



Memorandum

To: City of Stephenville

From: Marissa Volk, P.E.

Date: June 17, 2024

Subject: Project Narrative

Project Description/Summary

Location:

This project is a 10.01-acre tract of land located south of W. Lingleville Road (FM 8) in the City of Stephenville, TX.

Purpose/Project Description:

To develop a new Oncor distribution service center to replace an existing facility in the City of Stephenville.

Surrounding Property Use:

The property is bounded on the north by W. Lingleville Road, on the west by the Higginbotham Brothers Hardware Store (zoned B-1), on the south by the Green Acres Addition (zoned R-1), and on the east by undeveloped land (zoned B-1).

Existing and Proposed Land Use:

Existing Zoning: I (Industrial)

Proposed Zoning: I (Industrial)

Acreage: 10.01 acres

Land Characteristics:

Tree clusters are located along the southern boundary of the site. The site generally drains from west to east with a diversion ditch along the southern boundary. FEMA maps show a portion of the property is located within Zone A FEMA 100-year floodplain.

Existing Uses:

The site is currently undeveloped.

Proposed Uses:

An Oncor distribution service center will be constructed on the property along with the associated parking, an outdoor storage area, and an unpaved training yard. Accessory structures include a covered parking structure, shop, and covered storage structure. General waste and roll-off dumpsters will be provided.

Proposed Access:

Proposed access will be via West Lingleville Road

Existing Utilities:

The City of Stephenville has water and sewer utilities in the area. Water is located to the south of W. Lingleville Road, and a sanitary sewer line extends through the site and connects to an existing line that runs along the south of W. Lingleville Road.

Proposed Utilities:

Taps will be made to the existing water line located within W. Lingleville and proposed water will be extended along the site's frontage.

Sewer will be provided by connecting to the existing sewer main that traverses the property and extending the service through to the service center.

Existing Topography and Drainage: The property generally drains from the west to the east.

Proposed Topography (Grading) and Drainage: Onsite cut-fill is proposed to grade the site for the proposed service center. The proposed grades will generally conform to existing slopes and patterns, and extensive cuts and fills are not anticipated.

Drainage systems will be enclosed conduits out-falling to a location upstream of the FEMA floodplain near the eastern boundary.