



DRIPPING SPRINGS
Texas

**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

Name of Applicant: Michelle Fischer, City Administrator

Mailing Address: PO Box 384, Dripping Springs, TX 78620

Phone Number: 512-858-4725 **Email Address:** mfischer@cityofdrippingsprings.com

Name of Owner (if different than Applicant): City of Dripping Springs, TX

Mailing Address: PO Box 384, Dripping Springs, TX 78620

Phone Number: 512-858-4725

Address of Property Where Structure/Site Located: 300 Mercer St./101 Old Fitzhugh Rd.

District Located or Landmark: Mercer Street District

Zoning Classification of Property: GUI & Commercial Services with Historic Overlay

Proposed Use of Property (reference Land Use Chart in Zoning Ordinance): Government Building

Description of Proposed Work: improvements to the area between Mercer Street and the Stephenson Building, including: limestone benches; light poles and fixtures; limestone quarry blocks for seating; limestone pavers for paseo stepping stones; crushed granite fill; planting area with native grasses and groundcover; shade trees; rain garden; dumpster pad and screen; and other pedestrian amenities.

Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of Structure/Site and the Applicable Zoning Requirements:

Vision

- **Foster a Community Focal Point:** contributes to the emerging Stephenson Civic District, by connecting and integrating several important existing and future civic projects:
 - o Mercer Street
 - o Downtown Restrooms
 - o Stephenson Building
 - o Downtown Parking
- **Promote Revitalization:** Creates connections and improved pedestrian access to adjacent properties and local businesses.

Design Principles / Guidelines & Regulations

- **Protect Historic Pedestrian Scale & Main Street Character:** all proposed elements and amenities are consistent with Mercer St Improvements as well as existing private pedestrian amenities in the District.
- **Promotes Walkable Scale & Sidewalk Activity Zones:** the proposed Mercer St. Paseo extends the walkability of Mercer St., is consistent in scale, and enhances its sidewalk activity.
- **New Construction shall be compatible with surroundings:** the proposed Mercer St. Paseo borrows from the catalog of pedestrian amenities and features found in the District: Mercer St. Lighting, Benches and Receptacles, Flagstone Paving, Quarry Block Seating, Shade Trees and Plant Palette (drawing in part fr. Stephenson Building), paseo Step Stones, and Crushed Granite Fill.

Preferred Uses

Pedestrian Oriented: the proposed Mercer St. Paseo is a pedestrian oriented project, which expands, connects to and enhances the existing system of Pedestrian Paseos, walkways and sidewalks in the Mercer St District.

Estimated Cost of Proposed Work: \$180,250 (City Engineer's Conceptual Budget)

Intended Starting Date of Proposed Work: Q3 2026 ASAP

Intended Completion Date of Proposed Work: October/November 2026

ATTACH THE FOLLOWING DOCUMENTS (in a form acceptable to the City):

- Current photograph of the property and adjacent properties (view from street/right-of-way)
- Concept Site Plan: A drawing of the overall conceptual layout of a proposed development, superimposed upon a topographic map or aerial photo which generally shows the anticipated plan of development
- Elevation drawings/sketches of the proposed changes to the structure/site
- Samples of materials to be used
- Color chips of the colors which will be used on the structure (if applicable)
- Sign Permit Application (if applicable)
- Building Permit Application (if applicable)
- Application for alternative exterior design standards and approach (if applicable)
- Supplemental Design Information (as applicable)

Michelle Tescher
Signature of Applicant

2/11/2026
Date

Michelle Tescher
Signature of Property Owner Authorizing the Proposed Work

2/11/2026
Date

******TO BE FILLED OUT BY CITY STAFF******

Date Received: 2/10/2026 Received By: Sara Varvarigos

Project Eligible for Expedited Process: Yes No

Action Taken by Historic Preservation Officer: Approved Denied

Approved with the following Modifications: _____

Signature of Historic Preservation Officer

Date

Date Considered by Historic Preservation Commission (if required): _____

Approved Denied

Approved with the following Modifications: _____

Historic Preservation Commission Decision Appealed by Applicant: Yes No

Date Appeal Considered by Planning & Zoning Commission (if required): _____

Approved Denied

Approved with the following Modifications: _____

Planning & Zoning Commission Decision Appealed by Applicant: Yes No

Date Appeal Considered by City Council (if required): _____

Approved Denied

Approved with the following Modifications: _____

Submit this application to City Hall at 511 Mercer St./P.O. Box 384, Dripping Springs, TX 78620. Call City Hall at (512)858-4725 if you have questions regarding this application.