
Fw: Comments on Vale & Bettis drainage exhibit

From Alun Thomas <athomas@rollingwoodtx.gov>

Date Thu 11/13/2025 12:03 PM

To Makayla Rodriguez <mrodriguez@rollingwoodtx.gov>

 3 attachments (14 MB)

Vale at Bettis Drainage Overview (2025 10 31).pdf; May 25, 2025 letter Drainage Concerns Related to 401 Vale and Bettis305 Vale.pdf; 2001 City Engineer Report.pdf;

Makayla,

For the packet, please.

Thanks,
Alun

From: Wendi Hundley [REDACTED]

Sent: Thursday, November 13, 2025 11:58 AM

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>

Cc: Jon Hundley [REDACTED]

Subject: Comments on Vale & Bettis drainage exhibit

Dear Mayor, City Council and Staff,

We would appreciate this email and its attachments being included as public comment in the packet for the November 19, 2025 City Council meeting, under the relevant agenda item.

Thank you again for sharing the October 31 "Vale at Bettis Drainage Overview" (attached). We've reviewed the exhibit, and we also want to follow up after today's site visit with the City Engineer, Project Manager, City Administrator, Director of Public Works and Mayor in front of our home at [REDACTED]

We really do want to see a lasting solution for 305 Vale. No one wants to see their home flood, and we understand why they are asking the City for help. Our concern is simply to make sure that any fix at the intersection does not unintentionally redirect more water downhill toward our property. We are the only property directly downhill of the intersection, so any change in flow direction, volume, or speed comes to our home.

Our home is newly built, but it was intentionally constructed in the exact footprint of the previous house, and we preserved the original 1950s raised driveway apron because that longstanding pattern has always protected this lot from flooding. Our property has never flooded under the historic drainage pattern, including during major storms. That long history reflects how well the existing flowpath works and is why we are so cautious about changing it.

We also want to note the specific motion that City Council voted on and approved at their May 21, 2025 meeting. At that meeting, Council Member Kevin Glasheen moved 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, and Council Member Brook Brown seconded the motion. The intent of the Council's action was clear and unambiguous: the engineering study must come first, and only after that study is completed should any construction or field adjustments be selected. A study is more than a list of ideas, it requires modeling, analysis, and a sealed engineering recommendation. We appreciate that Council directed the City to follow this process, and we believe it is important to honor that sequence so downstream impacts are fully understood before any grading, filling of the low spot, or crown changes are made at the intersection.

A few points from today's discussion stood out:

- The team plans to "shoot the grades" and is considering filling the existing low spot at the intersection. (That low spot currently works like a small swale that slows and collects water before it can build speed going downhill.)
- There is interest in reshaping the crown of the road to encourage more water to continue down the north side Bettis rather than turning onto Vale.
- The City Engineer shared that the current curb and gutter system is sized for a 50 year storm, but not a 100 year storm.

We also want to share one observation that may help with your evaluation. The Bettis/Vale intersection is where stormwater from the entire uphill area collects before flowing into Eanes Creek behind our homes. In practical terms, this point functions as a major collector in the neighborhood's drainage system. Because of that, even small adjustments to the crown or pavement can influence a much larger volume of water than the drawings might suggest.

We also reviewed the older drainage materials the City provided, including the 2002 Murfee Engineering memo. That study is helpful context because it shows that 305 Vale's drainage problems are not new. In that memo, the engineer identified two key causes at the time: (1) a low spot at the intersection, and (2) grading on the 305 Vale lot that directed overtopping water toward the house. The recommended solutions were to reconstruct part of the intersection and for the homeowner to regrade their lot to create a swale that moved water away from their home. We think this history reinforces the importance of addressing the issue thoughtfully and based on a full engineering review—especially when any change in flow direction would come straight to our home.

The only time we have personally seen concerning water behavior at our property was during the drainage test our neighbor conducted using rocks to divert flow. That temporary change caused alarming sheet flow that nearly crossed the raised bump of our driveway apron, despite occurring during a non-significant rain event. That moment made it clear that the downstream impact is foreseeable, and even small redirections at the intersection can meaningfully affect our home.

We understand the appeal of addressing this while the street is being repaved, but regrading and changing the crown without a sealed engineering plan is risky when there is a single, clearly identifiable downstream property that could receive redirected flow. Once the low spot is filled and the crown altered, the resulting flow pattern may be difficult to reverse if it creates a problem later. For that reason, we are documenting current conditions with dated photos, videos, and elevation information so that future changes can be fairly evaluated.

To help ensure a long-term and fair solution for everyone, we respectfully request:

1. A final, signed and sealed hydrologic and hydraulic (H&H) analysis confirming that the proposed grading, pavement, and crown changes will not increase depth, flow, or velocity toward 401 Vale in the design storms.

2. If modeling indicates any increased risk to our home, plans should be made for a captured conveyance solution such as an inlet, catch basin, or extended valley gutter with adequate capacity, rather than relying solely on surface deflection. Water must be reliably contained in the north gutter.
3. Written confirmation that both the 50-year design storm and the 100-year overflow event were evaluated. Even if the gutter is sized for the 50-year storm, City improvements must ensure that the 100-year storm does not overflow toward [REDACTED] or create new downstream impacts.
4. Written notice before any drainage-related work is approved or initiated, so we have the opportunity to review the engineering findings in advance.

We are reattaching our prior correspondence and public comments, which provide additional background and reflect our consistent request for a full engineering review before any changes are made.

We truly appreciate the time spent walking the site today and the work going into this project. We want a solution that helps 305 Vale and also preserves the drainage pattern that has protected 401 Vale for nearly seventy years. With a complete engineering review, we're confident both goals can be met.

Thank you for your time and consideration.

Best Regards,

J.E. and Wendi Hundley

[REDACTED]
Rollingwood, TX 78746

Attachments:

Vale at Bettis Drainage Overview, 10 31 25.pdf

Hundley Letters to City, May 25, 2025.pdf

2002 City Engineer Report Murfee Engineering Drainage Memo (2002).pdf

5/21/25 Public Comment: [https://mccmeetingspublic.blob.core.usgovcloudapi.net/rollwdtx_meet-](https://mccmeetingspublic.blob.core.usgovcloudapi.net/rollwdtx_meet-26d24dc0fa50497196239583e07fea0e/ITEM-Attachment-001-0cda066ba9e244ddb9a31ce2f48db05c.pdf)

[26d24dc0fa50497196239583e07fea0e/ITEM-Attachment-001-0cda066ba9e244ddb9a31ce2f48db05c.pdf](https://mccmeetingspublic.blob.core.usgovcloudapi.net/rollwdtx_meet-26d24dc0fa50497196239583e07fea0e/ITEM-Attachment-001-0cda066ba9e244ddb9a31ce2f48db05c.pdf)

-6/4/25 Public Comment: [https://mccmeetingspublic.blob.core.usgovcloudapi.net/rollwdtx_meet-](https://mccmeetingspublic.blob.core.usgovcloudapi.net/rollwdtx_meet-7a218cae30ec483bbe971a81b60ff355/ITEM-Attachment-001-37965534513046fabeb7b9877069d343.pdf)

[7a218cae30ec483bbe971a81b60ff355/ITEM-Attachment-001-37965534513046fabeb7b9877069d343.pdf](https://mccmeetingspublic.blob.core.usgovcloudapi.net/rollwdtx_meet-7a218cae30ec483bbe971a81b60ff355/ITEM-Attachment-001-37965534513046fabeb7b9877069d343.pdf)