



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 13, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a request for a Future Land Use Map change from Medium Residential to Industrial Light 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 Future Land Use Map will need to be amended to allow the request from and applicant to rezone his property from Agriculture to Light Industrial.
- The property currently operates as a trucking company, and the applicant would like the land to continue with that use.
- The property was annexed and never received permanent zoning.
- The property to the west is zoned Light Industrial (LI) and 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.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map

Area Zoning Map

Future Land Use Map