
Fw: Additional Public Comment Regarding Bettis and Vale Repaving and Drainage Work

From Alun Thomas <athomas@rollingwoodtx.gov>
Date Wed 11/19/2025 12:33 PM
To Makayla Rodriguez <mrodriguez@rollingwoodtx.gov>

Makayla,

Could you please include this email (with any mandatory redactions) in the packet for tonight?

Thanks,
Alun

Sent from a mobile device. Please forgive any typographical errors.

From: Wendi Hundley [REDACTED]
Sent: Wednesday, November 19, 2025 12:16:29 PM
To: Alun Thomas <athomas@rollingwoodtx.gov>; Gavin Massingill <gmassingill@rollingwoodtx.gov>; Kevin Glasheen <kglasheen@rollingwoodtx.gov>; Kevin Schell <kschell@rollingwoodtx.gov>; Sara Hutson <shutson@rollingwoodtx.gov>; Phil McDuffee <pmcduffee@rollingwoodtx.gov>; Brook Brown <bbrown@rollingwoodtx.gov>; Ismael Parra <iparra@rollingwoodtx.gov>; Jon Hundley [REDACTED]
Subject: Additional Public Comment Regarding Bettis and Vale Repaving and Drainage Work

Dear Rollingwood City Administrator, Mayor, City Engineer and Council Members,

This note is provided in addition to our previous public comment for the November 19, 2025 meeting. We would appreciate having it included in the backup for tonight's meeting. We want to follow up on the recent discussion and clarify how the City's drainage requirements apply to the work being considered at Bettis and Vale.

As we have said from the beginning, we support finding a lasting solution for the drainage issue at 305 Vale. We do not want to see their home flood, and we appreciate the City's effort to help them. Our focus is simply making sure that any changes at the intersection are based on a full engineering review so that water is not unintentionally redirected toward our home at [REDACTED], which is the only property directly downhill of the intersection.

Because of that, we want to be very clear about the effect of the proposed field changes. Changing the crown, slope, or elevation of the street alters the direction, concentration, and speed of runoff. Even if the amount of pavement stays the same, altering where the water goes and how quickly it moves is considered a change in stormwater under the City's Drainage Criteria Manual, and those types of changes require a drainage study. Any adjustment to the low spot or crown at Bettis and Vale will influence the flowpath that currently protects our home, so it is important that these evaluations are completed before construction choices are made.

During the site visit, the City Engineer explained that the Bettis curb and gutter is sized for a 50-year storm, but not a 100-year storm. This is important context because the City's own code requires evaluation of 100-year storm behavior. Section 103-232(a) of the Code of Ordinances states:

"Post-development peak flows shall not exceed pre-development peak flows along the property perimeter for the 2, 10, 25, and 100-year storm events."

Because of this requirement, the City cannot rely solely on the 50-year gutter capacity when deciding how much water to direct toward it. Any change in grading or crown must also be evaluated under the 100-year event that the Code specifically requires.

In addition to the City's own standards, it may also be helpful to remember that Texas has long-standing rules about the handling of surface water. Under Texas Water Code § 11.086, surface water cannot be diverted or altered in a way that causes damage to a downstream property. This is a general principle that applies statewide and reinforces why careful evaluation is important, especially when there is a single home directly downhill of the intersection. We include this simply as background and context, since these state requirements align with the City's goals of avoiding downstream impacts.

When we built our home, we were required to comply fully with the Drainage Criteria Manual. That included engineered drainage improvements that cost us more than thirty thousand dollars. We complied because the City required it and because the purpose of the Manual is to protect neighboring properties when drainage patterns are changed. These same protections should apply to City-initiated work. The drainage standards were adopted by the City and apply to all development within Rollingwood. There is no provision in the Code that exempts City projects from following the same requirements. Consistency matters for fairness and for drainage safety.

The Drainage Criteria Manual also states:

"Any development that causes an increase in storm-water runoff requires a drainage analysis and a drainage plan performed by a Professional Engineer licensed in the State of Texas."

And:

"No development will result in additional adverse flooding impacts."

Taken together, these standards clearly apply to grading and crown changes at Bettis and Vale.

We also want to restate the Council direction from May 21, 2025. At that meeting, the Council voted:

"To authorize the City to engage the City Engineers to study drainage solutions for the problem at Bettis and Vale to be built in connection with the repaving project."

The intent was clear. The engineering study should come first, and any construction should follow based on the findings of that study. A study requires modeling, analysis, and a sealed engineering recommendation. It is more than a list of ideas. Honoring that process is important so that downstream impacts are fully understood before any changes are made.

As noted in our earlier comments, the Bettis and Vale intersection receives stormwater from the entire uphill area before it enters Eanes Creek. Because of that, even small adjustments to the crown or

pavement can influence a much larger volume of water than may be apparent. This is especially important when the gutter has known limitations under the 50-year and 100-year storms.

We continue to request:

- A final, signed and sealed hydrologic and hydraulic analysis confirming that the proposed grading and crown changes will not increase depth, flow, or velocity toward [REDACTED] in the design storms, including the 100-year event required under Code Section 103-232(a).

- If modeling shows any increased risk to our property, a captured conveyance solution such as an inlet, catch basin, or extended valley gutter with adequate capacity to keep water in the north gutter.

- Confirmation that both the 50-year gutter capacity and the 100-year overflow behavior were evaluated as required by the Code.

- Written notice before any drainage-related work is approved so we have the opportunity to review the engineering findings in advance.

We truly appreciate the time spent walking the site and the work that is going into this issue. We want a solution that protects 305 Vale while preserving the drainage pattern that has protected [REDACTED] for nearly seventy years. With a complete engineering review, we believe both goals can be achieved.

Thank you for your time and consideration.

Best Regards,

J. E. and Wendi Hundley

[REDACTED]
Rollingwood, TX 78746