

INTRODUCTION

The City of Conroe is dedicated to minimizing loss of life and property associated with flooding events and providing residents with a safe environment in which to live, work and play. Education and prevention are valuable and proven tools that help communities become resistant to natural disasters. Now is the best time to make sure you know how to protect yourself and your property for the next major storm.

NATURAL AND BENEFICIAL FUNCTIONS

A floodplain is the normally dry and usually lowland area adjacent to a watercourse that is inundated with flood waters on a periodic basis. Floodplains are natural features that detain storm water and keep it from overwhelming drainage systems in urbanized areas. Floodplains improve water quality by filtering nutrients and impurities from runoff. They also provide conveyance, reducing flood velocities and peaks, and provide open space and areas for active and passive uses.

FLOOD HAZARD

Conroe is located in southeast Texas, which is susceptible to tropical storms and severe thunderstorms. The flood zones within the City of Conroe primarily trail along the West Fork of the San Jacinto River and its tributaries. This includes, but is not limited to, Lake Conroe, The San Jacinto River, White Oak Creek, Live Oak Branch, Alligator Creek, Grand Lake Creek, Silverdale Creek, Stewarts Creek, Little Caney Creek, Crystal Creek and their tributaries.

The City has numerous secondary watersheds and other drainage features carrying water across the city's 73.8 square miles. The City is susceptible to riverine flooding and urban flooding to low lying areas. All storms are capable of causing street flooding and flash flooding.

In recent years, three major events have resulted in severe flooding in Conroe:

1. The Flood of 1994 which was a result of localized heavy rainfall from Hurricane Rosa that merged with a cold front. The system stalled over the area, and some places received 30" of rain in 24 hours. The West Fork of the San Jacinto River at I-45 reached 12 feet above flood stage.
2. In June of 2001, Tropical Storm Allison hovered over Southeast Texas for several days, dropping up to 36" of rain in some locations. Allison was a weak, slow storm but proved to be very destructive and deadly.
3. Hurricane Harvey in August of 2017 caused widespread catastrophic flooding along the San Jacinto River and its tributaries. Record pool elevations were observed at Lake Conroe, leading to record water releases. Over 4100 homes were destroyed or damaged.

During rainfall events, please keep informed of possible flooding which can happen even to areas not in the floodplain. One way to keep informed is to monitor maps and information on the following Montgomery County webpage: <https://mctxoem.org/maps/>

FLOOD SAFETY

The main priority is to keep you and your family safe. The following are basic guidelines for flood safety that will help you develop your own safety plan:

- Learn the safest route from your property to higher, safer ground before an emergency occurs.
- Stay tuned to reports of changing flood conditions during a storm.
- If emergency officials tell you to evacuate or leave your home, leave immediately for a safe shelter, hotel, or relative's house.
- Turn off your house gas and electricity at the main valve or switch.
- Never walk through flowing water. Drowning is the number one cause of flood-related deaths. Currents can be deceptive. It takes only six inches of moving water to knock you off your feet.
- Never drive through a flooded area. The majority of vehicle-related deaths are caused by drivers trying to navigate flooded roadways. Only 12 inches of rushing water can carry away a small car, and just 24 inches of rushing water can carry away most large vehicles.
- Do not drive around any road barrier; the submerged road or bridge may be washed out. **The barricades are there for a reason!**
- Never let children play in flood water. Flood water may be contaminated with raw sewage and toxic chemicals. Small children can be swept away or forced down a storm sewer by flood water with devastating results.
- Be aware of dangerous insects and wild animals seeking refuge from the flood.
- Prepare a family emergency plan, perhaps using this website http://www.ready.gov/sites/default/files/FamEmePlan_2013.pdf

KNOW THE WARNINGS

In case of a flooding emergency, the City or County may use different means to alert you to the situation and possible evacuation routes.

- Montgomery County 911 uses AlertMCTX as one means of communication with residents during emergency situations. If you receive an AlertMCTX message, listen carefully. The message will be brief and not repeated. You may be directed to a commercial TV or radio station for further information. **Do not hang up until you have heard the entire message.** Do not call 9-1-1 for further information unless directed to do so. You will only tie up the emergency lines. Register at this webpage now to receive free alerts from AlertMCTX. <https://www.mc911.org/page/ecd.AlertMCTX> You may not receive alerts if you have not registered your phone to receive them.
- Listen for sirens. In the case of an emergency, police and fire officials may use sirens and loud speakers to alert you to necessary information about the emergency.
- Turn on TV or Radio during large storm events. Tune to a local station to find out information about the emergency and evacuation routes. The emergency broadcast station for Conroe is **K-Star Radio/KVST 99.7 FM**. The local NOAA Weather Radio is **Tomball, KGG68, 162.400 Mhz**. Listen for Warning Bulletins and any corresponding emergency instructions.
- Evacuation Route. **The designated hurricane evacuation route for Conroe is I-45 N.** and is a potential Contraflow Route where all lanes are opened to north bound traffic. For more information go to <http://www.txdot.gov/inside-txdot/division/traffic/safety/weather/hurricane.html>

DRAINAGE SYSTEM MAINTENANCE

It is illegal to dump any type of debris into any stream or drainage ditch in the City of Conroe. Debris may become entangled in culverts and streambeds, impeding drainage. Citizens can do their part by keeping ditches free of debris and keeping grass clippings, oil, and other contaminants from entering storm sewer inlets.

The Public Works Department is constantly maintaining our drainage system and could use your help. Please report any drainage problems to Public Works Administration at 936-522-3885.



PROPERTY PROTECTION

When property is located in the floodplain, there is a 30% chance it will experience damage from flooding during the life of a 30-year mortgage, whether it has flooded before or not. Various retrofitting techniques are available to help minimize flooding, such as elevating the building, constructing barriers out of fill or concrete, and flood-proofing to make structures watertight. Because Conroe is susceptible to hurricanes and other tropical storms, it is also wise to consider measures protecting against high winds such as storm shutters or reinforced garage doors.

Citizens may obtain flood information, such as flood zone determinations, copies of map changes, floodplain development regulations and Standard Operating Procedures from the City of Conroe Engineering Department. Upon request, the Engineering Department at 936-522-3000, will make free flood zone determinations for properties within the City limits. Elevation certificates for some of the structures in the floodplain are available at the City of Conroe Engineering Department, and copies are available upon request.

FLOOD INSURANCE

Basic homeowner's insurance does not cover damage from floods. Conroe participates in the National Flood Insurance Program. Thus, federally subsidized flood insurance is available to everyone in the city, regardless of location and past damage. The City of Conroe also participates in the Community Rating System, a voluntary federal program that rewards Communities that implement higher standards by providing discounts on flood insurance policies.

Some people have purchased flood insurance because it was required by the bank or loan company when they obtained a mortgage or home improvement loan. Such policies are only required to cover the building structure, but policies are also available covering both contents and buildings. Policies are also available for properties outside the floodplain at significantly lesser rates. Renters may purchase a policy for contents only. Remember, there is a **30-day** waiting period before a policy becomes effective, and policies must be renewed annually. For more information about flood insurance, call your insurance agent or contact the National Flood Insurance Program at www.floodsmart.gov

DEVELOPMENT REQUIREMENTS

All development in the City floodplain requires a floodplain permit. Development includes, but is not limited to, all new construction, filling, grading and paving. Changes to structures where the cost of repair (regardless of the cause of damage) or improvement equals or exceeds

50% of the building's market value are considered to be substantially improved structures by FEMA, and they must be held to the same standards as new construction.

The City of Conroe requires that all new construction and every substantially improved structure have a finished floor at least 12-inches above the base flood elevation. This standard provides added protection to structures, but does not eliminate the flooding threat.

Contact the City of Conroe before constructing anything in the floodplain to ensure the proper regulations are followed. Without these provisions, subsidized flood insurance through the National Flood Insurance Program would not be available to property owners in the City of Conroe. Any development within the floodplain without a permit is illegal, and such activity should be reported to the City of Conroe Engineering Department at 936-522-3000.

Engineering Department
300 W. Davis, Conroe, TX 77301
936-522-3000
engineering@cityofconroe.org



CITY OF CONROE
ENGINEERING

"To protect and serve the citizens of Conroe and exceed their expectations"

FLOOD SAFETY INFORMATION FOR RESIDENTS OF CONROE



CITY OF CONROE

