20 years. Three-tab shingles shall not be allowed; dimensional shingles shall be utilized.

- Side and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building.

- Garages should generally be located on alleys at the rear of residential buildings; pull-through garages are allowed if the garage door is set back behind the rear façade of the main structure.

- If front-loaded garages are utilized on single-family residential lots less than 60 feet wide, the garages shall be no greater than 10 feet wide and set back at least 10 feet measured from the face of the main structure closest to the garage. Front-loaded garages on residential lots less than 40 feet wide shall not be allowed.

- Town homes and courtyard apartments should utilize rear-loaded garages.

- All garage doors shall be divided into single bays separated by at least an 18-inch column.

- An enclosed garage or carport shall be designed and constructed of the same material as the primary building.