



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 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, and the applicant would like the land to continue with that use.
- The property was annexed and never received permanent zoning.
- 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

Site Plan

Application

Letter of Intent