



BLANCO GARDENS DRAINAGE IMPROVEMENT PROJECT

STORY MAP APPLICATION SHOWCASE

City Council Meeting
Tuesday, December 7th, 2021



What is a Story Map?

→ An ArcGIS Story Map is a web-based application that provides a linear and limited interactive view for the public to access easy-to-digest maps, graphics, links, and other information

Where do I go to see this?

→ For Blanco Gardens, you can go to the following website to view and interact:

SanMarcosTX.gov/BlancoGardens

How do I use it?

→ Follow through the next few slides for a walkthrough of the basic information available on our showcase for the Blanco Gardens Neighborhood Story Map!



Blanco Gardens Neighborhood Projects

July 14, 2021

The Blanco Gardens Neighborhood is a 275-acre area in southwest San Marcos. Bound by: IH-35 to the northwest, SH-80 to the northeast, River Road to the southeast, and the San Marcos River to the southwest. Subject to frequent flooding due to Blanco River overtopping as well as local storms, which overwhelm the existing drainage infrastructure and extremely flat terrain.

LINK TO PRINT APPLICATION FOR
YOUR PROPERTY (SEE NEXT SLIDE)

March Neighborhood Presentation

View Printable Map Application

LINK TO NEIGHBORHOOD
PRESENTATION FROM MARCH 2021



SanMarcosTX.gov/BlancoGardens

SanMarcos Blanco Gardens Projects City Projects In Design City Projects Under Construction View Pdf Version of Maps

The map shows an aerial view of a residential and commercial area. A large pink shaded region runs diagonally from the top left towards the bottom center. A smaller purple shaded region is located in the center-right, adjacent to the pink area. The map includes a scale bar in the bottom left corner indicating 200 feet. The bottom right corner features logos for "Maxar" and "esri" with the text "POWERED BY".

Projects in my neighborhood

Search for an address or locate on map

Find address or place

Show results within 250 Feet

0 5000

**TYPE IN YOUR ADDRESS.
SET YOUR RESULTS TO WITHIN
DESIRED RADIUS (IN FEET)**



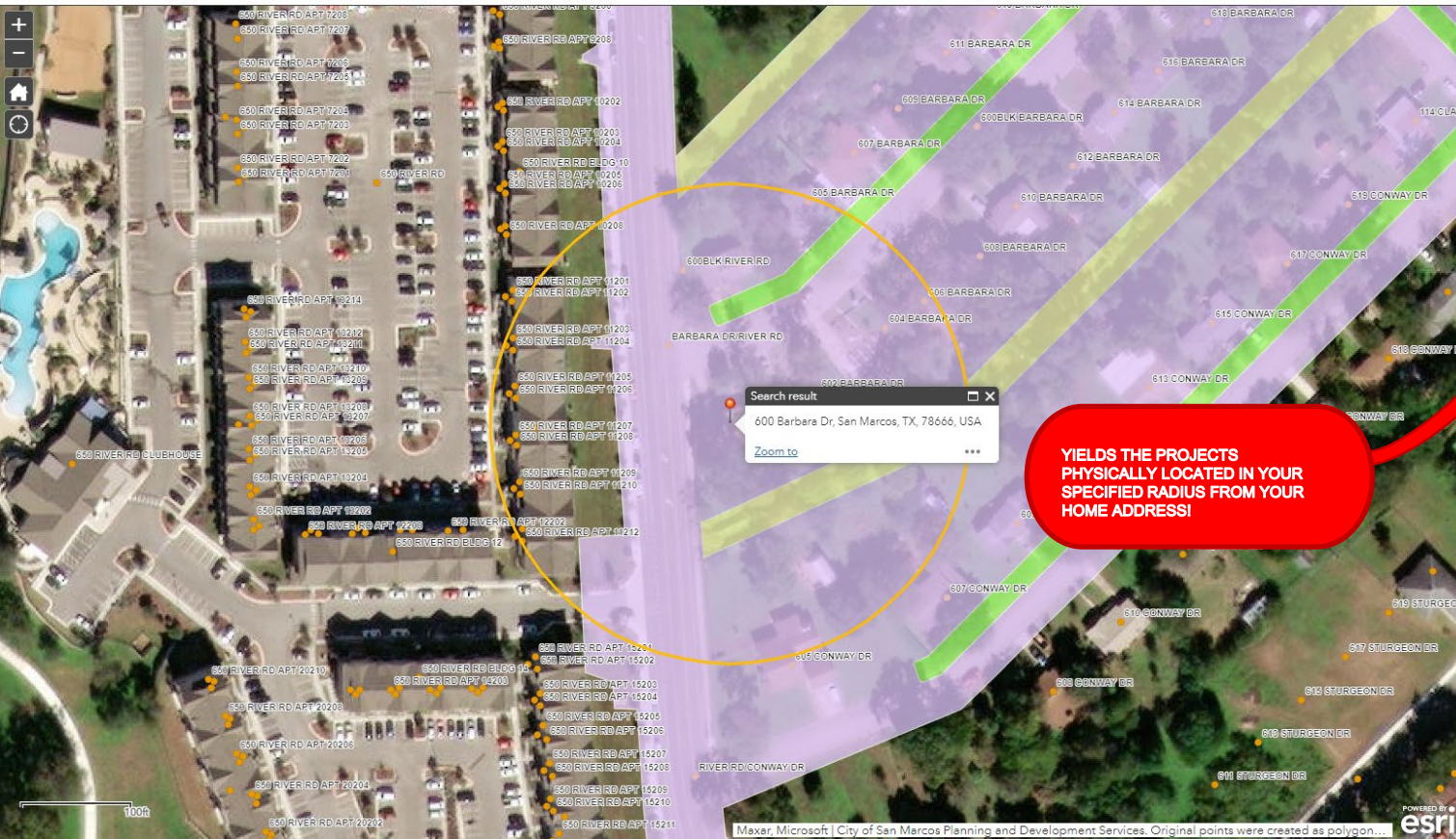
SanMarcosTX.gov/BlancoGardens

VIEW LEGEND OF PROJECT COLORS

EDIT BASEMAP LAYER

SET UP DESIRED "PRINT TO PDF" LAYOUT

SAN MARCOS Blanco Gardens Projects City Projects In Design City Projects Under Construction View Pdf Version of Maps



Projects in my neighborhood

Search for an address or locate on map

600 Barbara Dr, Sar X

Show results within 250 Feet

0 5000

Blanco Gardens Neighborhood Projects	(4)
Blanco Gardens Drainage Improvements	0 ft
Main Lift Station Force Main Replacement	72.93 ft
Underground Utility Conversion- Phase I	81.29 ft
Centerpoint Gas Relocation	102.95 ft

YIELDS THE PROJECTS
PHYSICALLY LOCATED IN YOUR
SPECIFIED RADIUS FROM YOUR
HOME ADDRESS!



SanMarcosTX.gov/BlancoGardens

SAN MARCOS Blanco Gardens Neighborhood Projects



(BACK TO MAIN PAGE)

Main Lift Station Force Main Replacement

Estimated construction timeline: Summer 2020 to Fall 2021

Project limits begin at the main lift station close to the intersection of IH-35 and River Road to the wastewater treatment plant (WWTP). Replace two existing 20" asphaltic concrete force main pipes with two proposed 24" PVC pipes. A new bulk reclaimed water filling station, 12" reclaimed waterline from the intersection of River Road and Cap Road to an existing line inside the WWTP. Six storm sewer crossings along River Road. 5'x5' concrete box culvert along River Road from Cape Road to Conway Drive. A Diversion Channel, originally to be installed during the Blanco Gardens Drainage Improvements project, was change ordered into this project.

[View Additional Information](#)

Project Manager: Rey Garcia

Have questions about this project? Contact
EngInfo@sanmarcostx.gov or by phone: 512-393-8130

SCROLL DOWN TO WALK THROUGH
EACH PROJECT IN DETAIL



SanMarcosTX.gov/BlancoGardens



Blanco Gardens Neighborhood Projects



Underground Utility Conversion- Phase I

Estimated construction timeline: Fall 2020 to Fall 2021

Project limits begin at the main lift station close to the intersection of IH-35 and River Road to the wastewater treatment plant (WWTP). Replace two existing 20" asphaltic concrete force main pipes with two proposed 24" PVC pipes. A new bulk reclaimed water filling station. 12" reclaimed waterline from the intersection of River Road and Cap Road to an existing line inside the WWTP. Six storm sewer crossings along River Road. 5'x5' concrete box culvert along River Road from Cape Road to Conway Drive. A Diversion Channel, originally to be installed during the Blanco Gardens Drainage Improvements project, was change ordered into this project.

Project Manager: Raymond Nutall

Have questions about this project? Contact

ElectricUtilityInfo@sanmarcostx.gov or by phone: 512-393-8363

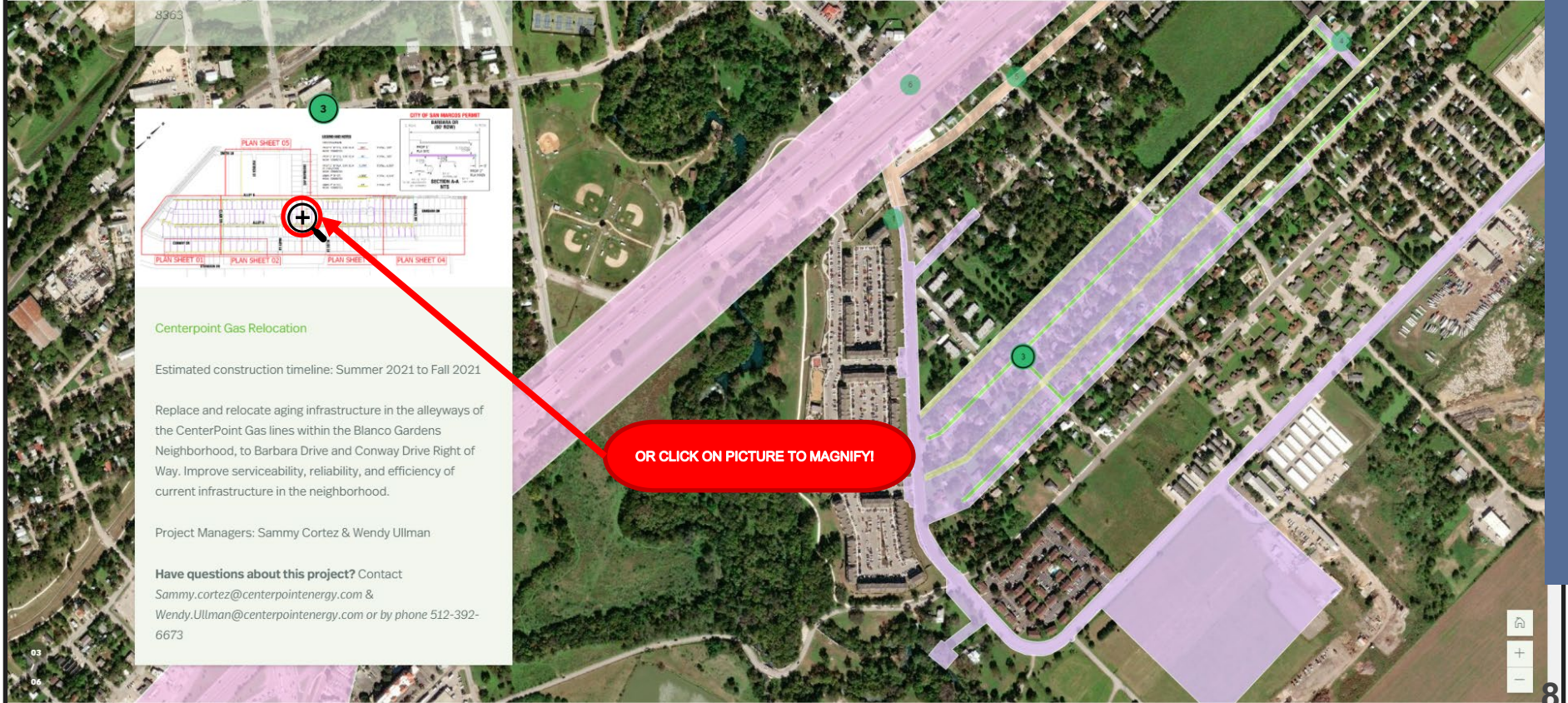
SIFT THROUGH PROJECT PICTURES



SanMarcosTX.gov/BlancoGardens



Blanco Gardens Neighborhood Projects



8363

3

PLAN SHEET 05

PLAN SHEET 01

PLAN SHEET 02

PLAN SHEET 03

PLAN SHEET 04

Centerpoint Gas Relocation

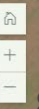
Estimated construction timeline: Summer 2021 to Fall 2021

Replace and relocate aging infrastructure in the alleyways of the CenterPoint Gas lines within the Blanco Gardens Neighborhood, to Barbara Drive and Conway Drive Right of Way. Improve serviceability, reliability, and efficiency of current infrastructure in the neighborhood.

Project Managers: Sammy Cortez & Wendy Ullman

Have questions about this project? Contact
Sammy.cortez@centerpointenergy.com &
Wendy.Ullman@centerpointenergy.com or by phone 512-392-6673

OR CLICK ON PICTURE TO MAGNIFY!





SanMarcosTX.gov/BlancoGardens



Blanco Gardens Neighborhood Projects



Blanco Gardens Drainage Improvements

Estimated construction timeline: Winter 2021 to Winter 2022

Reduce flood risk in the Blanco Gardens Neighborhood. Add new storm sewer systems along Conway Street, Barbara Drive and River Road. Install new inlets along River Road that connect to an existing channel parallel to the Red Point Apartments to relieve the existing storm system and tie into existing water quality treatment methods. Install concrete channels within the alleyways parallel to Barbara and Conway to connect to stormwater pipes in River Road; these improvements will carry the stormwater more effectively to a new outfall to the San Marcos River. Replace adjacent outdated Water and Wastewater infrastructure. Regrade and crown a portion of River Road. Repave areas of major underground utility upgrades. New diversion channel along River Road at Animal Shelter Road.

[View Additional Information](#)

Project Manager: Jacquelyn Thomas

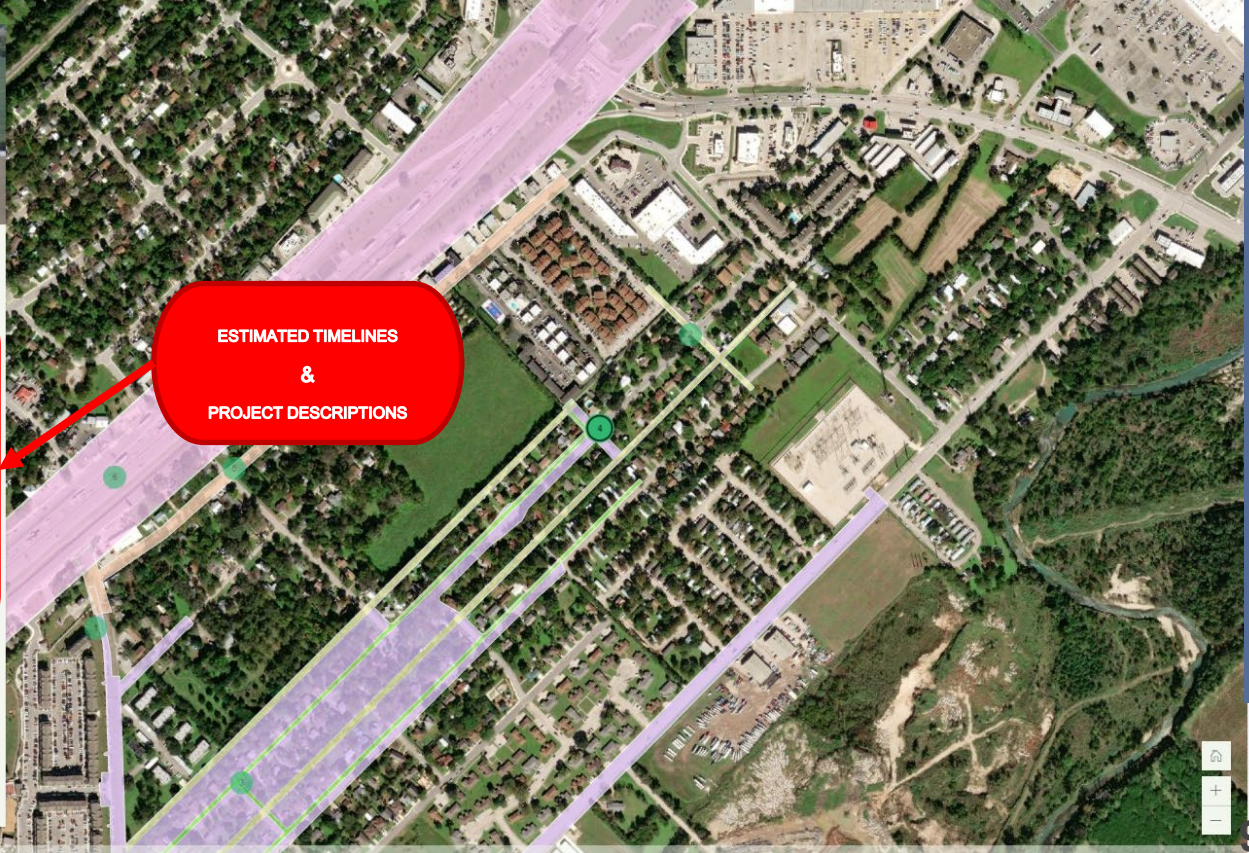
Have questions about this project? Contact

EngInfo@sanmarcostx.gov or by phone: 512-393-8130

ESTIMATED TIMELINES

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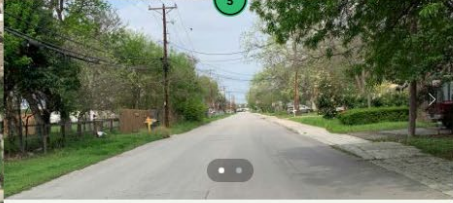
PROJECT DESCRIPTIONS





SanMarcosTX.gov/BlancoGardens

sanmarcos Blanco Gardens Neighborhood Projects



Linda Drive Improvements

Estimated construction timeline: Summer 2023 to Summer 2024

Replacement of approximately 7,000 feet of sewer main from the City's main lift station off River Road along Linda Drive northeast to near the McCoy's headquarters building. This sewer has deteriorated and needs to be replaced. Water system improvements to up-size existing water mains along Linda Drive and complete a loop at Bugg Lane to improve system reliability. Construction of underground conduits and vaults along Linda Drive for future conversion of electric overhead to underground within the Blanco Gardens neighborhood. Design includes replacement of the wastewater line from Highway 80 to Davis Lane and waterline upsizing from Highway 80 to the railway line. These will be constructed separately.

[View Additional Information](#)

Project Manager: Kirk Abbott

Have questions about this project? Contact
EngInfo@sanmarcostx.gov or by phone: 512-393-8130

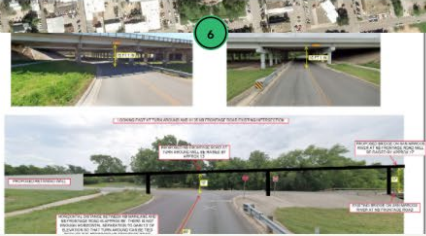
**PROJECT MANAGER AND
CONTACT INFORMATION**



SanMarcosTX.gov/BlancoGardens



Blanco Gardens Neighborhood Projects



TxDOT IH 35 & Highway 123 Improvements

Estimated construction timeline: Winter 2021 to Winter 2025

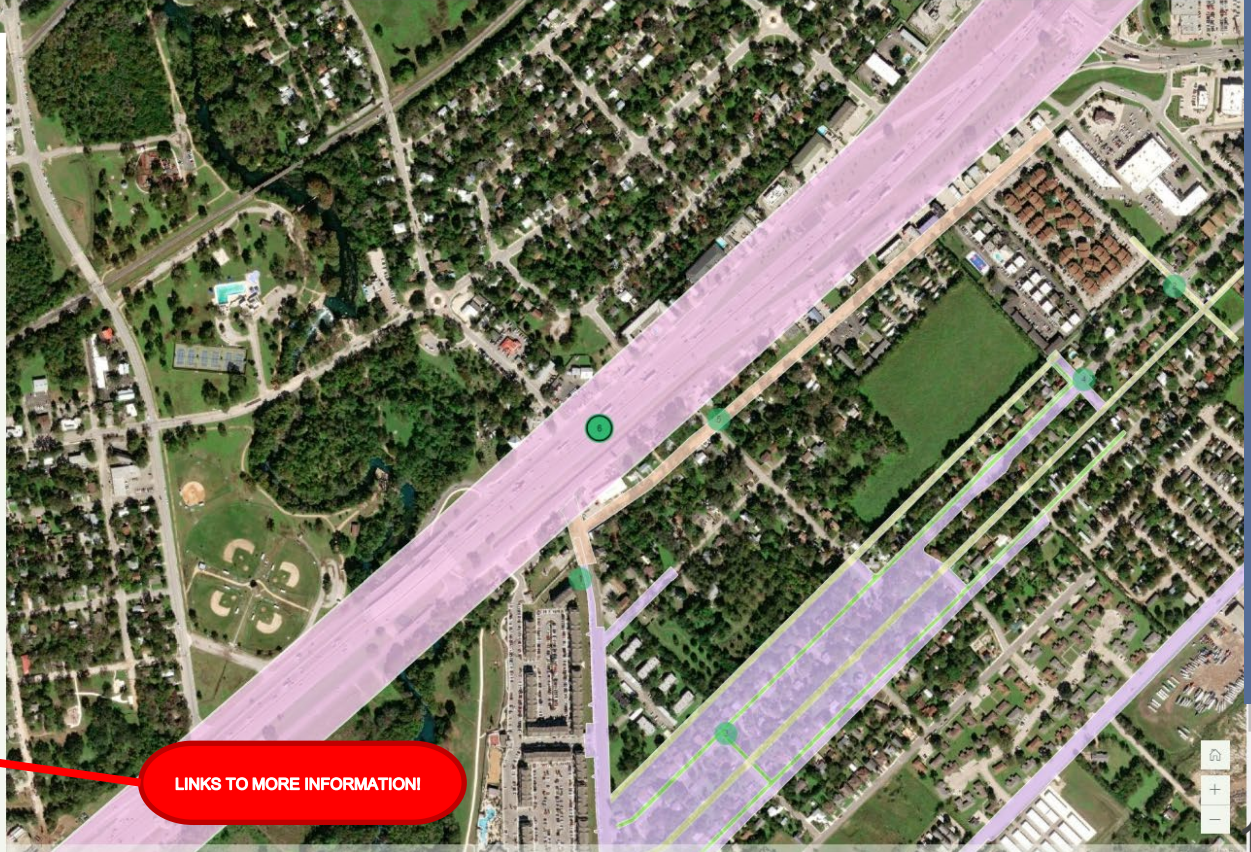
Reconstruct and improve the SH 123 intersection. Reverse two ramps along the northbound frontage road between SH 80 and SH 123. Reverse one entrance ramp along the southbound frontage road between SH 80 and SH 123. Realign the existing southbound exit ramp to SH 123 (CM Allen Parkway). Relocate the entrance ramp along the southbound frontage road from SH 80. Reconstruct portions of the northbound and southbound frontage roads, including improving bicycle and pedestrian accommodations. Reconstruct the frontage road bridges over Willow Springs Creek. Raise and reconstruct the northbound frontage road bridge over the San Marcos River. Widen the southbound frontage road bridge over the San Marcos River. Reconstruct the mainlanes and bridge over SH 123. Add auxiliary lanes, or extended entrance/exit lanes, to the mainlanes and frontage roads.

[View Additional Information](#)

[View Project Information From TxDOT](#)

Have questions about this project? Contact Rohit Vij
EngInfo@sanmarcostx.gov or by phone: 512-393-8130

LINKS TO MORE INFORMATION!

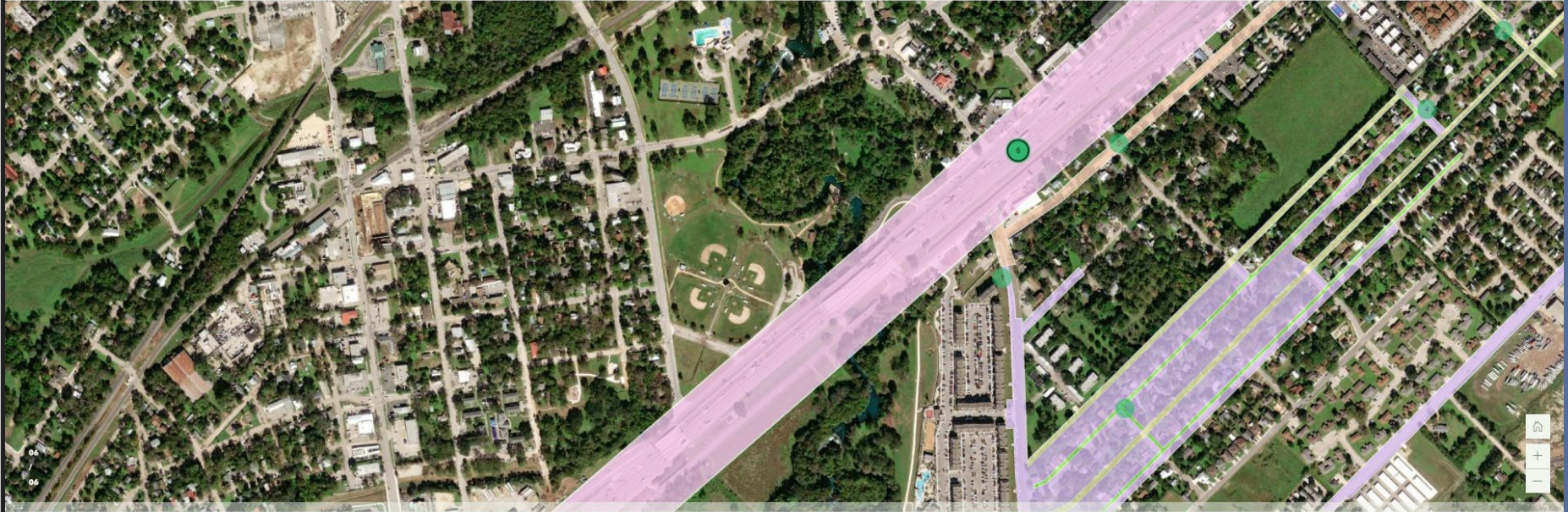




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Blanco Gardens Neighborhood Projects



View Pdf Maps

PRE-MADE FULL PDF'S OF EACH
PROJECT (SEE NEXT SLIDE)

Want more information about your neighborhood? Get
information from The City of San Marcos

About My Neighborhood

ANOTHER LINK TO PRINT APPLICATION
FOR YOUR PROPERTY



PRINTABLE VERSION OF EACH 6
PROJECTS WITHIN BLANCO GARDENS
NEIGHBORHOOD

BlancoGardens_ProjectView.pdf

1 / 6



90%



1



2



3



4



Blanco Gardens Neighborhood Projects

Main Lift Station Force Main Replacement



PRINT OR DOWNLOAD PDF

Project Details

Estimated Timeline of Construction: Summer 2020- Fall 2021

Project Manager Rey Garcia

Contact EngInfo@sanmarcostx.gov 512-393-8130

0 0.1 0.2 Miles

Project limits begin at the main lift station close to the intersection of IH-35 and River Road to the wastewater treatment plant (WWTP). Replace two existing 20" asphaltic concrete force main pipes with two proposed 24" PVC pipes. A new bulk reclaimed water filling station. 12" reclaimed waterline from the intersection of River Road and Cape Road to an existing line inside the WWTP. Six storm sewer crossings along River Road. 5'x5' concrete box culvert along River Road from Cape Road to Conway Drive. A Diversion Channel, originally to be installed during the Blanco Gardens Drainage Improvements project, was change ordered into this project.

DETAILS OF PROJECT



FOLLOW CIP PROJECT UPDATES

Design: <https://www.sanmarcostx.gov/450/Projects-in-Design>

Construction: <https://www.sanmarcostx.gov/431/Projects-In-Construction>

EngInfo@sanmarcostx.gov

(512) 393-8130

Capital Improvements

➤ <https://www.sanmarcostx.gov/323/Engineering-Capital-Improvements>

CDBG-DR

➤ <http://www.sanmarcostx.gov/3160/CDBG-Disaster-Recovery>

CDBG-MIT

➤ <http://www.ci.san-marcos.tx.us/3016/CDBG-Mitigation>