

Mercer Street Paseo COA Application

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Chad Gilpin, City Engineer

Historic Preservation Commission

March 5, 2026



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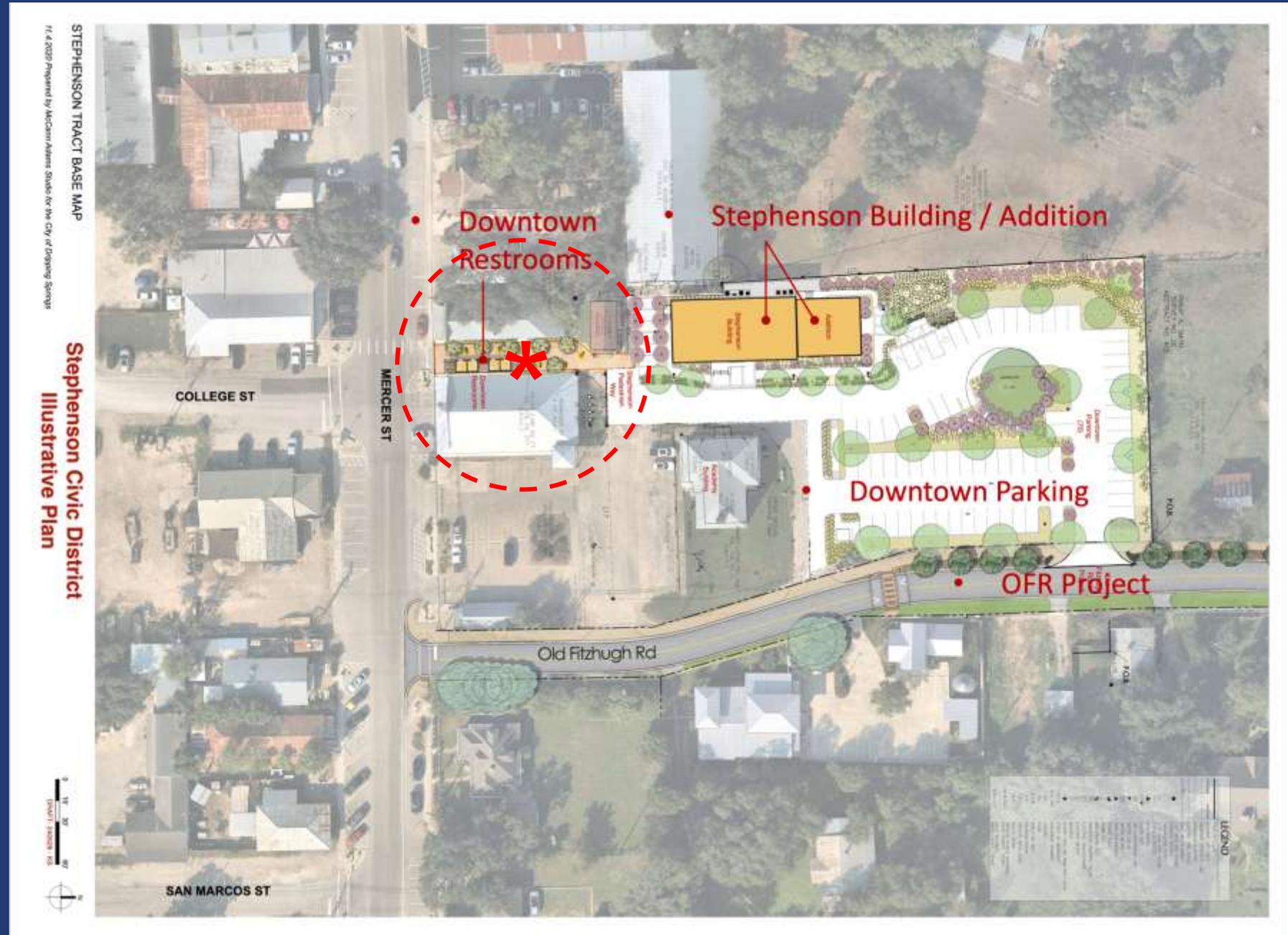
Mercer Street Paseo:

Historic District Context:

- Mercer Street Improvements
- Downtown Restrooms
- Stephenson Building
- Downtown Parking
- Old Fitzhugh Road Project



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Mercer Street Paseo:

Existing Conditions:

- Downtown Restrooms
- Adjacent Properties:
Deliveries & Dumpsters
- ADA Sidewalks
- Pedestrian Amenities
- Asphalt & Crushed
Gravel
- No Landscaping
- Building Lighting only
- Drainage Issues



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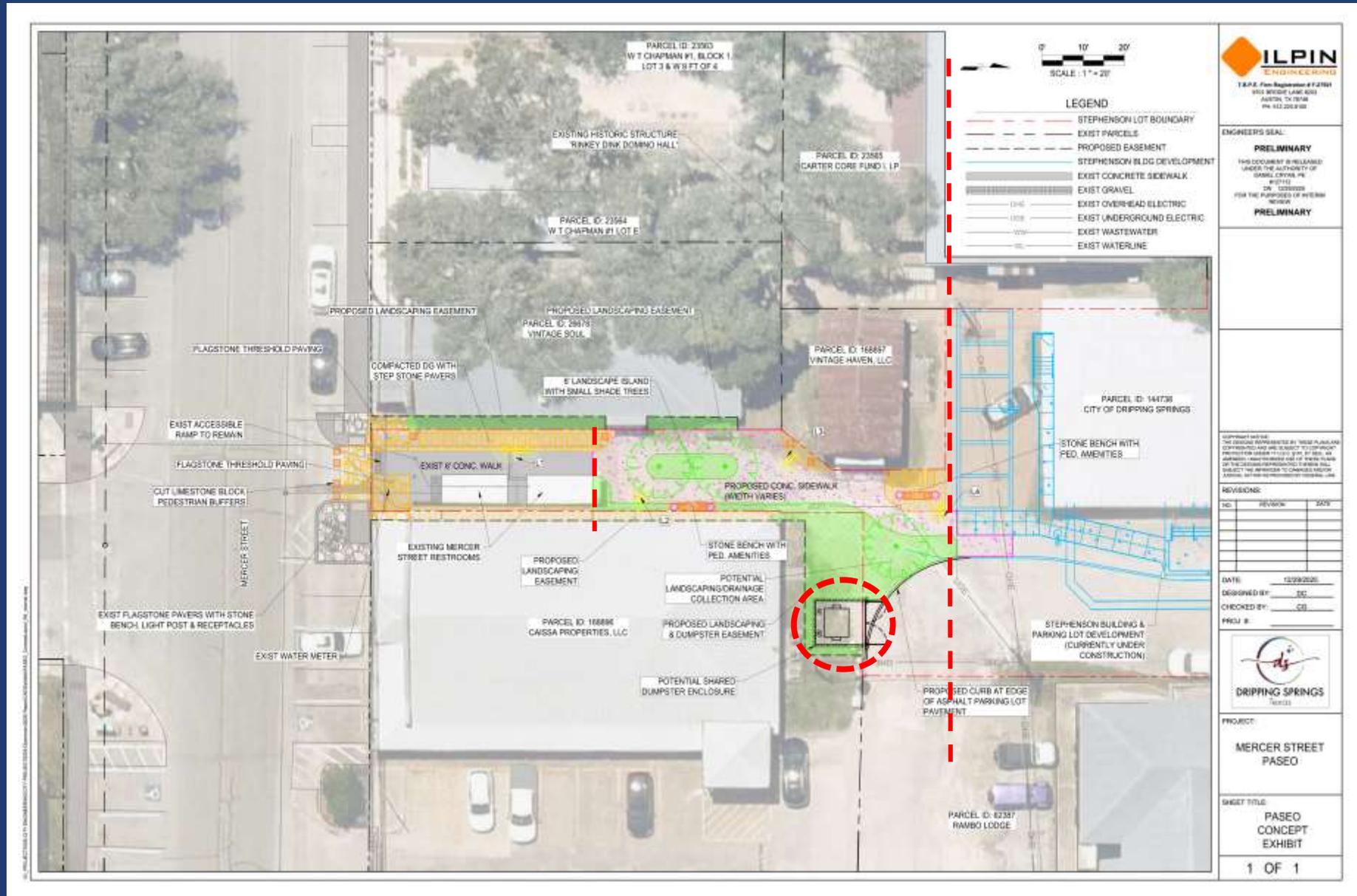
Mercer Street Paseo:

Concept Development:

- Layout, Concept Plan & COA Package (w/Gilpin)
- Stakeholder Outreach (Shared Dumpster)
- Historic Preservation: COA Submittal (3/5)



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Mercer Street Paseo:

Concept
Plan
Illustrative



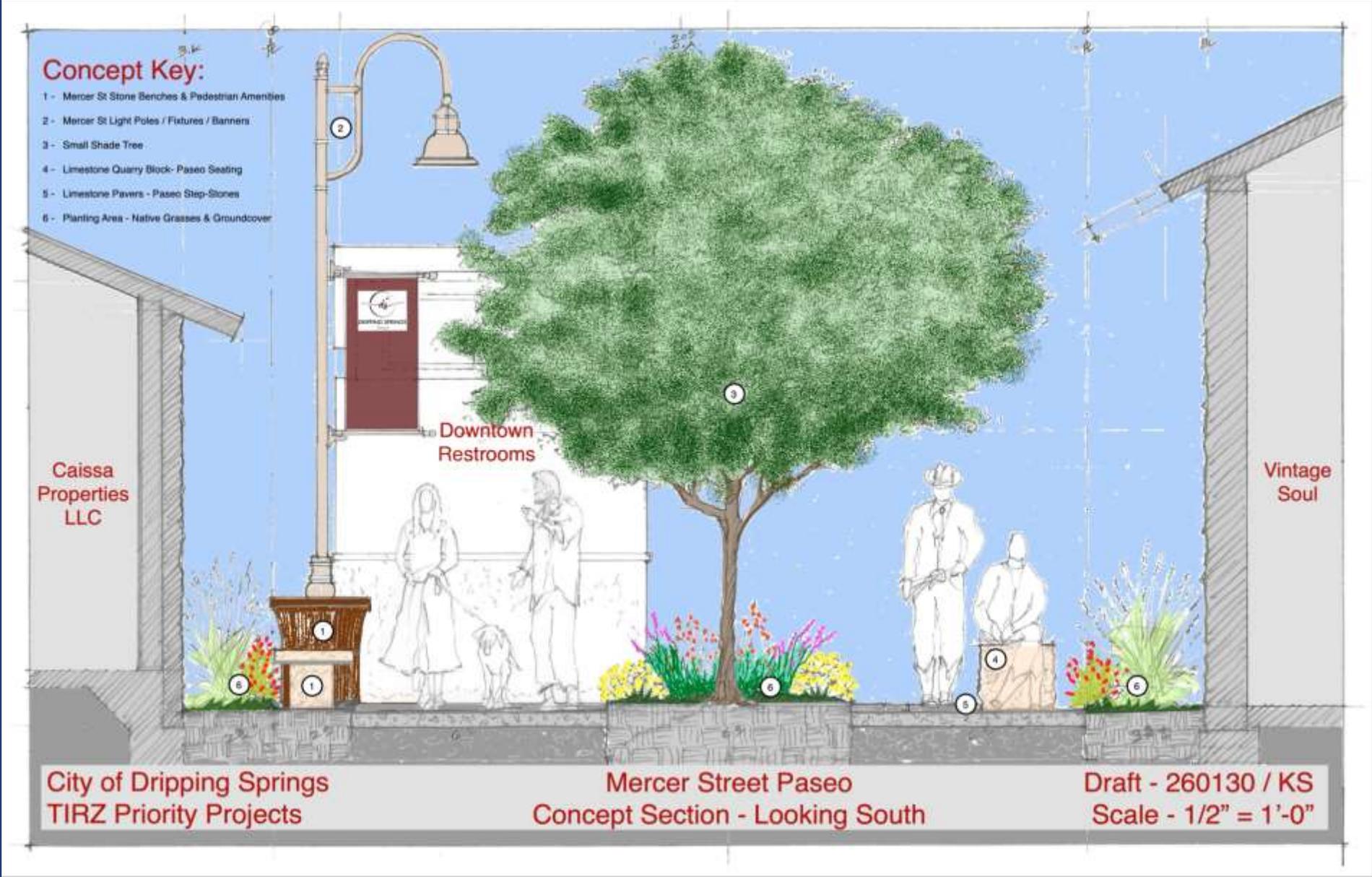
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Mercer Street Paseo:

Concept Section Illustrative

(Looking South
towards Mercer St)



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Mercer Street Paseo:

Pedestrian Amenities & Features

Paseo Pedestrian Features



Quarry Block Seating



Stepstones / Crushed Gravel



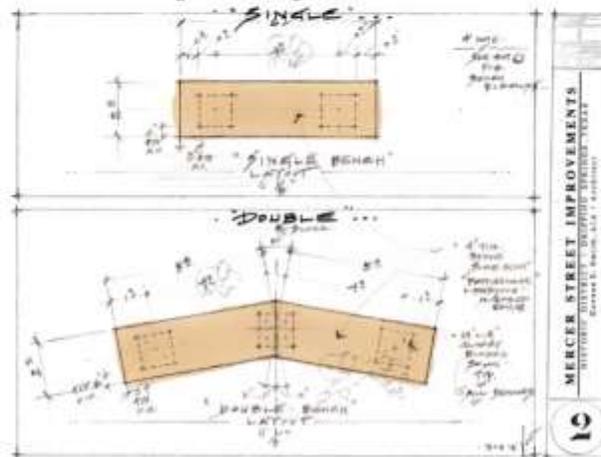
Flagstone Paving @ Mercer St



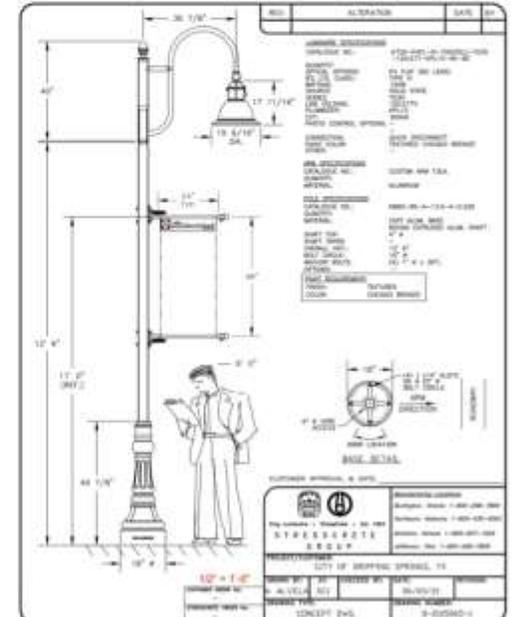
Mercer Street Receptacles



Existing Mercer Street Frontage



Mercer Street Stone Benches



Mercer Street Lighting



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City of Dripping Springs
TIRZ Priority Projects

Mercer Street Paseo
Concept Plan

Draft - 260130 / KS

Mercer Street Paseo:

Plant Palette: Trees



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Plant Palette: Paseo Trees



Mexican Buckeye
Aegle marmelos

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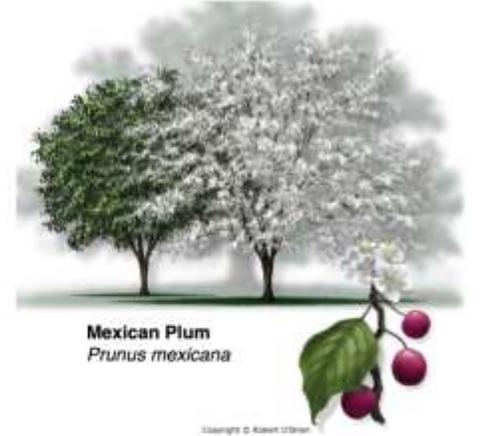


Escarpment Black Cherry
Prunus serotina var. eximia

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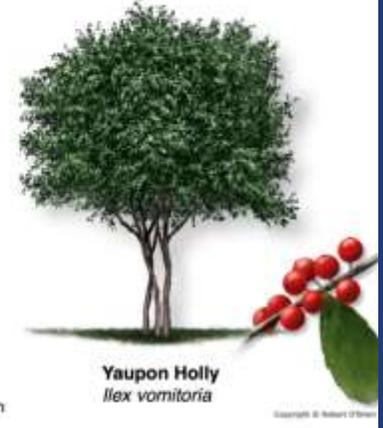


Carolina Buckthorn
Frangula caroliniana



Mexican Plum
Prunus mexicana

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Yaupon Holly
Ilex vomitoria

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TIRZ Priority Projects

Mercer Street Paseo
Concept Plan

Draft - 260130 / KS

Mercer Street Paseo:

Grasses & Native Plants:

Plant Palette: Paseo Grasses & Native Plants



Turk's Cap
Malvaviscus arboreus



Cedar Sage
Salvia roemeriana



Texas Lantana
Lantana urticoides



Lindheimer Muhly
Muhlenbergia lindheimeri



Gayfeather - Texas Blazing Star
Liatris punctata



Damianita
Chrysactinia mexicana



Greggs Mistflower
Conoclinium greggii



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Mercer Street Paseo:

Next Steps:

- COA Approval (HPC- Consistent w/Mercer St Goals, Guidelines & Standards)
- Finalize Plans, Specs, Estimates (Gilpin & City Team)
- TIRZ Board & CC Approval of PSE's
- Permits, Bidding, & Contract Award
- Construction Completion (w/Stephenson & Parking: October '26)
- City Staff will manage construction
- TIRZ Budget Funding (FY '26 Allocation: \$180,250)



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