

# Silver Hills

Comal County, Texas



## Community Wildfire Risk Assessment

### Total Assessed Rating

**108 - High**

### Suppression Rating

High Hazard

### Surrounding Environment Rating

High Hazard

### Structures Rating

Moderate Hazard

### Fire Protection District

Bulverde Spring Branch Fire & EMS

### Community Information

|                  |              |
|------------------|--------------|
| Latitude         | 29° 46' 58"  |
| Longitude        | -98° 35' 26" |
| Dwelling Units   | 175          |
| Size             | 404.50 acres |
| Residential Type | Fixed        |

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**Assessment Date:** 03-18-2026



**SUPPRESSION ASSESSMENT**
**Ingress and Egress**

2 or more roads in and out

→ **One road in and out (entrance and exit are the same)**

*Recommended Mitigation Strategies*

- ☐ Keep community ingress/egress open and maintained (cleared of vegetation)
- ☐ Develop community plan for evacuation routes, safe zones, staging areas
- ☐ If community is gated, develop evacuation plan and ensure emergency responder access
- ☐ Ensure residents know their closest exit in case of emergency
- ☐ Evaluate adding a secondary ingress / egress route for use in emergencies

**Road Width**

Road width is > 24 feet

→ **Road width is > 20 feet and < 24 feet**

Road width is < 20 feet

*Recommended Mitigation Strategies*

- ☐ Keep shoulders of road clear for emergency vehicle use whenever possible
- ☐ Consider providing pull-offs every 100 yards

**Road Accessibility**

→ **Surfaced road**

Non-surfaced road, grade less than or equal to 5%

Non-surfaced road, grade greater than 5%

Non-maintained dirt road

*Recommended Mitigation Strategies*

- ☐ Ensure that road maintenance plan is in place

## Secondary Road Terminus

→ **Road ends in a cul-de-sac, diameter > 100 feet**

Road ends in a cul-de-sac, diameter < 100 feet

Dead end road <200 feet long

Dead end road >200 feet long

### *Recommended Mitigation Strategies*

- ☐ Maintain unobstructed access into cul-de-sacs
- ☐ Ensure cul-de-sacs are free of vehicles and/or other items

## Street Signs

→ **Present, lettering 4 inches high, non-flammable and reflective**

Present but wooden, non-reflective, or lettering less than 4"

Not present

### *Recommended Mitigation Strategies*

- ☐ Keep street signs visible and clear of vegetation and fine fuels

## Driveways

→ **Average driveway allows access to homes**

Average driveway restricts access to homes

### *Recommended Mitigation Strategies*

- ☐ Maintain driveway access and clearance

## Water Supply

Has pressurized hydrants

Dry Hydrant(s) / Draft available within the community

Other accessible sources within community (pond, lake, etc.)

Water sources located within 4 miles of community (incl heli dip sites)

→ **No water sources in or within 4 miles of the community**

### *Recommended Mitigation Strategies*

- ☐ Be aware of your limited access to a water source and coordinate with the closest Fire Department accordingly
- ☐ Identify nearby potential water sources (e.g. pools)
- ☐ Plan for water source installations within or closer to community as funding allows

**Hazardous Features**

→ **No notable hazardous features present to hinder fire suppression**

Fire suppression hindered by hazardous features

*Recommended Mitigation Strategies*

☐ N/A

**Local Response Resources**

5 miles or less from fire department

→ **More than 5 miles from fire department**

*Recommended Mitigation Strategies*

- ☐ Establish and maintain contact with the closest Fire Department
- ☐ Be aware of the importance of early detection and reporting of any emergency

**Homeowners Association**

→ **HOA has organizational structure for sustained fire prevention and mitigation**

HOA lacks organizational structure for sustained fire prevention and mitigation

*Recommended Mitigation Strategies*

- ☐ Host a Community Education Event at least once a year
- ☐ Complete a Community Risk Mitigation Project

**SURROUNDING ENVIRONMENT ASSESSMENT**
**Predominant Vegetation**

- Light
- **Medium**
- Heavy
- Extreme / Slash

*Recommended Mitigation Strategies*

- ☐ Consider removal of ladder fuels that allow fire to climb from lower to higher vegetation
- ☐ Trim tree canopies regularly to keep their branches a minimum of 10' from structures and other trees
- ☐ Leave 30 feet between clusters of two to three trees, or 20 feet between individual trees
- ☐ Prune trees 6'10 feet from the ground

**Defensible Space**

- > 100 ft. of vegetation treatment from structure(s)
- **71 to 100 ft. of vegetation treatment from structure(s)**
- 30 to 70 ft. of vegetation treatment from structure(s)
- < 30 ft. of vegetation treatment from structure(s)

*Recommended Mitigation Strategies*

- ☐ Be aware of the risks from falling embers in relation to nearby fuels and defensible space
- ☐ Mow lawns regularly
- ☐ Water grass, plants, trees and mulch regularly
- ☐ Create a spacing of 30 feet between tree crowns
- ☐ Create a 'fire-free' area within 5 feet of your home, using non-flammable landscaping materials
- ☐ Remove dead vegetation from under the deck and within 10 feet of the house
- ☐ Consider xeriscaping if you are affected by water restrictions
- ☐ Plant a mixture of deciduous trees (e.g. oak and maple) and coniferous trees (e.g. pine)
- ☐ Create fuel breaks like driveways and gravel walkways

**Structure-to-Structure Ignition**

- **No Possible Structure to Structure Ignition**
- Possible Structure to Structure Ignition

*Recommended Mitigation Strategies*

- ☐ N/A

**Slope**

Slope 0% - 5%

Slope 6 % - 10%

→ **Slope 11% - 30%**

Slope &gt; 30%

*Recommended Mitigation Strategies*

- ☐
- Increase defensible space in areas with steeper slopes

**Area with History of High Fire Occurrence**

No recent History of High Fire Occurrence

→ **Area with History of High Fire Occurrence***Recommended Mitigation Strategies*

- ☐
- Develop awareness about local fire occurrence history and include education of community residents in a wildfire prevention plan

**Topographical Features**

No topographical features that adversely affect wildland fire behavior

→ **Topographical features that adversely affect wildland fire behavior***Recommended Mitigation Strategies*

- ☐
- Maintain situational awareness of fire danger in your area, as local topographical features can adversely affect wildland behavior

**Adjacency to Wildlands**

Not adjacent to wildlands with accumulated fuels and no program for fuel management

→ **Adjacent to wildlands with accumulated fuels and no program for fuel management***Recommended Mitigation Strategies*

- ☐
- When possible, install firebreaks and reduce fuel loads around community boundary to reduce risk from adjacent wildlands

**Severe Wind Exposure**→ **Not in an area with regular exposure to severe winds**

Regularly exposed to severe winds that adversely affect fire behavior

*Recommended Mitigation Strategies*

- ☐
- N/A

## Undeveloped Lots with Restricted Access and/or Not Maintained

→ **Fewer than 10% of lots are undeveloped**

10% to 50% of lots are undeveloped

51% to 75% of lots are undeveloped

Greater than 75% of lots are undeveloped

### *Recommended Mitigation Strategies*

- ☐ Provide FIREWISE construction guidelines to developers /owners
- ☐ Consider developing covenant restrictions, if applicable

**STRUCTURES ASSESSMENT****Roofing Materials**

- **> 75% of homes have metal, tile or class A asphalt or fiberglass shingles**  
 50 to 75% of homes have metal, tile or class A asphalt or fiberglass shingles  
 < 50% of homes have metal, tile or class A asphalt or fiberglass shingles

*Recommended Mitigation Strategies*

- ☐ Use fire-resistant roofing material such as metal, tile or Class A shingles
- ☐ Inspect for and address gaps in roofing that can expose roof decking or supports
- ☐ Place angle flashing over openings between the roof decking and fascia board

**Debris on Roof**

- **No**  
 Yes

*Recommended Mitigation Strategies*

- ☐ Clear branch, leaf-litter and other debris from roof regularly
- ☐ Prune tree limbs away from roof

**Ventilation and Soffits**

- > 75% of homes have non-combustible ventilation soffits with mesh or screening  
 → **50-74% of homes have non-combustible ventilation soffits with mesh or screening**  
 < 50% of homes have non-combustible ventilation soffits with mesh or screening

*Recommended Mitigation Strategies*

- ☐ Clean vents to keep them free of debris, allowing them to keep embers out while allowing air flow for ventilation
- ☐ Enclose or box-in eaves with non-combustible materials such as metal, cement board or stucco
- ☐ Install a 1/8 inch metal screen behind roof vents

**Siding**

- **> 75% of homes have non-combustible siding**  
 50-74% of homes have non-combustible siding  
 < 50% of homes have non-combustible siding

*Recommended Mitigation Strategies*

- ☐ Keep landscaping materials and vegetation away from combustible siding
- ☐ Increase defensible space from combustible siding
- ☐ Replace with noncombustible siding when possible

|                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Underskirting</b>                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p>→ <b>&gt; 75% of homes have skirting underneath raised floors/decks</b></p> <p>50-74% of homes have skirting underneath</p> <p>&lt; 50% of homes have skirting underneath</p>                                                                                                                                                                                                                                                                       |
| <p><i>Recommended Mitigation Strategies</i></p>                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p><input type="checkbox"/> Remove combustible vegetation and leaf litter</p> <p><input type="checkbox"/> Spread gravel or other non-combustible material under the deck</p> <p><input type="checkbox"/> Screen in the bottom of the deck with metal 1/8-inch screening</p> <p><input type="checkbox"/> Separate wooden fences from the house with a stone or metal barrier</p>                                                                        |
| <b>Wooden Attachments</b>                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>&gt; 75% of homes have NO Wooden Attachments</p> <p>50-74% of homes have NO Wooden Attachments</p> <p>→ <b>&lt; 50% of homes have NO Wooden Attachments</b></p>                                                                                                                                                                                                                                                                                     |
| <p><i>Recommended Mitigation Strategies</i></p>                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p><input type="checkbox"/> Maintain debris-free decks (e.g. remove ignitable furniture, planters and covering propane grills, especially during high fire danger periods)</p> <p><input type="checkbox"/> Consider disconnecting fences from structures, or replacing materials directly attached to structures with fire resistant materials</p> <p><input type="checkbox"/> Be aware that wooden attachments can act as a fuse to the structure</p> |
| <b>Gutters</b>                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>→ <b>Noncombustible</b></p> <p>Combustible with leaf litter present</p>                                                                                                                                                                                                                                                                                                                                                                             |
| <p><i>Recommended Mitigation Strategies</i></p>                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p><input type="checkbox"/> Keep gutters clear of fine fuels and debris</p>                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Building Setback</b>                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p>→ <b>Not applicable</b></p> <p>Greater than or equal to 30 feet from slope</p> <p>Less than 30 feet from slope</p>                                                                                                                                                                                                                                                                                                                                  |
| <p><i>Recommended Mitigation Strategies</i></p>                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p><input type="checkbox"/> N/A</p>                                                                                                                                                                                                                                                                                                                                                                                                                    |

## Windows

Not known

→ **Multi-paned**

Single-paned

### *Recommended Mitigation Strategies*

- ☐ Use metal framing or aluminum coverings for wood or vinyl
- ☐ Use a fiberglass or metal screen
- ☐ Use drapes and shutters that are fire resistant to help reduce the likelihood of fire spread

## Gas Utilities

→ **Underground/clearly marked or Not applicable**

Above ground/clearly marked with a 30 foot cleared perimeter

Underground/not marked

Above ground/not marked

### *Recommended Mitigation Strategies*

- ☐ Keep vegetation pruned to a minimal level near gas utilities
- ☐ When possible, place propane tanks 20' away from home and structures

## Electric Utilities

Underground/clearly marked

→ **Overhead with a 20 foot wide maintained right of way**

Underground/not marked

Overhead with right of way not maintained

### *Recommended Mitigation Strategies*

- ☐ Keep vegetation pruned and mowed around electric cabinets
- ☐ Place non-flammable mulch (rock, stone) around base of electrical cabinets
- ☐ Plant less flammable bushes and shrubs around electrical cabinets

## COMMENTS