



CITY COUNCIL COMMUNICATION

DATE: November 3, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Conduct a public hearing on a request for a zoning change from Agriculture (AG) to Light Industrial (LI) for approximately 5.624 acres of land, described as A0792A J. MORTON, TR 53B, within the City of Sanger, and generally located on Union Hill Rd approximately 1075 feet west of the intersection of FM 455 and Union Hill Rd.

SUMMARY:

- The applicant is requesting to rezone his property from Agriculture to Light Industrial.
- The development consists of approximately 5.624 acres.
- The property currently operates as a trucking company.
- This is the first zoning classification request since the property was annexed.
- At the time of annexation Agricultural classification was the default zoning for newly annexed property.
- The property to the west is zoned Light Industrial (LI) and is shown on the Future Land Use Map as Medium Residential. It serves as the Denton County Maintenance Site. The property to the south and east is zoned Agriculture (AG) and is currently an open field. The Property to the north is still within the County and not within the city limits.
- Staff mailed out 8 public hearing notices to owners of properties within 200 feet of the subject property, and at the time of this report, has received no responses.
- The Planning and Zoning Commission recommended approval on 10-13-25.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map