

From: Wendi Hundley [REDACTED]  
Subject: CRCRC Feedback  
Date: May 31, 2024 at 12:54:19 PM CDT  
To: [CRCRC@rollingwoodtx.gov](mailto:CRCRC@rollingwoodtx.gov)  
Cc: Desiree Adair <dadair@rollingwoodtx.gov>, Ashley Wayman <awayman@rollingwoodtx.gov>, nstautz@rollingwoodtx.gov

Dear CRCRC Members,

Thank you for your dedication and hard work on the CRCRC over the past year. I've seen the effort and energy you've invested in finding solutions for our community, and it's truly appreciated.

I've been reviewing the proposal and trying to understand its language and intent, and applying it to my own property to see how it works in real life. I've noticed a bit of a mismatch between the verbal explanations, written descriptions, and illustrations. For example, during the last meeting, you demonstrated creating the lower plane using bent paper to mimic the hill on my lot (which is actual topography where it is higher in the middle and the two adjacent sides are lower) but some of the provided examples show a straight line drawn from the highest to the lowest elevation, while others show the grade. Additionally, it was discussed that for my property I should take the actual topography grades and measure from the interior lower floor (minus the basement) to get the height of the ridgeline. I didn't see language explaining this in the draft, so it was confusing to determine where to measure the ridgeline from.

Alex reached out to me and I think I'm starting to understand the intent better now, but it feels like everything hasn't quite come together in the proposed language yet. I still find it incredibly confusing and difficult to apply. I'm not trying to be critical of the work and effort that has gone into this. I hope you take this as constructive feedback. I know this has taken a lot of time and effort, and I genuinely appreciate it.

After the meeting, I reviewed the topo measurements and found that my house is slightly off when including the basement. Without the basement, it works. With the basement, I'm about 3 feet too tall.

Here's a summary of my measurements:

- Scale: 1mm = 1.5774'
- Lower Finished Floor: 546.54'
- Grade beneath the Ridgeline: Approx. 548'
- Reference Datum: 555.34'
- Ridgeline: 584.46'
- 35' Height Limit from Reference Datum: 590.34'
- Height from Ridgeline to Grade Beneath Ridgeline: 36.64'
- Height from Ridgeline to Finished Floor: 37.99'
- Height from Ridgeline to Imaginary Plane in "Basement": 31.83'

The previous home on my lot had a daylight basement on three sides, and in addition the top part of the basement wall in the front of the house stuck up above the highest grade. In the front, my lot slopes down from the middle on both sides and also from front to back. I've included some photos to help show our former daylight basement and have included both interior and exterior photos, which may help illustrate why we consider it to be basement space. I am sending these in case they might be helpful to you as you consider possible definitions for basements in the future.

Aside from trying to understand, I do have some concerns about equity for sloped lots that I think can be solved. I continue to ask if under the proposed rules, a home like mine can be allowed to be built, if the previous house didn't have a basement garage but instead had a foundation. I asked if the word "existing" in front of basement was meant to grandfather properties or if the word "existing" could be modified to allow for some kind of subterranean basement in new builds. Maybe it could be considered that instead of saying "existing basement," it could be defined to allow such a design in new builds under specific circumstances. I also wonder why the language includes man-made features like pools and basements alongside natural formations. These likely need different treatments.

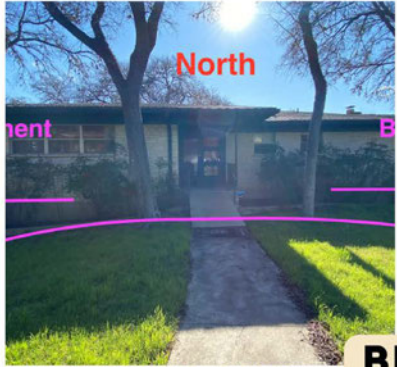
I am most concerned about making sure that whatever code is adopted is easy to understand and apply consistently. It's important to have clear and understandable rules that can be evenly applied so we don't put our staff in a position to have to make subjective calls that could get them caught up in politics.

Thank you again for your hard work and dedication.

Best regards,

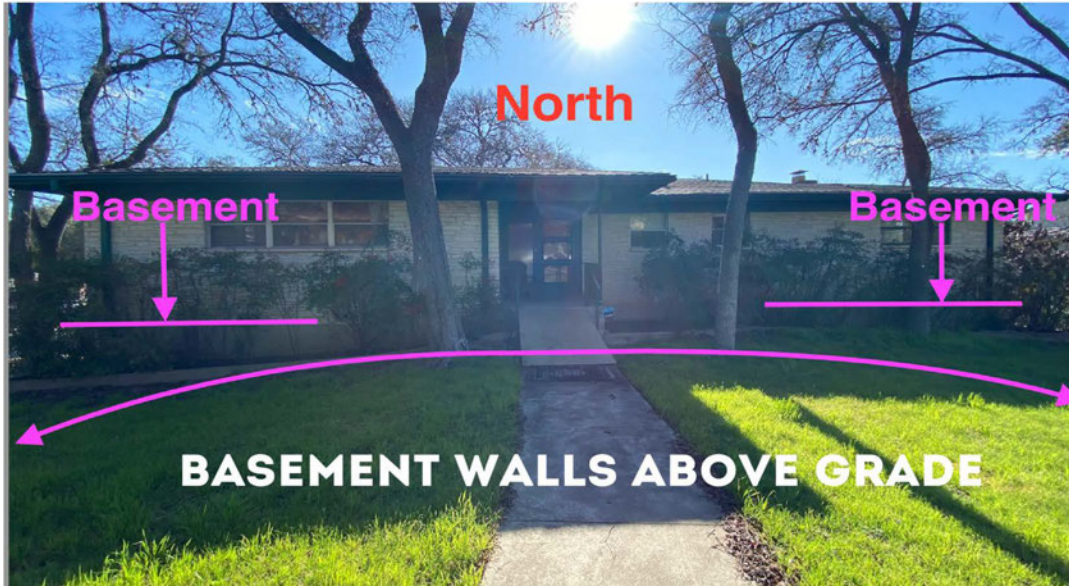
Wendi Hundley

401 Vale Street



**BEFORE**







**MIDDLE INTERIOR**



**INTERIOR EAST  
SIDE 1**



**DAYLIGHT  
SOUTH  
SIDE 2**



**INTERIOR SOUTH  
SIDE 2**



**DAYLIGHT  
WEST  
SIDE 3**



**INTERIOR WEST  
SIDE 3**





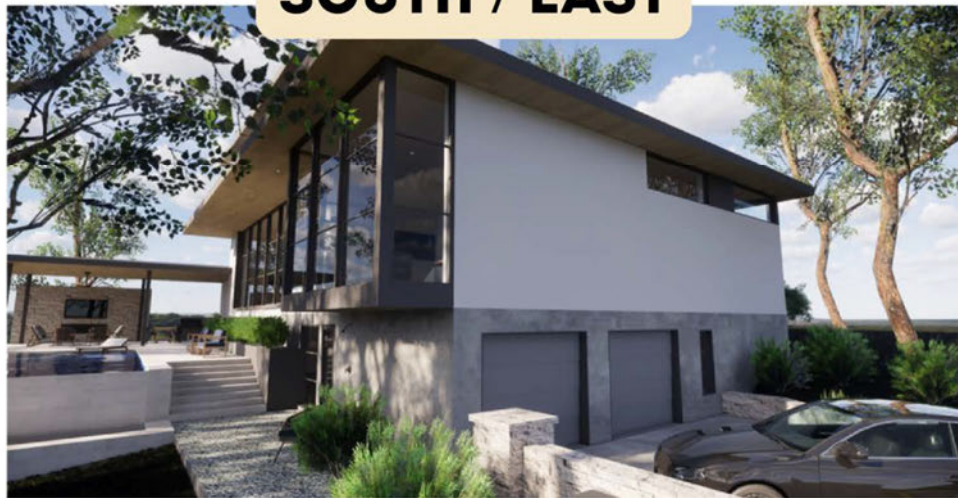


**EAST**





**SOUTH / EAST**





**SOUTH**





## WEST

HARD TO  
PHOTOGRAPH  
BECAUSE OF  
LANDSCAPE AND  
TRAMPOLINE

**From:** Dave [REDACTED]  
**Sent:** Tuesday, June 4, 2024 8:10 AM  
**To:** Wendi Hundley [REDACTED]  
**Cc:** West Bank [REDACTED] Alex Robinette [REDACTED]; Jeff [REDACTED]; Jvan Bavel [REDACTED]; Dukester [REDACTED]; Desiree Adair <dadair@rollingwoodtx.gov>; Ashley Wayman <awayman@rollingwoodtx.gov>; Nikki Stautzenberger <nstautz@rollingwoodtx.gov>; Brider Austin [REDACTED]  
**Subject:** Re: CRCRC Feedback

Dear Wendi

Thank you for the detailed and well considered email. I'm glad that the parallel plain concept is starting to make sense. Admittedly, it takes some imagination, but we find it to be the method that will get us to an evenly applied and consistent 35 foot maximum. What you've seen in presentation is a little loose - its intent is to communicate concepts, not final wording. Still, each reading leads to further tightening. Your suggestions will help with that. Once our recommendations have been vetted and approved by P&Z and City Council, we will work with a professional planner to codify them before going through the review and approval process all over again. The process should result in a clearly worded document (or documents) that should be easy to follow, understand and administer.

Thanks again,

Dave