

James D Vandever Trucking, Inc.  
1181 Union Hill Rd  
Sanger, TX 76266  
Office: 940-458-3089

September 15, 2025

Sanger Development Services  
201 Bolivar Street  
PO Box 17229  
Sanger, TX 76266

Re: Zoning Change  
1181 Union Hill Rd, Sanger, TX 76266  
Tract 53 B (HS) / Property ID# 701517

Dear Sanger Zoning Committee,

On June 9, 2014 I signed a notarized agreement with the City of Sanger to change the land use from AG Exempt to Light Industrial or Commercial to build my trucking company on my 5.624 acres. The City of Sanger approved the commercial building site plans, granted a commercial building permit which was paid for and we built the trucking company. I allowed the City of Sanger to annex this property in exchange to get the zoning changed, which allowed me to get a commercial building permit. I didn't realize until this week that the zoning had not been changed by the City of Sanger, however my property was annexed.

Denton County's 20-acre maintenance facility, which was zoned Industrial by the City of Sanger, borders my property on the east side. I'm simply requesting that my property be rezoned to light Industrial as originally agreed upon in 2014.

Best regards,

James D. Vandever  
President/Owner

A handwritten signature in black ink, appearing to read "James D. Vandever", with a long, sweeping horizontal line extending to the right.