



## PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** February 9, 2026

**FROM:** Ramie Hammonds, Development Services Director

**AGENDA ITEM:** Consideration and possible action on a request for a zoning change from Agriculture (AG) to Regional Commercial (RC) for approximately 30.83 acres described as A1241A J. MORTON, TR 4 (PT), generally located on the northwest corner of N Stemmons Frwy and Belz Road.

**SUMMARY:**

- This development is located in the City of Sanger.
- Regional Commercial matches the Future Land Use map for that area.
- The project is a proposed large box store.
- This use is allowed in the Regional Commercial district.
- The site will have access from N Stemmons Frwy and Belz Road.
- Staff mailed 11 notices and, at the time of this report, has not received any responses.

**FISCAL INFORMATION:**

N/A

**RECOMMENDED MOTION OR ACTION:**

Staff recommends Approval.

**ATTACHMENTS:**

Location Map  
Concept Plan  
Application  
Letter of Intent