



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: September 14, 2026

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on, and make a recommendation regarding, a request for the establishment of Planned Development (PD) zoning, upon annexation into the corporate limits of the City of Sanger, for approximately 387 acres in the R. Bebee Survey, A-29, and the J. Morton Survey, A-792, generally located north of FM 1190 and east of Union Hill Road.

SUMMARY:

- The property consists of 387.515 acres.
- The property is currently within the City's ETJ.
- The property is currently completely undeveloped, with no existing structures.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
PD – XX-XX-26 – Zoning Ordinance with Exhibits A, B, & C
Application
Letter of Intent