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## **CITY OF CONROE**

### **Community Development Department**

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### **SH 105 WEST ANNEXATION, AREAS A-E FREQUENTLY ASKED QUESTIONS AND FACTS**

The City of Conroe is providing the following information to help answer questions regarding the SH 105 West Annexation, Areas A-E. If you have any additional questions or concerns, please visit [www.cityofconroe.org](http://www.cityofconroe.org). Also, feel free to contact our City Planner, Luis Núñez, at 936-522-3098 or [lnunez@cityofconroe.org](mailto:lnunez@cityofconroe.org). For additional contact information, see the “Helpful Phone Numbers” list below.

#### **Why does the City want to annex my property?**

City leaders are charged with the responsibility of planning and preparing for the future of Conroe. The ongoing growth of our City results in the need to follow a proactive annexation program to provide for the orderly and fiscally responsible expansion of City services in our Extraterritorial Jurisdiction (ETJ). City leaders must initiate annexation in order to fiscally shape the City of Conroe for the future.

#### **Will my school district change?**

Annexation DOES NOT affect school district boundaries. For example, children attending schools in Montgomery ISD will continue to attend Montgomery ISD. Children attending Conroe ISD, will continue to attend Conroe ISD.

#### **Will my address change?**

Annexation DOES NOT affect your address or mail delivery. For example, a Montgomery address would not change to a Conroe address. If your address is Montgomery, TX, it will continue be Montgomery, TX, even after you are a citizen of the City of Conroe, TX.

#### **Where can I find more information regarding City Ordinances and adopted codes that may apply to my property?**

Like with any City, the City of Conroe Ordinances are constantly being reviewed to address current issues that are brought to the City’s attention. For access to all City Ordinances and adopted codes, please visit [www.municode.com/Library/TX/Conroe](http://www.municode.com/Library/TX/Conroe).

#### **Will zoning apply to my property?**

The City of Conroe DOES NOT regulate land use, nor do we have a formal zoning ordinance. However, all construction and site improvements are governed by the

2000/2003 International Code Council (ICC), the 2011 National Electrical Code (NEC), City Ordinances and other adopted codes.

### **Will I have to pay City taxes?**

Yes, after the annexation becomes effective, you will be required to pay City taxes. The current City tax rate is **\$0.4200 cents per \$100** assessed value. Assessed values represent the appraised value, less applicable exemptions authorized by City Council. For additional information regarding taxes that apply to your property, please visit <http://www.mcad-tx.org/>.

The City contracts with J.R. Moore, Montgomery County Tax Assessor Collector, to collect property taxes on its behalf. Property taxes are typically billed in October but do not become delinquent until January 31<sup>st</sup> of the following year. For information regarding your tax bill, please visit [www.co.montgomery.tx.us](http://www.co.montgomery.tx.us).

### **What is the City's sales tax rate?**

Sales tax is collected by the State of Texas Comptroller's Office, and is imposed on all retail sales, leases and rentals of most goods. To obtain more specific information, please visit [www.cpa.state.tx.us](http://www.cpa.state.tx.us).

The current sales tax rate for the City of Conroe is **8.25%**. It is broken down as follows: 6.25% to the State of Texas, 1.00% to the City of Conroe, 0.50% for property tax reduction and 0.50% to the CIDC (Conroe Industrial Development Corporation).

### **Will my Municipal Utility District (MUD) tax still apply?**

Once the annexation is effective, you will no longer be required to pay MUD taxes.

### **Will my Emergency Services District (ESD) tax still apply?**

Once the annexation is effective, you will no longer be required to pay ESD taxes. The current ESD tax rate is \$0.0998 cents per \$100 assessed value.

### **Will I need to register my alarm system with the City?**

Yes, you will need to apply for an alarm permit. For additional information, including the Alarm Permit Application, and all applicable fees, please visit <https://www.cityalarmpermit.com/fams/citizen/city/Conroe>. Chapter 22, of the City's Ordinances sets out, under Emergency Services, the requirements for alarm systems.

### **Will outdoor burning be allowed on my property?**

Outdoor burning of trash and/or other debris is not allowed within the City of Conroe. Even temporary permits will not be issued. It should be noted that currently, Montgomery County Commissioners Court has banned the burning of trash and/or debris.

### **Will I be allowed to shoot firearms on my property?**

Generally, the answer is no. However, there are a few exceptions. For detailed information, please visit [www.municode.com/Library/TX/Conroe](http://www.municode.com/Library/TX/Conroe) and refer directly to Chapter 46.

## **Will I keep my current timber or agricultural exemption?**

Yes, until you no longer use the property for timber or agricultural purposes.

## **Will the City extend water and wastewater services to my property?**

In newly annexed areas, the City examines the need for line extensions to serve existing development that does not currently receive water or wastewater services. The City will determine the need for the construction of lines and facilities to serve existing development after giving due consideration to: (1) the topography, (2) land use, (3) population density, (4) the adequacy of existing private water wells and septic tanks, and (5) anticipated levels of demand. The City WILL NOT undertake line extensions to serve such existing development unless the new lines will be logical, reasonable and prudent extensions of the City's existing facilities.

From time to time, upon the request of an interested property owner, the City will consider whether or not line extensions previously deemed unnecessary have become necessary, as a result of changed conditions.

Once sewer lines become available in an abutting street or easement, the City may require that existing development connect to the City sewer system.

## **What do I gain from being annexed into the City of Conroe?**

- Voting rights in all City elections and ability to run for City office
- Serve on City boards, committees and/or commissions
- Operation and maintenance of *public* streets. Residents in gated communities assume full operation and maintenance responsibility of private streets.
- Code Enforcement
- Building quality standards and enforcement through routine inspections, especially for new construction
- Protection of natural resources
- Regulation of development in the floodplain and its effect on downstream flooding

## **What other services can I expect?**

- Police protection
- Fire protection
- Residential solid waste and recycling services. If your current POA/HOA has an effective contract with a particular service provider, the POA/HOA will have to end that contract on or before the two year anniversary of the date of annexation. The City may provide service before the two years, if requested to do so in writing by the POA/HOA. Such request must be made 90 days prior to the proposed effective date for initiation of City service. Once a residential area not in a POA/HOA is annexed by the City, you will need to end your subscription service immediately and apply for service through Utility Billing, located at City Hall.
- Access to City-owned recreation facilities, parks and programs at resident rates

## When are the annexation meetings?

- Non-MUD residents/businesses  
In general, citizens not living in April Sound:  
April 10, 2012 Informational Meeting  
June 4, 2012 First Public Hearing  
June 6, 2012 Second Public Hearing
  
- MUD residents/businesses  
In general, citizens living in April Sound:  
April 11, 2012 Informational Meeting  
June 5, 2012 First Public Hearing  
June 7, 2012 Second Public Hearing

All meetings are at Conroe High School beginning at 6:00 P.M.

### Helpful Phone Numbers

City Hall	936-522-3000
City Administration	936-522-3004
Community Development Dept.	936-522-3060
Annexation Questions	936-522-3098
Finance and Administration	936-522-3040
Police Department	936-522-3200
Fire Department	936-522-3080
Parks and Recreation Department	936-522-3842
Utility Billing	936-522-3170
Building Permits	936-522-3110
Public Works Department	936-522-3885

City of Conroe Website: [www.cityofconroe.org](http://www.cityofconroe.org)