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February 1, 2024

Mr. Francisco Carrillo, PE, CFM
 Engineering Director/City Engineer
 City of Mont Belvieu
 11607 Eagle Drive
 Mont Belvieu, Texas 77580
 281-576-2213 ex-2155
fcarrillo@montbelvieu.net

Attention: Francisco Carrillo, PE

SUBJECT: Traffic Data Review and Data Assessment, City of Mont Belvieu, Texas

Dear Mr. Francisco Carrillo, PE

Ally General Solutions, LLC (AGS) is pleased to submit our professional services accessing current, future, projected traffic data for HGAC Grant purposes.

Mont Belvieu is a city in Chambers County in the U.S. state of Texas. It is just north of Interstate 10 along State Highway 146. The population was 7,654 at the 2020 census, an increase of nearly 100% from 3,835 in 2010.

Based on current data and reviewed projected projects for build out including homes population data is on a projected path to grow at over 100% every 10 years to year 2040. The table below is based on historical censuses data and projected household in the Riceland Developments and others.

Projected Population

Historical Population			Notes	
Census	Pop.	%±		
1970	1,144	—		Historical
1980	1,730	51.2%		
1990	1,323	-23.5%		
2000	2,324	75.7%		
2010	3,835	65.0%		
2020	7,654	99.6%		
*** 2030	16000	109.0%	Based on Historical and projected households to more than double (Riceland 1200 - 1500 homes) by 2030	
*** 2040	32000	100.0%	Based on Historical and projected households to more than double (Riceland 1200 - 1500 homes) by 2040	
*** 2045	40000	25.0%	Based on Historical and projected households to more than double (Riceland 500 - 1000 homes) by 2045	
*** Projected				
based on future homes planned by Riceland development for total build out.				

Projected Traffic Data – Based on Cumulative TIA data of extra generated trips by Households and businesses. Pass by data not retracted but is minimal or less than 5-10% total volumes. Household data is the majority of data.

Based on current development projects received for review.

City of Mont Belvieu, Texas							
Future Developments On FM 565							
Projected by 2025-2030 and 2040							
		Use of North side of Eagle from FM 565	Units	ITE Weekday	% Useage on Eagle	Projected Future ADT Weekday	Comments
Wendys Resturant	ksf	Y	3	100	0.00%	0	
Grand Oaks	units	Y	287	2706	50.00%	1353	
St Augustine Sec 3	units	Y	162	1573	50.00%	786.5	
Brookstone Medical Plaza	ksf	Y	25	641	0.00%	0	
Boutique	ksf	Y	2.5	159	0.00%	0	
Ace Hardware		Y	5.5	94	0.00%	0	
HS Addition		Y				0	no major increase in student
Development on Perry		N				0	To far away, IH 10
Business Center 1		N				0	To far away, IH 10
Business Center 2		N				0	To far away, IH 10
Prop Warehouse Development		N				0	To far away, SH 99
Office on Town Loop	ksf	Y	25	347	25.00%	86.75	
Mexican Restaurant on Town Loop	ksf	Y	10	1072	25.00%	268	
Grand Oaks Built	ksf	Y	0			0	already built
Gas Station on Sh 146 at Eagle	ksf	Y	5	2571	0.00%	0	
Chick Fla	ksf	Y	5.2	3000	25.00%	750	
Riceland Development Phase 1	DU	Y	1205	11363	40.00%	4545.2	Year 2025-30
Riceland Development Phase 2	DU	Y	1205	11363	40.00%	4545.2	Year 2025-30
Riceland Development Phase 3	DU	Y	2100	0	40.00%	13000	Year 2035 - 2040 (13000)
Total Both Direction on Eagle						12334.65	Year 2030
						Total ADT Future	12335
						NB	6167.5
						SB	6167.5
Total Both Direction on Eagle						25334.65	Year 2040
						Total ADT Future	25335
						NB	12667.5
						SB	12667.5

Per data above Eagle Drive from FM 565 and SH 146 will require a redesign of the two way lanes to be a multilane roadway with enhanced safety features for Sidewalks, Bike lanes/Trails, turn lanes, and traffic signals controls.

Sincerely,
ALLY GENERAL SOLUTIONS, LLC

Rolando Castaneda, P.E.
 President

