



2019 Annexation



Frequently Asked Questions

1. 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 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.

2. 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 International Building Codes, 2009 Edition, the City's Code of Ordinances, and other adopted Codes. For access to all City ordinances and adopted codes, please visit www.municode.com/library/tx/conroe.

3. Will annexation, by the City of Conroe, change the address and school district our community is currently served by?

No. Annexation will not cause a change of address or school district.

4. What services & benefits will I gain from being annexed into the City?

- A. Police.
- B. Fire.
- C. Solid Waste Collection - The City will require conversion to the City's provider within two years after the annexation is finalized.
- D. Access to City-owned recreation facilities, parks and other programs at resident rates.
- E. Code Enforcement.
- F. Voting rights in all City elections and ability to run for City office.
- G. Opportunity to serve on City boards, committees and/or Commissions.
- H. Operation and maintenance of public streets.
- I. Building quality standards and enforcement through inspections.
- J. Protection of natural resources.
- K. Comprehensive drainage management.

5. Will I keep my current timber or agricultural exemption?

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

6. Will outdoor burning be allowed on my property?

Outdoor burning of trash and/or other debris is not allowed within the City limits. Even temporary permits will not be issued. It should be noted that Montgomery County Commissioner's Court consistently bans the burning of trash and/or debris.

7. 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 and refer directly to Chapter 46.

8. Is annexation going to prevent me from keeping livestock on my property?

No. Land use in existence prior to annexation, including the keeping of livestock, is allowed to continue. This usage will need to be documented by the Animal Control Department. Please note that ordinances pertaining to health and safety (i.e.; vicious animals, running at large, rabies, etc.) will apply.

9. I own a large vehicle (RV/Boat/Trailer) will I be able to keep it on my property?

Yes, subject to documentation that the vehicle was purchased prior to annexation. The large vehicle parking ordinances 66-62 & 86-5 shall be applicable. The Community Development Department enforces these Ordinances.

10. Will I have to pay City taxes?

Yes, after the annexation becomes effective, you will be required to pay City taxes. The City of Conroe property tax rate is \$0.4175 per hundred. As you may know, the City sets the rate, but contracts with Montgomery County Tax Office to collect on the City's behalf. The Montgomery County Appraisal District is responsible for determining the value of all properties on the tax roll.

11. What is the City's sales tax rate?

Sales tax is collected by the State of Texas Comptroller's Office and is applied to all retail sales, leases, and rental of most goods. 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).

12. 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: <http://www.cityalarmpermit.com/fams/citizen/city/conroe>. Chapter 22 of the City's Ordinances sets out, under Emergency Services, the requirements for alarm systems.

13. Will I be able to build a fence or an accessory building?

Yes, a fence built of conforming materials that does not exceed six feet in height may be constructed without a permit and the fence may not be opaque in the front. As long as your lot is at least 1-acre in size, a building permit is required for all accessory buildings greater than 200 square feet. If the property is less than 1-acre in size then the accessory structure (over 200 sq. ft.) must be constructed in compliance with the current building regulations (Section 14, Code of Ordinances, City of Conroe). Always check the City Code before you build or install anything.

14. I have a home business. Will the City force me to close?

No. The City will not retroactively apply city standards and regulations to existing developments or usage. City regulations would only apply to any new development or use.

15. Will the City require that I switch water providers?

No. If your current service provider is a retail utility co., then it will continue to be your water provider after the annexation of your property.

16. Will the City require that I switch garbage service providers?

Yes. If an individual (or a POA/HOA) currently has a contract with a service provider, the individual (or POA/HOA) will have until the end of the current contract, or until the second anniversary following the effective date of annexation, to switch over to City service. The City may provide service before the two years, if requested to do so in writing at least 90-days in advance of the service commencement date. If the individual's (or POA's/HOA's) current provider is the same as the City's (i.e., Waste Management), his or her service will be converted to the City's, immediately following annexation, or as soon thereafter as practicable. In such cases, the individual (or POA/HOA) will apply for service through the Utility Billing Department, located at City Hall.

Helpful Phone Numbers

City Hall	936.522.3000
City Administration	936.522.3004
Community Development	936.522.3600
Finance and Administration	936.522.3040
Police	936.522.3200
Fire	936.522.3080
Parks & Recreation	936.522.3842
Utility Billing	936.522.3170
Building Permits	936.522.3610
Engineering	936.522.3100
Public Works	936.522.3885

Nancy Mikeska

Director, Community Development
936-522-3600

City of Conroe Website: www.cityofconroe.org

For Annexation Information see the City Website, under Community Development, and then under Annexation.