

Nancy Mikeska
Asst. City Administrator
Director
Community Development



CITY OF CONROE

Est. 1904

Effective January 1, 2025

To Whom It May Concern:

SUBJECT: Zoning/Land Use in the City of Conroe

This is considered a **Letter of No Zoning** and is provided by the Community Development Department. This letter indicates to a property owner that the City of Conroe does not regulate land use, nor do we have a formal zoning ordinance. This does not address any separately filed restrictions that may be applicable to the property, including but not limited to, deed restrictions. Please be aware that this letter does not authorize the property owner to proceed with a development nor does it include a determination that a tract of land may be developed.

All construction and site improvements are governed and regulated by the ICC family of codes, City Ordinances and Amendments. You should note that the Conroe City Council has adopted a Tree Preservation Ordinance that applies to all development. Further, Conroe City Council has adopted specific Development Guidelines for the Carter Moore Drive Corridor (Farm to Market Road 3083), which affect properties that abut or front Carter Moore Drive. The corridor plan addresses signage, a tree preservation buffer and other development criteria.

If you have any other questions or need additional assistance, please do not hesitate to contact Nancy Mikeska, Director of Community Development, at 936 522-3600. You may also visit our website at www.cityofconroe.org to view a PDF of the **Carter Moore Drive Corridor Guidelines**, the **Development Guide**, the **Design Manual**, **City Adopted Codes and City Ordinances**, as well as other helpful information. You may use this letter to present to your lender. This letter will be updated on an annual basis.

Sincerely,



Nancy S. Mikeska
Deputy City Administrator
Director Community Development