



Zoning Staff Report

Date: March 10, 2026

Case Number: ZC-25-212

Council District: 9

Zoning Map Amendment

Case Manager: Enrique Alvarez

Owner: Lohaliva LLC

Applicant: Gary Sargent

Site Location: 6605 Dan Danciger Road

Acreage: 0.97 Acres

Request

Proposed Use: Professional office space

Request: From: “CF” Community Facility
To: “ER” Neighborhood Commercial Restricted

Recommendation

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Map Consistency: Requested change **is consistent.**

Comprehensive Plan Policy Consistency: Requested change **is consistent.**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 10-0**

Project Description and Background

Case was continued from a previous meeting to allow more time for communication with District 9.

The subject property consists of a platted lot developed in 1978, with a single-story 5,848 square-foot building. The prior use of the site contained a day-care center. No playground equipment appears to remain on site.

The applicant is requesting a zone change from “CF” Community Facilities to “ER” Neighborhood Commercial Restricted, to open and operate a professional business office within an existing building. The current zoning on

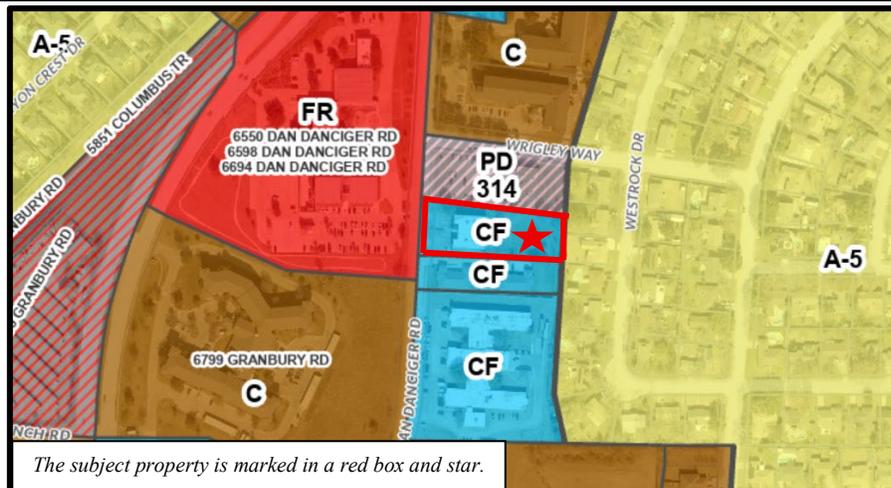
the site, designated as “CF,” does not permit private business office operations. The current zoning on the property, Community Facilities, “CF,” is designed for public facilities such as government offices, schools, health services, and recreational facilities. Land uses within this designation are typically designed to benefit the welfare and well-being of the community. The proposed request would rezone the property to “ER” Neighborhood Commercial Restricted, which includes a mix of light impact commercial businesses and office uses, but excludes alcohol sales.

4.803 Uses		4.803 Nonresidential District Use Table															
Nonresidential Uses		Commercial					Industrial					Special Districts			In Res. Table	Supplemental Standards	
		ER	E	FR	F	G	H	I	J	K	AG	Cf	O-1	O-2			PD/CUP
Entertainment and Eating	Theater, movie theater or auditorium		P*	P	P	P	P	P	P	P							5.138
	Vendor, food, mobile vendor food court	CUP*	CUP*	CUP*	CUP*	P*	CUP*	P*	P*	P*	CUP*	CUP*	CUP*	CUP*			5.406
Lodging	Bed and breakfast inn	P	P	P	P	P	P	P	P	P							<<
	Hotel, motel or inn			P*	P*	P*	P	P*	P*	P*							5.116
	Recreational vehicle park			P*	P*	P*	P*	P*	P*	P*				CUP*			5.129
Office	Short term home rental	P	P	P	P	P	P	P	P	P							
	Bank, financial institution	P or CUP*	P	P	P	P	P	P	P	P							CUP if drive-thru 5.113
	Offices	P	P	P	P	P	P	P	P	P				CUP			
	Appliance, sales, supply or repair	P	P*	P*	P*	P*	P*	P*	P*	P*							5.134
	Bakery		P	P	P	P	P	P	P	P							
	Barber or beauty shop	P	P	P	P	P	P	P	P	P							

- Permitted use table – “Office” designation row indicates which district it is permitted within. Green indicates the current zoning designation, which does not permit the use in the “CF” district. Yellow and “P” indicates that office use is permitted by right in the “ER” Neighborhood Commercial Restricted zoning district.

Surrounding Zoning and Land Uses

	North	South	East	West
Zoning of Adjacent Property	“PD314” Planned Development	“CF” Community Facilities	“A-5” One-Family Residential	“FR” General Commercial Restricted / “C” Medium-Density Multifamily
Land Use	Medical Office	Assisted Living Facility	One Family Detached Residential Homes	Government Office Building / Multifamily Apartment Complex



Recent Zoning History

None.

Development Impact Analysis

Land Use Compatibility

The area surrounding the subject property contains a mix of residential, light commercial, multifamily, and similar uses in the immediate area. The proposed office use of the existing space is compatible with the surrounding properties, as adjacent uses are already a mix of both service and medical, which would typically result in a lower traffic volume when compared to other typical commercial uses. The requested zoning change appears appropriate for both the site and the proposed use, as it remains consistent with adjacent land uses.

The proposed change to “ER” would include similar uses to the existing “CF,” zoning district, but also include the ability to operate a professional and private office business use where it may not have otherwise been able to operate. This change would allow for the utilization of space that may have otherwise remained vacant with the addition of more potential tenants. The proposed use is **compatible** with the surrounding land uses.

Comprehensive Plan Consistency – Wedgwood Planning Sector

The adopted Comprehensive Plan/Future Land Use Map identifies the subject property as being located within the Neighborhood Commercial future land use category. Characteristics of this category include retail, services, offices, and mixed uses serving daily needs for a local market area.

FUTURE LAND USE	DESCRIPTION	IMPLEMENTING ZONING
SPECIAL		
Vacant, Undeveloped, Agricultural	Vacant, undeveloped, or agriculture lands; vacant land located in the 100-year floodplain	AG
Infrastructure	Railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL
Institutional	Schools, churches, government, human services, utilities, community centers	Schools and Churches: ALL Others: CF
RESIDENTIAL		
Rural Residential	1+ acre single-family	A-2.5, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
Urban Residential	Medium to high density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
High Density Residential	>36 units/acre multifamily, mixed-use multifamily and pedestrian-oriented development in growth centers	UR, MU-1, MU-2, Form-Based Codes
COMMERCIAL		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	ER, E, MU-1, Applicable Form-Based Codes
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	All Commercial, MO-1, MO-2, Applicable Form-Based Codes

The proposed use of the site as a professional office use within the Neighborhood Commercial Restricted, “ER” zoning district is consistent with the Neighborhood Commercial future land use category identified in the Comprehensive Plan/Future Land Use Map. The adjacent properties to the north and south are both identified as being within the Neighborhood Commercial future land use category as well.

Based on conformance with the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan and the Future Land Use Map.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property within 300 feet on **January 30, 2026.**

Posted Notice

A sign was erected on the property on **January 22, 2026.**

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star-Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on **January 30, 2026:**

Organizations Notified	
Park Palisades Homeowners Association	Candle Ridge Homeowners Association
Hulen Bend Estates Homeowners Association	District 6 Alliance
Streams and Valleys Inc.	Trinity Habitat for Humanity
Fort Worth ISD	Crowley ISD



Front view of the subject property facing east with posted legal notice.

Applicant's Narrative of Proposed Use

THE CURRENT ZONING IS CF WHICH DOES NOT ALLOW FOR NON-GOVERNMENT OFFICE SPACE TO BE LOCATED AT THIS ADDRESS.

OUR DESIRE IS TO HAVE THE PROPERTY REZONED TO ER WHICH WILL ALLOW OUR COMPANY TO USE THE SPACE AS OUR PRIMARY CORPORATE LOCATION AND HAVE SOME OF THE FOOTPRINT, APPROXIMATELY 30%, AVAILABLE FOR THIRD PARTY LEASE SPACE.

THE PLAN IS TO RENOVATE THE ENTIRE INTERIOR OF THE BUILDING TO ACCOMMODATE INDIVIDUAL OFFICES RATHER THAN HAVE LARGE OPEN SPACES AS IT IS CURRENTLY CONFIGURED FOR USE AS A DAYCARE.

WE ONLY REQUIRE 5-6 OFFICES WITH A CONFERENCE ROOM AND FILE ROOM. OUR DESIRE IS TO HAVE A MINIMAL IMPACT ON THE SURROUNDING AREA AS WE RARELY HAVE VISITORS AND DON'T OFTEN HAVE A NEED TO LEAVE ONCE AT WORK.

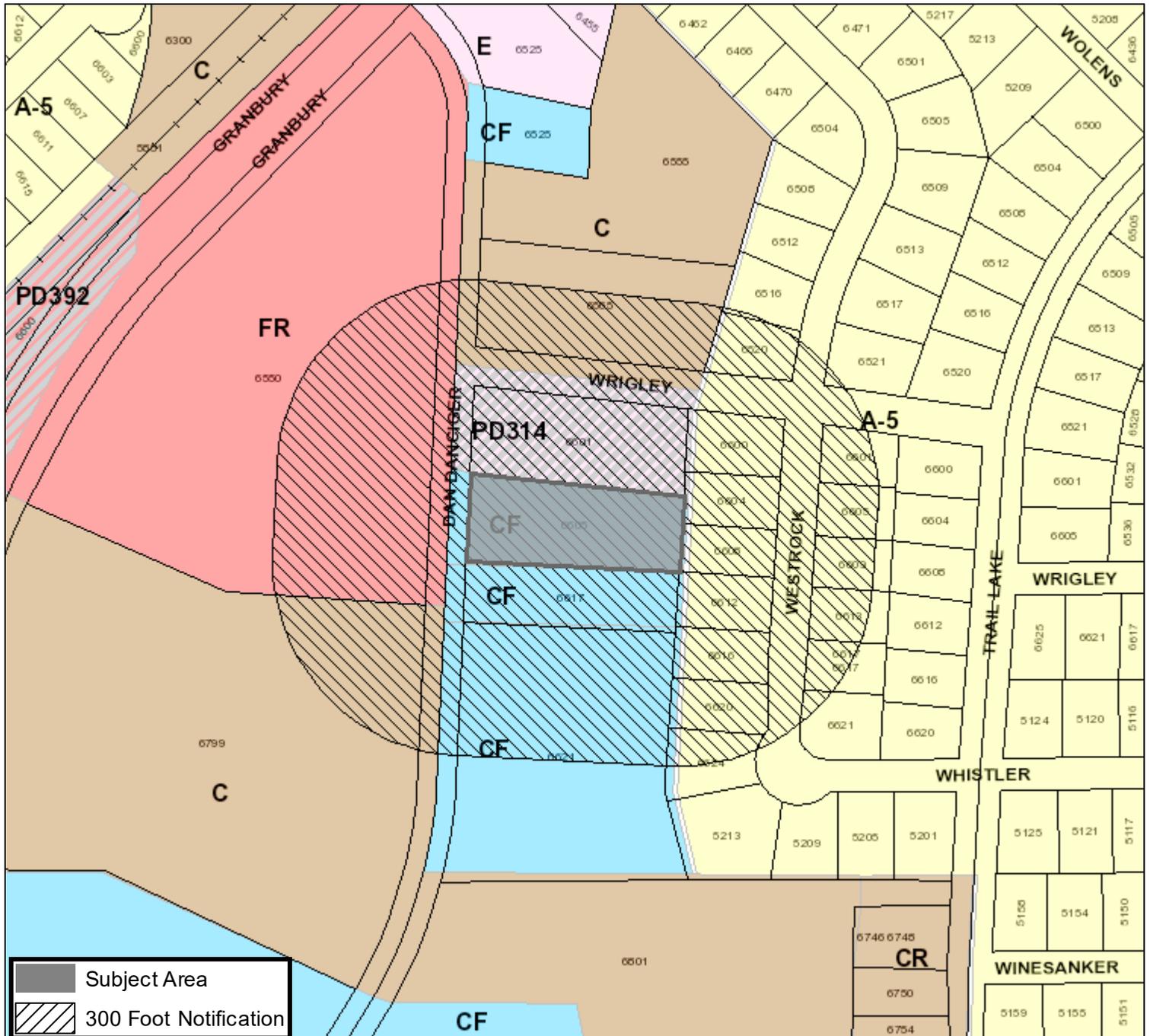
AS A DAYCARE, TRAFFIC TO AND FROM THE BUILDING WOULD HAVE BEEN SOMEWHAT HEAVY DURING DROP OFF AND PICKUP TIMES.

6601 DAN DANCIGER IS ALREADY A MEDICAL OFFICE WHICH HAS PATIENTS COMING AND GOING THROUGHOUT THE DAY.

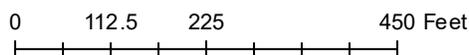
- Applicants included narrative of proposed use with application documents.

Area Zoning Map

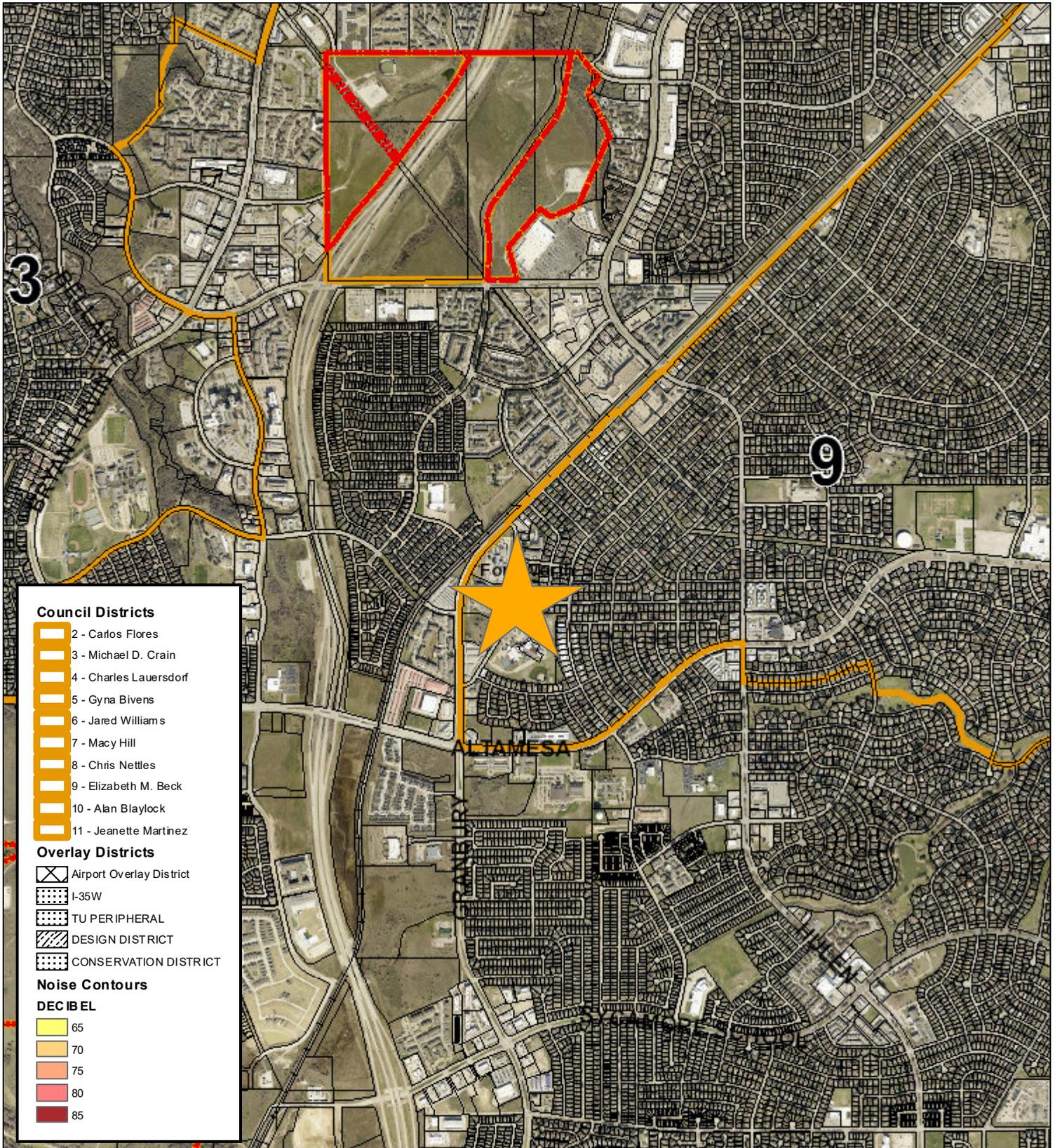
Applicant: Lohaliva LLC/Aspen Operating Company
 Address: 6605 Dan Danciger Road
 Zoning From: C
 Zoning To: ER
 Acres: 0.969
 Mapsco: Text
 Sector/District: Wedgwood
 Commission Date: 2/11/2026
 Contact: 817-392-2779



	Subject Area
	300 Foot Notification



Area Map



Council Districts

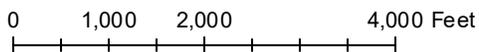
-  2 - Carlos Flores
-  3 - Michael D. Crain
-  4 - Charles Lauersdorf
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Macy Hill
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck
-  10 - Alan Blaylock
-  11 - Jeanette Martinez

Overlay Districts

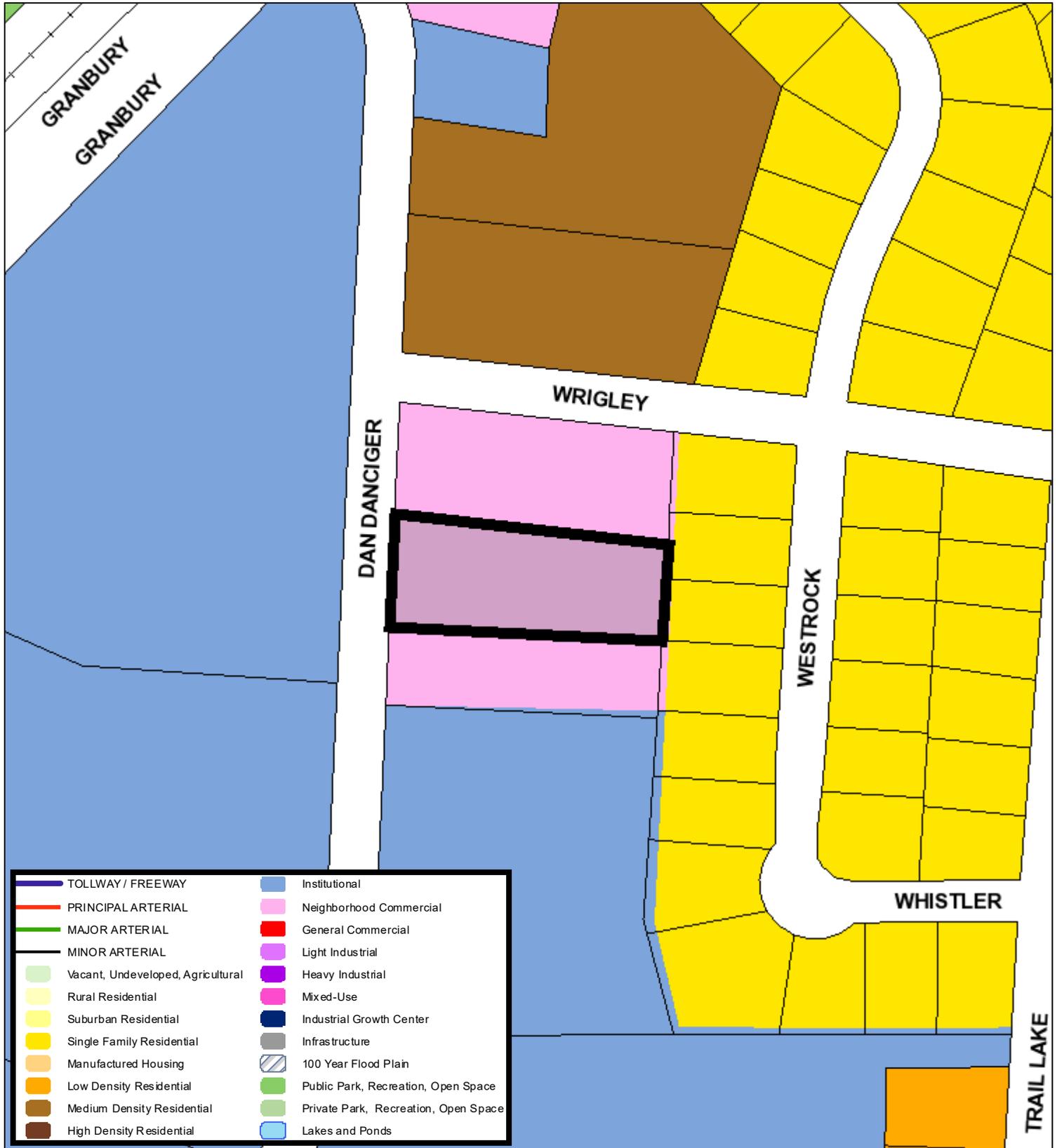
-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

Noise Contours

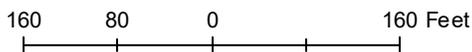
- DECIBEL**
-  65
 -  70
 -  75
 -  80
 -  85



Future Land Use



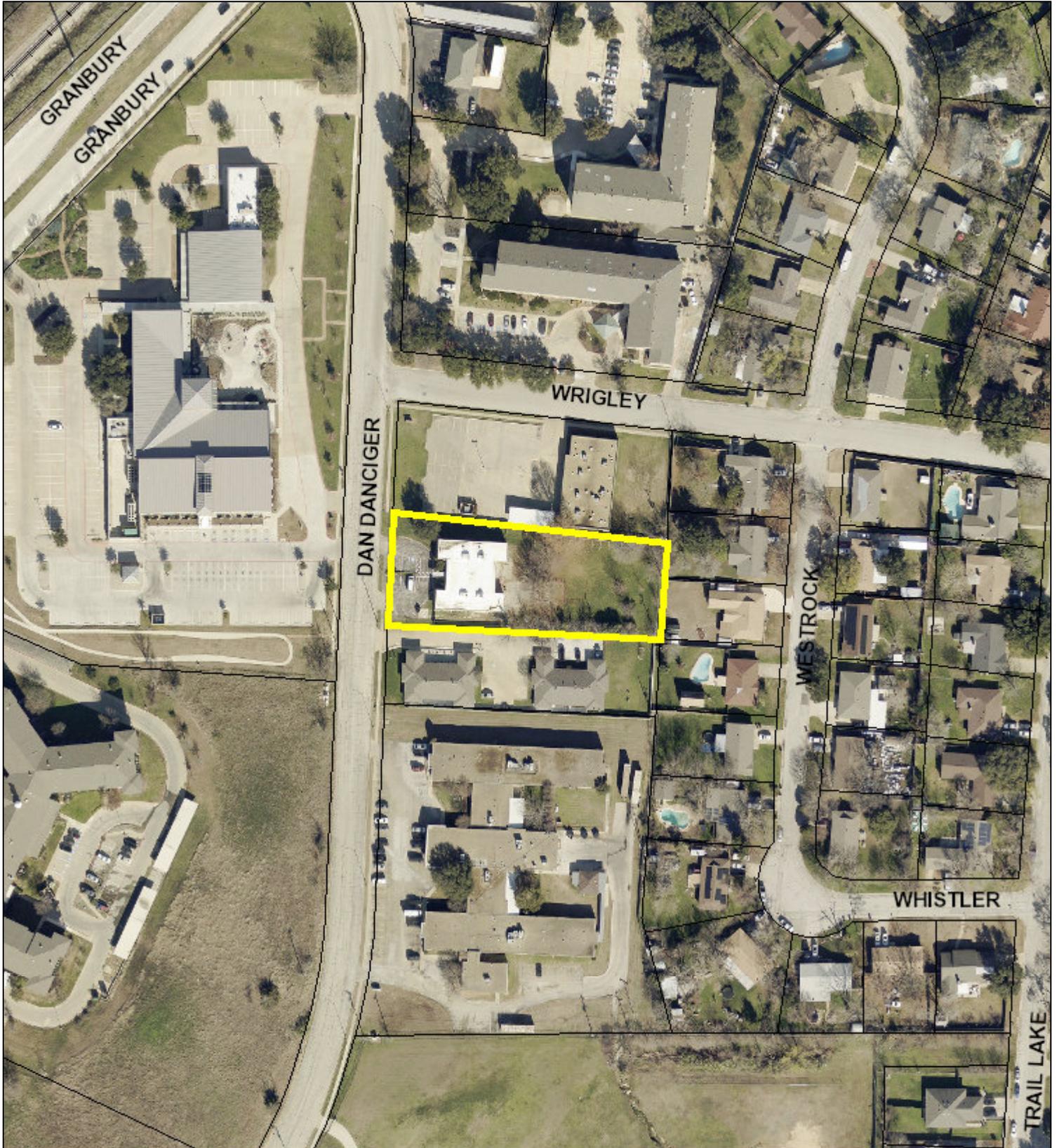
TOLLWAY / FREEWAY	Institutional
PRINCIPAL ARTERIAL	Neighborhood Commercial
MAJOR ARTERIAL	General Commercial
MINOR ARTERIAL	Light Industrial
Vacant, Undeveloped, Agricultural	Heavy Industrial
Rural Residential	Mixed-Use
Suburban Residential	Industrial Growth Center
Single Family Residential	Infrastructure
Manufactured Housing	100 Year Flood Plain
Low Density Residential	Public Park, Recreation, Open Space
Medium Density Residential	Private Park, Recreation, Open Space
High Density Residential	Lakes and Ponds



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



Aerial Photo Map



0 100 200 400 Feet

