



GUADALUPE-BLANCO RIVER AUTHORITY

# **GBRA Public Hazard Survey Summary**



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## Appendix C

As of July 9, 2003, 90 individuals in the GBRA area had responded to the questions as noted below.

### 1. What is your zip code?

77954: 53%  
78155: 26%  
77901: 4%  
77905: 4%  
77904: 3%  
77952: 1%  
77994: 1%  
77995: 1%  
78164: 1%  
78108: 1%  
78130: 1%  
78124: 1%  
78123: 1%

### 2. Is your home in a floodplain?

Yes: 32%  
No: 61%  
I don't know: 7%

### 3. Do you have flood insurance?

Yes: 30%  
No: 58%  
I don't know: 11%

### 3A. If no, why not?

- In 1998 my home was totally destroyed- I had insurance at that time and used mitigation approaches, demolished and rebuilt an elevated my home BFE 8'8" above the ground. Currently

I am trying to obtain flood insurance but was quoted \$1300 a year, when I was paying \$185 a year for a house located at ground level two lots adjacent from the elevated house. As it turns out, the survey-elevation certificate was wrong. I am working on correcting this and if it gets corrected and I can afford the insurance I will buy it. I won't get this straight for this month then insurance doesn't go into effect for 30 days. This is hurricane season.

- Too expensive- (attached insurance quote for premium of \$10,835)
- Area never flooded.
- I don't own the house.
- Rental, doesn't flood there, limited income.
- It has never flooded in the area where we live.
- Am in the sandhills across FM466 from El Capote Ranch.
- Don't feel I need it. Pecans flooded and were damaged. Didn't get a dime back in 1998 or 2002, lost about \$10,000. So I canceled.



- Not in floodplain.
- Insurance company says we're not in a flood zone.
- Because I am renting.
- Too expensive.
- I reside near the top of the hill and also flood insurance is too damn expensive. If Cuero is under 100 ft of water, I and my home will be dry on the hill with 200 feet to go.
- Not subject to flooding.
- Live in country- no threat of flood.
- Too poor.
- I can't afford it at this time.
- Home did not flood in 1998.
- My home has never flooded since 1977.
- Our buildings are essentially floodproof. The fences are not. We repair the fences after flooding.

**4. Please select the hazard you think is the highest threat to your neighborhood:**

Flood: 46%  
 Tornado: 19%  
 Drought: 11%  
 Hazardous Materials Spill: 7%  
 Transportation Accident: 7%  
 Hail: 3%  
 Wildland Fire: 2%  
 Pipeline Accident: 1%  
 Urban Fire: 1%

**5. Please select the hazard you think is the second highest threat to your neighborhood:**

Tornado: 23%  
 Hail: 14%  
 Drought: 13%  
 Transportation Accident: 11%  
 Hazardous Materials Spill: 9%  
 Flood: 8%  
 Pipeline: 6%  
 Wildland Fire: 6%  
 Dam Failure: 4%  
 Winter Storm: 3%  
 Urban Fire: 1%  
 Hurricane: 1%

**6. In your opinion, what are some steps your local government could take to reduce or eliminate the risk of future damage in your neighborhood?**

- 77901- Planning, planning, planning.
- 77901- Keep old furniture and appliances and limbs picked up off curbs and lots. Parked cars blocking traffic view.
- 77901- Prevent narrowing of stream bed by limiting dike construction and filling of valley downstream.
- 77904- Gas pipelines could be relocated.
- 77904- Better information to public-faster communication of potential hazards.
- 77905- The highest threat to us is no river flood forecast, as was the case



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in the flood of '98. And just as bad was the false forecast of the flood of July 4 '02- The report we received was that it would be 4 times as bad as the flood of '98. This report was attributed to a report by the Army Corps of Engineers.

- 77905- Persons making the decisions need more input from general public. There are lots of people very knowledgeable in all aspects of a lot of the problems that can occur.
- 77905- Early warning systems.
- 77952- Watchful eye on terrorism.
- 77954- Better drainage in west side of town.
- 77954- Better drains.
- 77954- Better early warning system.
- 77954- Better educated local government officers of the hazards coming through town.
- 77954- Better warning devices and better info to be shared with public regarding flooding, tornadoes, hurricanes, hail, etc.
- 77954- Build a dam for flood control.
- 77954- Better monitoring of river water and better communications regarding disasters.
- 77954- Build dam to stop flood at Cuero.
- 77954- Care.
- 77954- Close communications with railroad about train speed through Cuero; track conditions; re-routing rail outside the city of Cuero.
- 77954- Come up with a water-saving technique.

- 77954- Consider dredging the Guadalupe to hold more water and evacuate faster.
- 77954- Don't waste the water we have.
- 77954- Drainage.
- 77954- Fire Department needs training for chemical spills.
- 77954- Flood control.
- 77954- I think the measures have already been taken.
- 77954- In view of all the recent discussion concerning water availability for the future, so very little attention is given to construction of reservoirs to capture water in times of plenty to use in times of need as well as reduce down stream flooding. Canyon Lake is a good example of this.
- 77954- Keep regulations on trains and on how they transport hazardous materials. I live next to a train track.
- 77954- Make a 4-way stop for cars so they can slow down.
- 77954- More drains.
- 77954- Mow along roadways more often and require fire lane clearing along all property fence lines.
- 77954- Nothing, mother nature controls all.
- 77954- Organize EOC and have drills for different problems.
- 77954- Provide a buy-out program to anyone who wants to get off the river and not rebuild or absolutely do not allow homes to be built on riverfront property that is prone to repetitious flooding. Land owners should use



this property as mobile, weekend resort property and not to be lived on by permanent structures.

- 77954- Put a loop around Cuero to get rid of excessive traffic.
- 77954- Put in better drainage.
- 77954- Reduce speeding traffic and careless driving.
- 77954- Reroute the most hazardous materials around a different way.
- 77954- Run all utility lines underground.
- 77954- The greatest cost to the community was the flood of 1998. Because of the size of the flood, only advanced warning and better estimates (more accurate) of the size of the flood would have helped.
- 77954- To stop people from disrespecting people's property.
- 77954- Trim all the trees in streets and alleys.
- 77954- Weather alert system.
- 77954- You can't stop mother nature.
- 77995- Control weather.
- 78123- Provide insurance coverage at a reasonable rate.
- 78130- Repair and improve the infrastructure. Repair City drainage problems.
- 78155- Better volunteer fire departments.
- 78155- Clean out Deadman's Creek and investigate the clay pit on Longhorn Train Run by the Cimex company.
- 78155- Clear obstructions from lower end of Geronimo Creek.
- 78155- Create zones higher up the river to help prevent more flooding. Wider roads around the neighborhood, particularly at River Oaks by the golf course.
- 78155- Emergency preparedness drills coordinating activities of city, county, state, media, lake groups, and home owner's associations.
- 78155- Enforce building codes.
- 78155- Reduce building of new structures and flood control.
- 78155- Dams on Dry Comal River, Blieders Creek, other creeks feeding the Guadalupe.
- 78155- Enforce the existing laws and building codes, especially those pertaining to floodplains.
- 78155- Flood control dams on feeder creeks to the Guadalupe River.
- 78155- Get responsible people to do radio news in time of flood. Bad information on KWED caused additional loss last time.
- 78155- Hazardous material control.
- 78155- Improve visibility of street signage.
- 78155- Lower speed limit especially on trucks. Ban hazardous materials.
- 78155- Mail information about flooding to those in the floodplain.
- 78155- Make certain all the gates in Guadalupe River dams are working. Provide fill material for locations with severe bank erosion. Better coordination of water releases at all the dams. More water flow gages (McQueeney, Placid, Seguin).



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- 78155- Monitor use of land near river, including specifically crop fields which are graded to drain off the crops and into the river, but often cross and flood other properties. There seems to be no penalty for this or if there is, I can locate no one who knows about it. I understand the need for land (fields) to drain and that the river may be an appropriate place, but not at the expense of others' properties.
- 78155- My home is in a downward plane from the other land around and my driveway floods and collects water in front of the garage door and does get "water logged". Please come out and put a drainage pipe at driveway entrance so that my home does not flood.
- 78155- Raise and widen the bridge over York Creek on Huber Rd. N. of FM 1101.
- 78155- Stop ignoring Geronimo Creek, not everyone lives on the Guadalupe River. Continue to work with the upstream tributaries, but also try to monitor the Geronimo Creek. Determine how high water levels along the creek will probably get based on actual readable levels at Highway 123, FM 20, US 90, US 90A. This will allow down stream residents to plan for rises before it is too late. Monitor the creek. There are no monitoring devices presently installed along this creek. KWED only pays attention to the GBRA color codes for the river. Darren Dunn laughs at calls about creek flooding.
- 78155- Stop truck traffic from FM 78 to IH 10. These trucks use Pioneer Rd. to get back and forth from these roads.
- 78155- Test the air quality and the water in Lake Placid.
- 78155- The 2002 flood left a gravel bar in Guadalupe River 100 to 200 yards south of bridge on 466 (Nolte Park). Causes river to rise very quickly. It should be removed.
- 78155- There needs to be more coordination between all governments and agencies all up and down the Guadalupe River! Possibly more flexibility in regulations at Canyon Dam also.
- 78155- Wildfire: County officials need to enforce County residents in residential areas to keep grass and weeds mowed down. Where I live the landlord mows twice a year on his lot- the weeds are brown and dry and tall with drought conditions. Myself and other tenants are in danger especially with lack of access. If weeds catch fire, it could be deadly – next to my propane tank.
- 78164- The hazards in my area are natural. I do not believe that anything can be done.



**7. Has any hazard in your neighborhood increased in severity in recent years?**

- 77901- Downstream berms and dikes impede the drainage and increase flood hazard.
- 77952- Train derailment.
- 77954- As long as I can remember trains have always transported hazardous materials in my neighborhood.
- 77954- Chemical spills from trains.
- 77954- Flood.
- 77954- Flooding on the Guadalupe River.
- 77954- Flooding.
- 77954- In and near Cuero we have had several train car wrecks over the past 2-3 years. Fortunately the train cars did not have hazardous chemicals in them, but many of the cars carry this material.
- 77954- Increase in train car derailments.
- 77954- Just the flood in 1998.
- 77954- Major flooding (35 feet and more above normal) has definitely increased in the last 5 years (1998, 1999, 2000, 2001, 2002).
- 77954- Traffic not adhering to speed limits in residential zones, running stop signs, roll through intersections.
- 77954- Train derailment.
- 77954- Train derailment.
- 77954- Train derailments.
- 77954- Train has derailed several times in the few past years.
- 77954- Transportation.
- 78124- Silting of waterway, changing of normal flow.
- 78130- Flood.
- 78155- Air pollution from SMI. I know they are not filtering emissions.
- 78155- Dry fields.
- 78155- Duh! Does a bear live in the woods?!!
- 78155- Flood (98 & 02) I would say more severe due simply to frequency.
- 78155- Flood increased in severity in a nearby neighborhood and other areas of town.
- 78155- Flood- we flooded 4 times in one year.
- 78155- Flood.
- 78155- Flooding in 1998 and 2001.
- 78155- Flooding- Too much building in Hill Country with tree cutting has lead to more problems when heavy rains.
- 78155- Floods have become more frequent on Huber Rd. at York Creek. County has installed a culvert pipe under Huber Rd. at York Creek that is way too small to channel flood waters.
- 78155- Gates at Seguin Dam cannot or are not being opened. Lake Placid Dam failed in 1998 and gates did not function properly in 2002.
- 78155- If there is flooding or prolonged rains the creeks that cross FM 466 make it hazardous or impossible to get out.
- 78155- Increased flooding of late concerns us.
- 78155- More truck traffic on Pioneer Rd.



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- 78155- Ozone air pollution due to loss of tree canopy.
- 78155- Traffic on FM 467 has increased and there are two warning signs in the front of my house. Both signs have been run over by vehicles at all hours of the day or night and that may cause vehicle or house damage to my property.
- 78155- Two major floods in the last 4 years.
- 78164- I believe that it gets hotter and drier every year. I do not know if the depleting ozone has anything to do with it or not.

**8. Is there another hazard not listed in this survey that you think is a wide-scale threat to your neighborhood?**

- 77901- Mean dogs not kept up. Theft.
- 77954- Pavement of streets, huge potholes.
- 77954- Theft- more law enforcement patrolling the neighborhood would deter burglaries.
- 77954- Thunderstorms.
- 78123- Area under Treasure Island Bridge should be posted “No wake zone” similar to many other lakes. Remove ski jump from Lake McQueeney. Very dangerous at night and does not have proper lighting.
- 78124- Disposal of sewage sludge on land surface. Subject to wash into Santa Clara Creek, an intermittent

flowing creek to which wildlife and livestock have access.

- 78130- Lack of responsibilities by city government.
- 78155- Air and water quality from industrial plants.
- 78155- Across the street there is a lot of trash items stored and the people buy and sell used “stuff”- so there is an increase of varmints, opossums, and rats in the neighborhood. I have 3 pets outside that can get deadly diseases and then may become a health problem.
- 78155- Any threat that the aquifer is lowered.
- 78155- Bank erosion. Several homes in the Parkview area are being endangered by continuing bank erosion.
- 78155- City of Seguin annexation is always a hazard. They couldn’t lead a boy scout troop into the woods.
- 78155- Erosion from floods.
- 78155- Geronimo Creek flooding. The development of Eastern Seguin and the areas north of Seguin toward San Marcos and New Braunfels cause much more runoff. The creek is less able to handle this excessive runoff. Also, the undergrowth along the creek causes the water to back up more and flow out of the channel at a slower rate. The Geronimo channel should be surveyed for impervious cover and blockage due to growth of development and underbrush.
- 78155- Ozone air pollution; global warming.





- 78155- People unfamiliar with wind currents out here and leaving fires or logs smoldering.
- 78155- Pollution to Lake Placid due to contaminants to Deadman's Creek.
- 78155- The unusable (and ugly) pedestrian and water line bridge across the Guadalupe River on Business Highway 123.
- 78155- There is a 30" gas line and high voltage electric transmission lines above it within 1/4 mile from my home.
- 78155- Traffic is very dangerous.
- 78155- Water pollution, especially from New Braunfels sewage plant.
- 78155- Yes. Politicians and the silly laws, and self-serving laws they pass.

*Note: Percentages may not total 100% due to rounding.*

