

# Weston Lakes Office Building

## **Traffic Report** **March 2020**



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Prepared by:



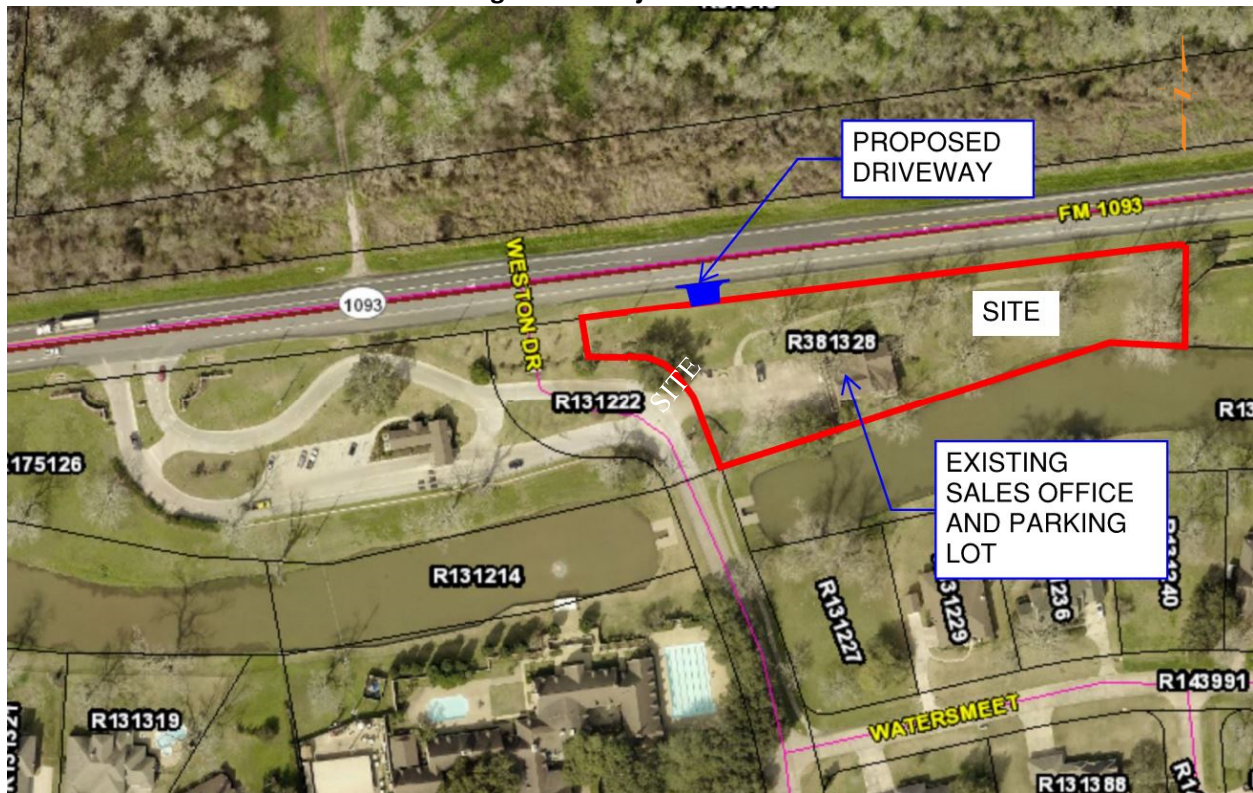
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## Weston Lakes Office Driveway

The Weston Lakes Sales Office is located on Weston Drive, the main entrance to the Weston Lakes development, as shown in **Figure 1**. The site contains an existing approximately 3,000 square foot single story sales office for the Weston Lakes development. Currently, access to the sales office is through a controlled access point into the development. A proposed driveway on FM 1093 is requested for the existing office building. There will be no new construction or expansion to the existing building or parking lot. The building will continue to be used as a sales office for the Weston Lakes development until the development is built out then likely will be utilized as an office.

**Figure 1 – Project Location**



### Roadways

FM 1093 is an east-west roadway classified as a State Principal Thoroughfare per the Fort Bend County Major Thoroughfare Plan. The roadway is approximately 50 feet in width, with one lane in each direction, a two-way-left-turn lane, open ditch drainage, and a posted speed limit of 55 mph.

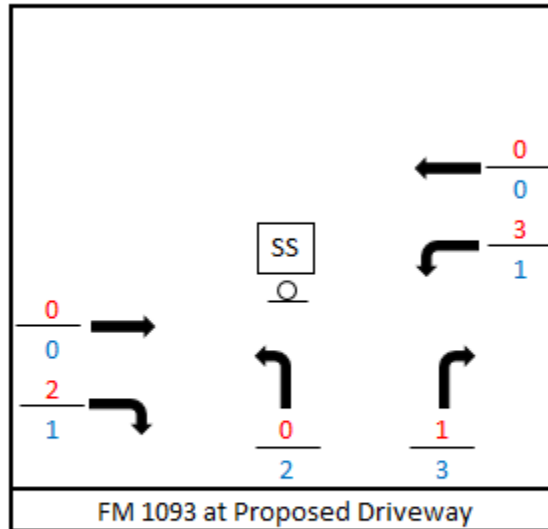
### Trip Generation

No traffic data was collected for this project. The *Institute of Transportation Engineers, Trip Generation, 10<sup>th</sup> Edition*, was used to estimate the traffic generated by the existing development. **Table 1** provides a summary of the estimated trips generated. No trip reductions were taken for transit, pass-by or internal capture. The site generated traffic volumes are shown in **Figure 2**.

**Table 1 – Trip Generation Volumes**

Development (ITE code)	Size	24-Hour Two-Way Volume	AM Peak			PM Peak		
			Enter	Exit	Total	Enter	Exit	Total
Office Building (712)	3,000 SF	48	5	1	6	2	5	7

**Figure 2 – Site Generated Volumes**



XXXX AM Peak Hour Site Generated Volume  
 XXXX PM Peak Hour Site Generated Volume

Access Management

A deceleration lane was evaluated in accordance with Fort Bend County’s *Policies and Procedures Related to Access along the Fort Bend Westpark Tollway/FM 1093*. The proposed driveway has a peak hour volume of less than 50 vehicles, therefore, a deceleration lane is not warranted.

Access to the site is proposed to be provided by one proposed driveway on FM 1093. The proposed driveway is 550 feet east of Weston Oaks Drive and 1,560 feet west of Waterford, the closest roadway/driveway to the east. Per Fort Bend County’s *Policies and Procedures Related to Access along the Fort Bend Westpark Tollway/FM 1093*, a minimum of 720 feet is required between driveways. The proposed driveway on FM 1093 for the Weston Lakes Sales Office requests a variance for a proposed driveway spacing of 550 feet from existing Weston Drive. A schematic layout of the proposed driveway on the FM 1093 is shown in **Figure 3**.



LEGEND:

— PROPOSED DRIVEWAY

FIGURE 3  
PROPOSED DRIVEWAY SPACING