



DRIPPING SPRINGS
Texas

Progress Update
Downtown Road, Sidewalk
& Drainage Master Plan

TIRZ Board Meeting
February 10, 2025

PLAN THAT CONSIDERS MULTIPLE PUBLIC INFRASTRUCTURE PROJECTS EFFECTING DOWNTOWN DRIPPING SPRINGS:

- City 5-Year Roadway Maintenance Plan
- City Master Transportation Plan – Adopted 2021
- Mercer Street Pedestrian Improvements – Completed 2014
- Downtown Public Restroom – Currently Under Construction
- Hays Street Subdivision Improvements – Currently Under Construction
- Old Fitzhugh Improvements – Construction 2025
- Mercer Street Sidewalk Project – Construction Spring 2025
- Stephenson Parking Lot – Currently Permitting
- TxDOT US 290 Breakout Project – In Design
- TxDOT RR12 Improvements – In Feasibility/Schematic Design



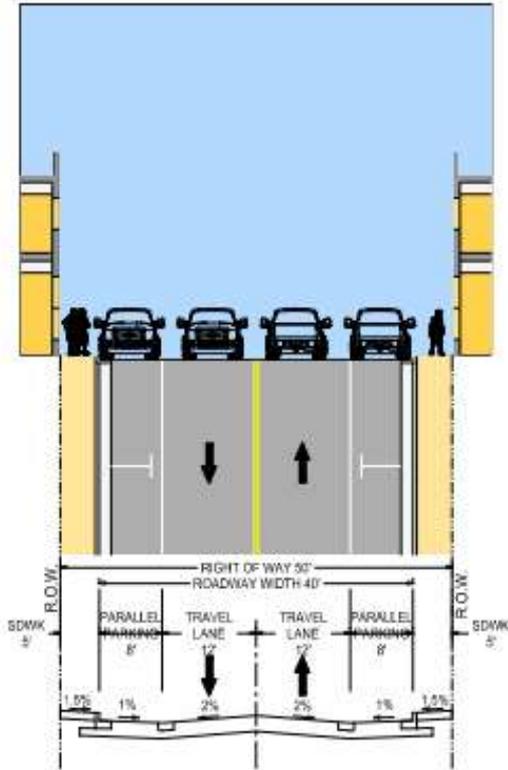
PLAN THAT CONSIDERS MULTIPLE PUBLIC INFRASTRUCTURE PROJECTS EFFECTING DOWNTOWN DRIPPING SPRINGS:

- Develop Downtown Master Plan that brings the vision of all downtown projects together & provides a guide for infrastructure development of private & public projects.
- Improve downtown right of way including parking, pedestrian access & drainage facilities.
- Identify Easement & ROW needs
- Develop Phases & Budgets for Multiyear Design & Construction of Improvements Consistent with the City's Adopted Master Transportation Plan

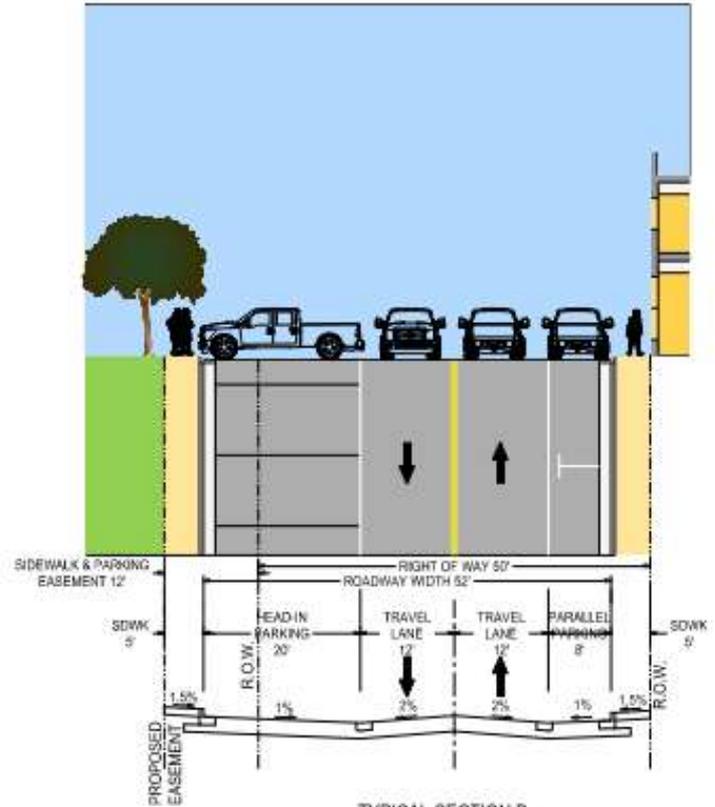
*Plan
Objective*



Typical Sections



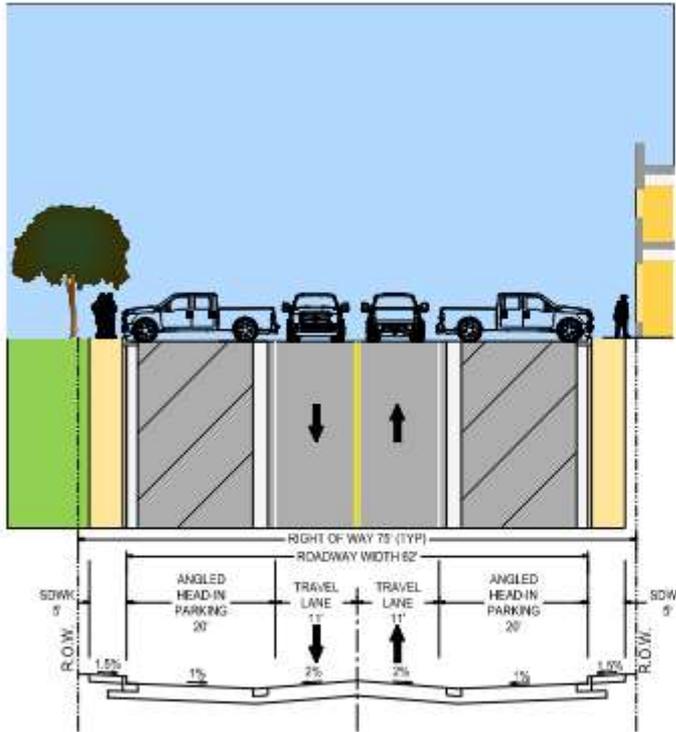
TYPICAL SECTION A
 DOWNTOWN COMMERCIAL AREAS
 PARALLEL PARKING ON BOTH SIDES OF THE ROAD
 N.T.S.



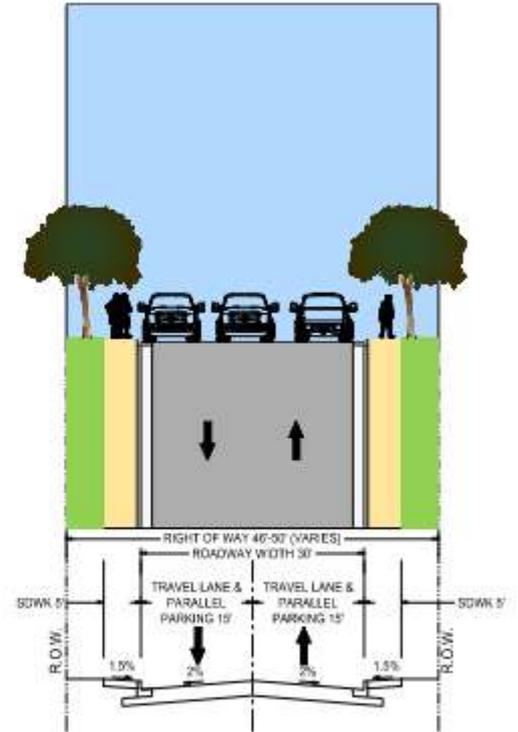
TYPICAL SECTION B
 DOWNTOWN COMMERCIAL AREAS
 PARALLEL PARKING & HEAD IN PARKING
 N.T.S.

Right of Way Typical Sections

Typical Sections



TYPICAL COMMERCIAL SECTION C
DOWNTOWN COMMERCIAL AREAS - MERCER STREET
ANGLED HEAD-IN PARKING
N.T.S.



TYPICAL RESIDENTIAL SECTION
HAYS DISTRICT - HAYDON LN & BLUFF STREET
RESIDENTIAL SECTION WITH PARALLEL ON-STREET PARKING
N.T.S.



Right of Way Typical Sections

Mercer
District Plan



PRELIMINARY - SUBJECT TO CHANGE

**CITY OF DRIPPING SPRINGS
DOWNTOWN MASTERPLAN
EXHIBIT B: MERCER STREET DISTRICT**

LEGEND:

- | | |
|-----------------------------|-------------------------|
| PROPERTY / R.O.W LINE | EXISTING TREE TO REMAIN |
| PROPOSED CONCRETE SIDEWALK | PROPOSED TREE |
| PROPOSED FLAGSTONE SIDEWALK | TRAFFIC SIGNAL |
| EXISTING SIDEWALK | ACCESSIBLE PARKING |
| EXISTING HYDRANT | PROPOSED CURB WALL |
| PROPOSED HYDRANT | |



Hays District Plan



PRELIMINARY - SUBJECT TO CHANGE

**CITY OF DRIPPING SPRINGS
DOWNTOWN MASTERPLAN
EXHIBIT C: HAYS STREET DISTRICT**

LEGEND:	
PROPERTY / R.O.W LINE	EXISTING TREE TO REMAIN
PROPOSED CONCRETE SIDEWALK	PROPOSED TREE
PROPOSED FLAGSTONE SIDEWALK	TRAFFIC SIGNAL
EXISTING SIDEWALK	ACCESSIBLE PARKING
EXISTING HYDRANT	PROPOSED CURB WALL
PROPOSED HYDRANT	



First Baptist Church

- Head in Parking
- Parking License Agreement
- Mid Block Crosswalk - Hays
- Access & Circulation
- US290 Impacts
- Tree Preservation



Stakeholder
Coordination

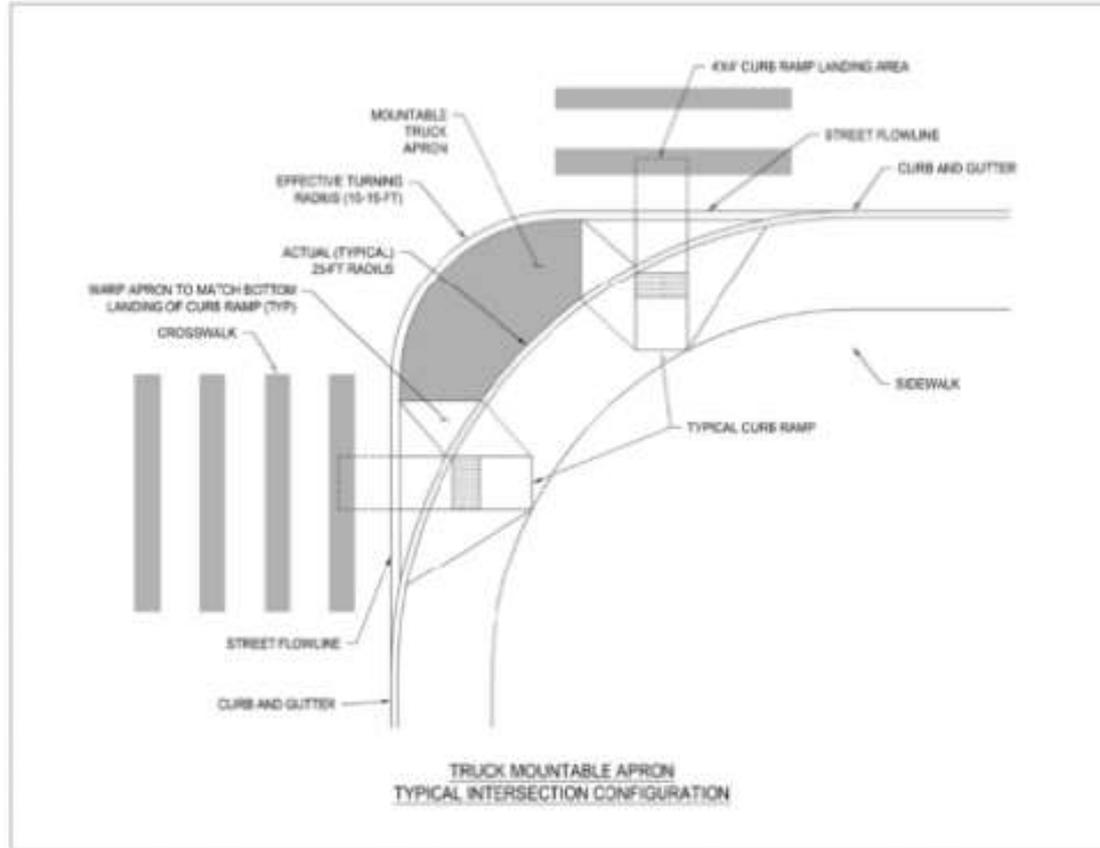
Mercer Street

- *Paseo to Public Restroom & Stephenson*
- *Old Fitzhugh SUP*
- *Enhanced Crosswalks*
- *Traffic Calming at Intersections*
- *Maximize Parking*



*Stakeholder
Coordination*

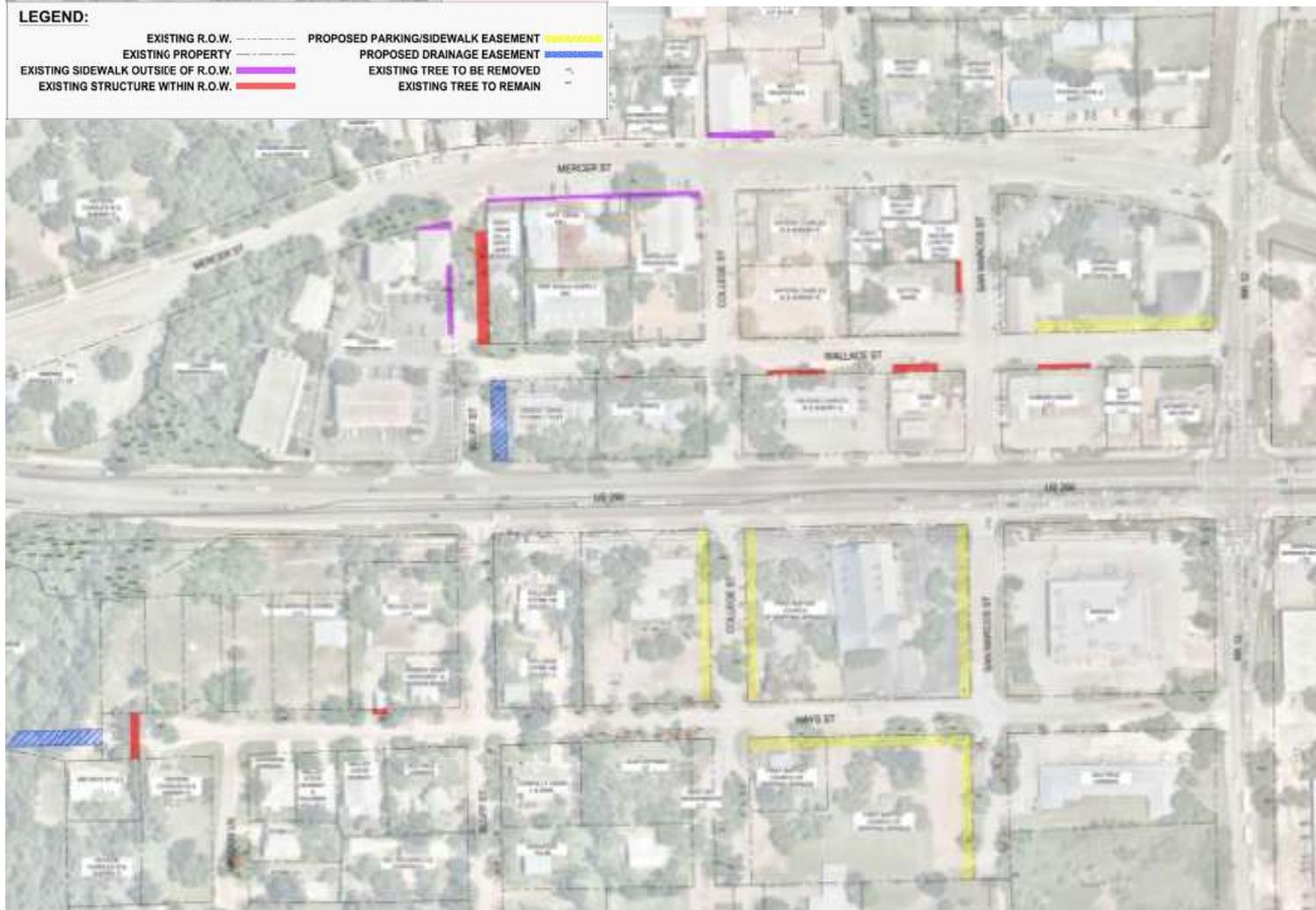
Traffic Calming



Intersection Curb Aprons

LEGEND:

- | | | | |
|-------------------------------------|-------|------------------------------------|-------|
| EXISTING R.O.W. | ----- | PROPOSED PARKING/SIDEWALK EASEMENT | ===== |
| EXISTING PROPERTY | ----- | PROPOSED DRAINAGE EASEMENT | ===== |
| EXISTING SIDEWALK OUTSIDE OF R.O.W. | ===== | EXISTING TREE TO BE REMOVED | ===== |
| EXISTING STRUCTURE WITHIN R.O.W. | ===== | EXISTING TREE TO REMAIN | ===== |



*Existing
Encroachment*

*Easements
Needs*

Tree
Preservation



Tree Condition Survey
Hays District

Tree Condition Survey
Mercer District



Drainage



Schedule:

- February 2025 – Submit Draft to Stakeholders for Comment. This will include utility providers
- March & April 2025 – Incorporate Comments/Develop Phases & Budgets
- April 30, 2025 – Submit Master Plan with Phasing and Budgets to TIRZ for Comment
- May 2025 – Incorporate Comments/Submit Master Plan

Note: Some Phases will continue development beyond May 2025 as we continue coordination with TxDOT on design details for the US290 Breakout Project and RR12 Schematic Design

Questions?