

Mercer Street Paseo City Council Update

Keenan Smith, TIRZ Project Manager

Chad Gilpin, City Engineer

April 7, 2026



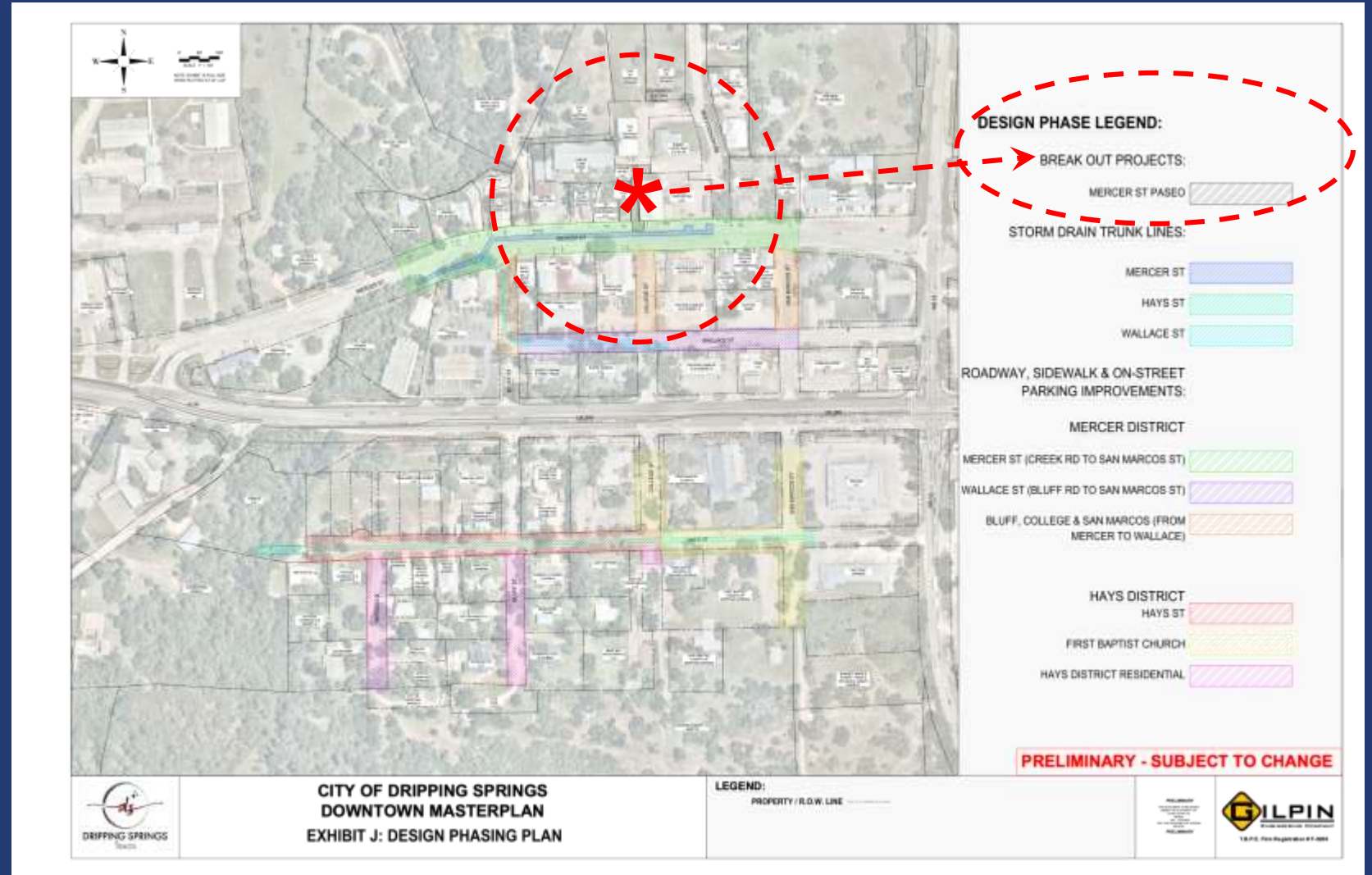
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Mercer Street

Paseo:

Downtown Master Plan:

- Design Phasing Plan (Breakout Project)
- Downtown Restrooms
- TIRZ Priority Project (Funding: FY '26 Budget)
- Project Goals:
 - Pedestrian Connectivity
 - Public Safety (Lighting)
 - Drainage Improvements
 - Pedestrian Amenities
 - Shade & Landscaping
 - Benches & Trash Cans



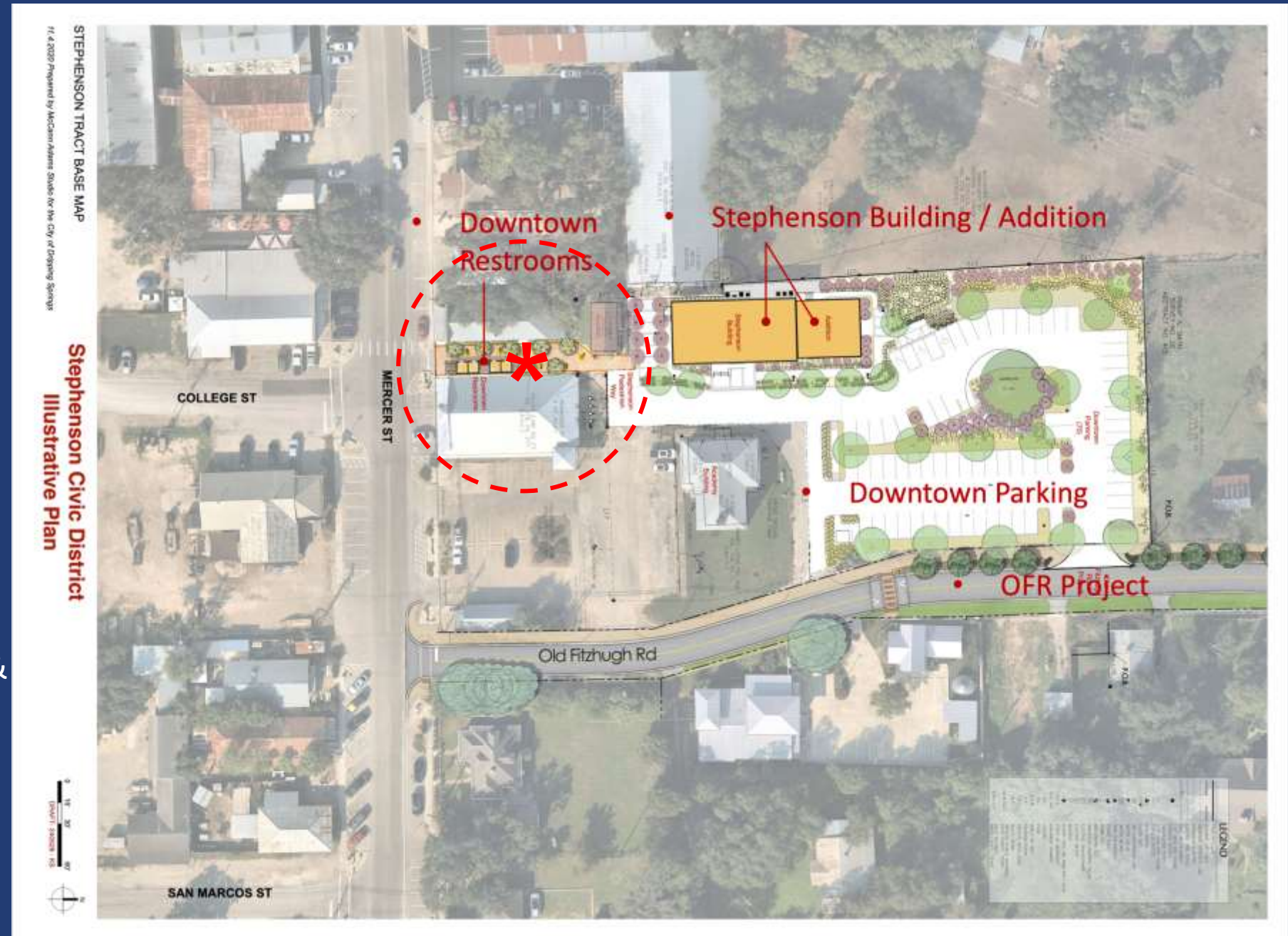
Mercer Street Paseo:

Historic District Context:

- Mercer Street Improvements
- Downtown Restrooms
- Stephenson Building
- Downtown Parking
- Old Fitzhugh Road Project
- “Project Connectivity & Synergy... Integration”



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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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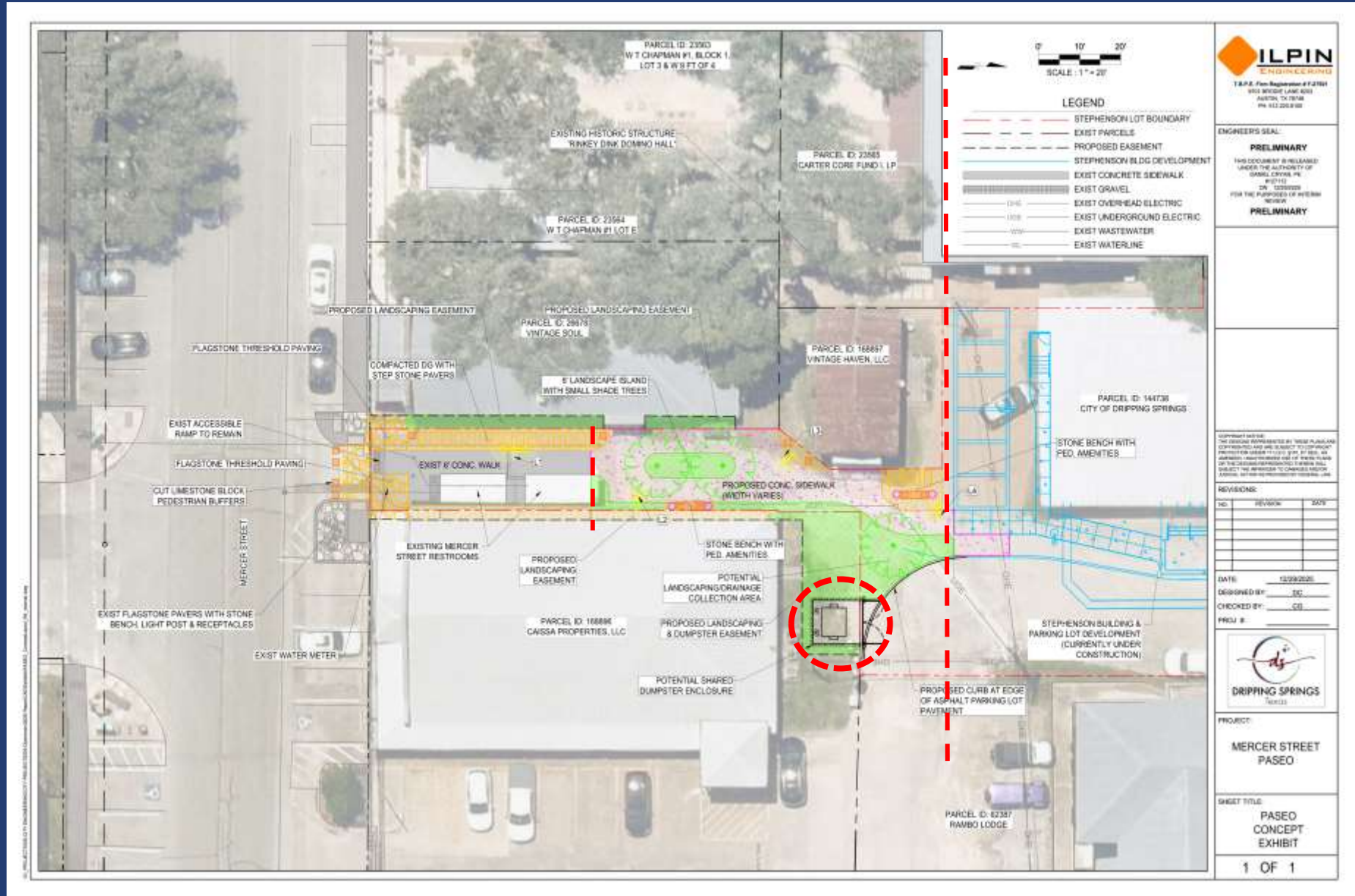
Mercer Street Paseo:

Concept Development:

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



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ENGINEER'S SEAL:
PRELIMINARY
THIS DOCUMENT IS PREPARED UNDER THE AUTHORITY OF GABRIEL GILPIN, P.E. (817) 712-0112 OR (512) 205-8100 FOR THE PURPOSES OF THIS REVIEW.
PRELIMINARY

REVISIONS:

NO.	REVISION	DATE

DATE: 12/29/2020
DESIGNED BY: JEC
CHECKED BY: CCB
PROJ. #:



PROJECT:
MERCER STREET PASEO

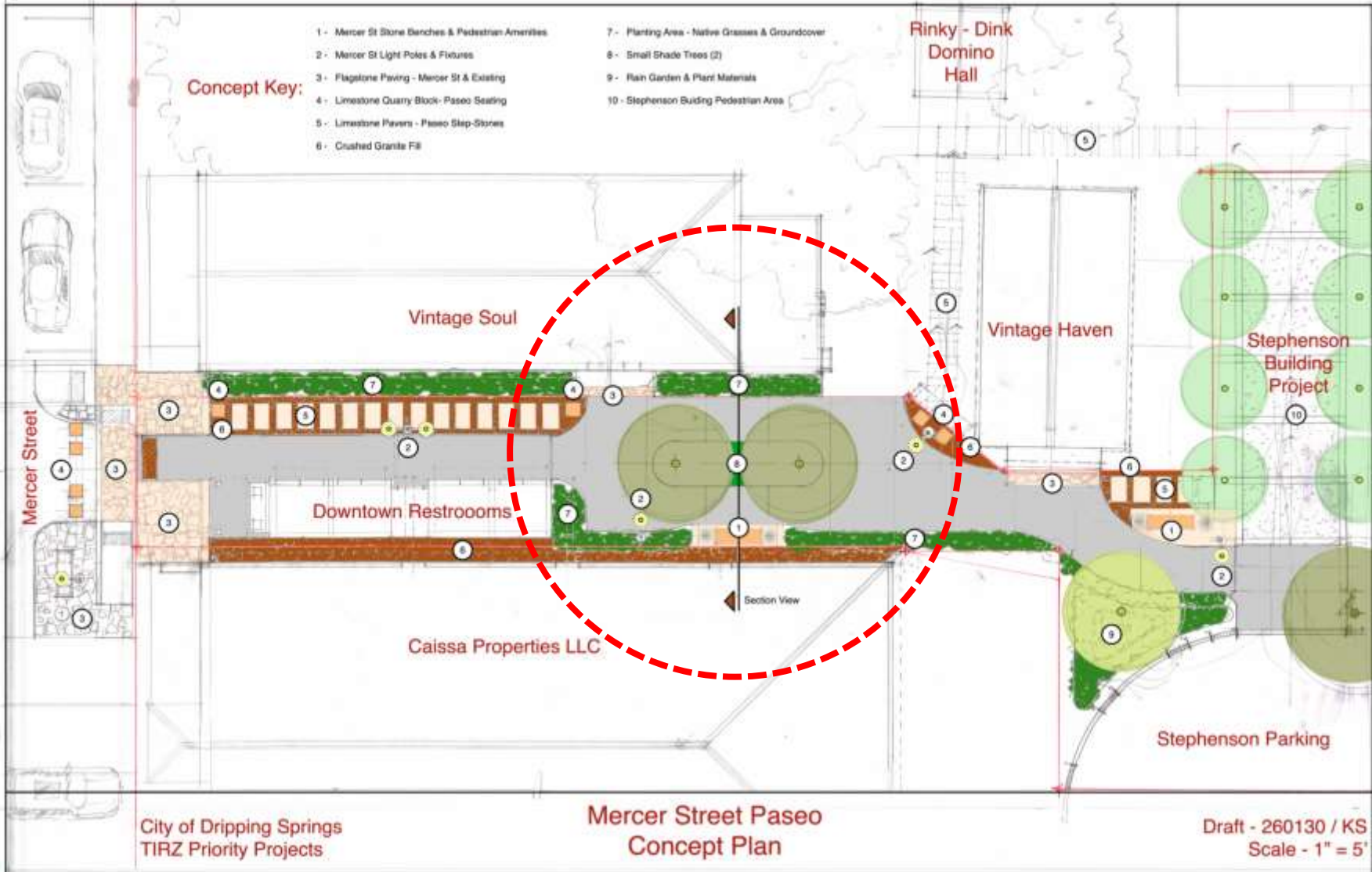
SHEET TITLE:
PASEO CONCEPT EXHIBIT

Mercer Street Paseo:

Concept
Plan
Illustrative



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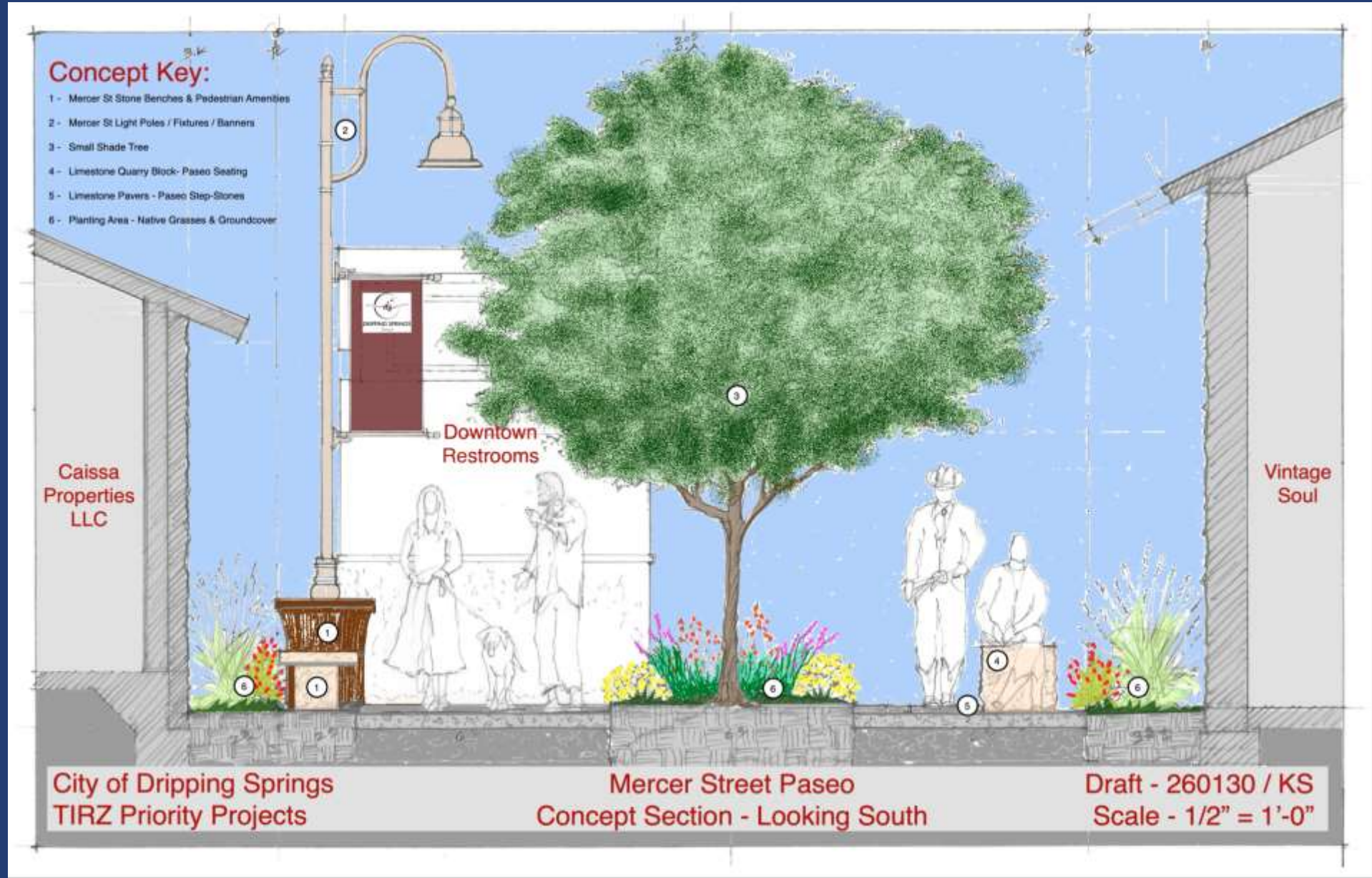
Mercer Street Paseo:

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



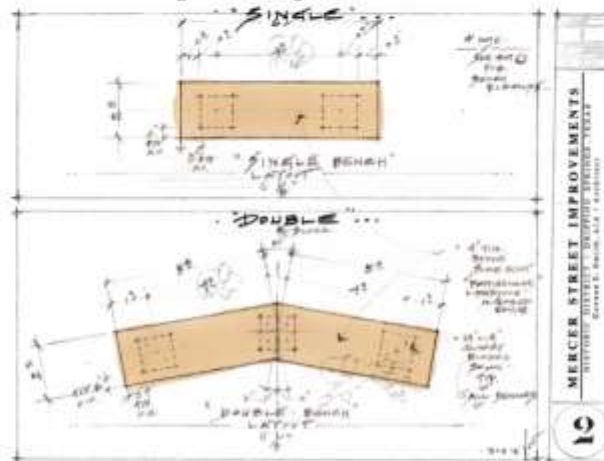
Flagstone Paving @ Mercer St



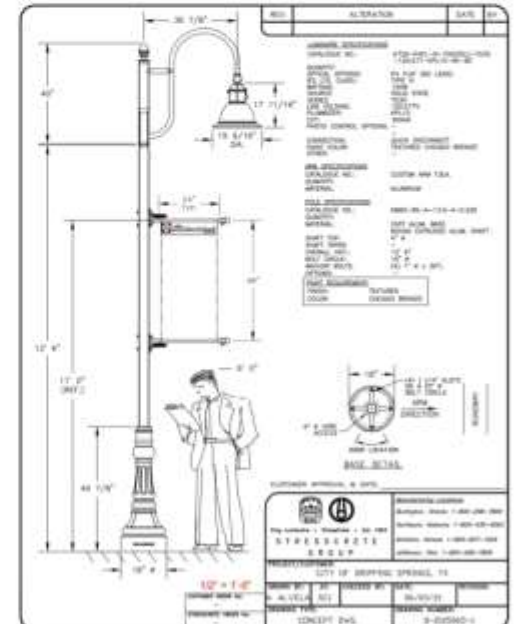
Mercer Street Receptacles



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
Opuntia spinescens

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Escarpment Black Cherry
Prunus serotina var. eximia

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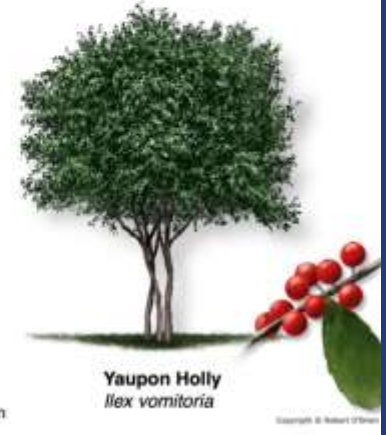


Carolina Buckthorn
Frangula caroliniana



Mexican Plum
Prunus mexicana

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Yaupon Holly
Ilex vomitoria

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TIRZ Priority Projects

Mercer Street Paseo
Concept Plan

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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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City of Dripping Springs
TIRZ Priority Projects

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Mercer Street Paseo:

Next Steps & Timeline:

- HPC COA Approval: (3/5/26)
- **City Council Update: (4/7/26)**
- Finalize Plans, Specs, Estimates (Gilpin & City Team: April > May)
- Site Development Permits (June > July)
- **Change Order Pricing, CC Approval & Award Work** (July > August)
- Scope Integration w/Stephenson & Parking (Sept > October)
- Construction Completion (w/Stephenson & Parking: October '26)
- City Staff will manage construction
- **TIRZ Budget Funding:** (FY '26 Allocation: \$180,250)



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