



Zoning Staff Report

Date: June 10, 2025

Case Number: ZC-25-049

Council District: 8

Zoning Map Amendment

Case Manager: [Dave McCorquodale](#)

Owner / Applicant: Pinnacle Properties of Texas / AANI Design Build, LLC

Site Location: 4400 Ellis Ranch Trail

Acreage: 5.67 ac

Request

Proposed Use: 27 Single-family residential lots/homes

Request: From: “A-10” One-Family

To: “A-5” One-Family

Recommendation

Land Use Compatibility: Requested change **is not compatible.**

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

Comprehensive Plan Policy Consistency: Requested change **is not consistent.**

Staff Recommendation: **Denial**

Zoning Commission Recommendation: **Approval by a vote of 9-0**

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Project Description and Background

The zoning case was continued at the May Council meeting to allow more time for the applicant to meet with the neighborhood. This undeveloped property is located in the southeast part of the city within Council District 8 generally east of S. Riverside Drive and south of E. Berry St. The applicant has provided the following narrative of their development intent:

“The proposed project is a 27-lot development of a vacant tract of land. The subject property is approximately 5.67 acres and is currently undeveloped. The proposed development will consist of one- and two-story single-family residences ranging in size from 2,000 to 4,000 square feet. Each residence will have 3+ Bedrooms, 2.5+ Baths, and 2 Car Garages. It is our intention to build a high quality, contemporary, and walkable community.”

Surrounding Zoning and Land Uses

North “A-7.5” One-Family residential
East “A-7.5” One-Family residential
South “A-10” undeveloped property
West “A-10” undeveloped property

Recent Zoning History

- ZC-10-117 was a larger Council-initiated rezoning in conjunction with the Glencrest Civic League. The subject property and the adjacent vacant parcel to the south were rezoned from “A-5” to “A-10”. Many other properties in the vicinity were rezoned from “A-5” to larger-lot single family districts.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on **March 28, 2025**.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

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 **March 28, 2025**:

Organizations Notified	
United Communities Association of South Fort Worth	The New Mitchell Boulevard NA
Trinity Habitat for Humanity	Glencrest Civic League*
Streams and Valleys Inc.	Southeast Fort Worth, Inc.

Development Impact Analysis

Land Use Compatibility

The properties surrounding this site include existing single-family residential neighborhood and undeveloped properties also zoned for single-family residential. The developed properties are zoned “A-7.5” and the undeveloped properties are zoned “A-10”. The proposed land use “A-5” lots surrounded by larger single family lots **is not compatible** with the surrounding land use.

Summary of lot sizes from Conceptual Site Plan:

Open space lots: 2 (13,383 sq. ft. total); both fronting Ellis Ranch Trail	
5,000 – 6,000 sq. ft.	15 lots
6,000 – 7,500 sq. ft.	7 lots
>7,500 sq.ft.	5 lots

81.5% of proposed lots are smaller than adjacent existing “A-7.5” lots to the north and east of the site. 18.5% of proposed lots meet or exceed minimum lot size of the surrounding residential “A-7.5” neighborhood.

Comprehensive Plan Consistency

The 2023 Comprehensive Plan designates this property as future Single-Family Residential and the requested zoning change **is consistent** with the Future Land Use Map. This rezoning request for “A-5” one-family residential is **not consistent** with the following policy:

- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.

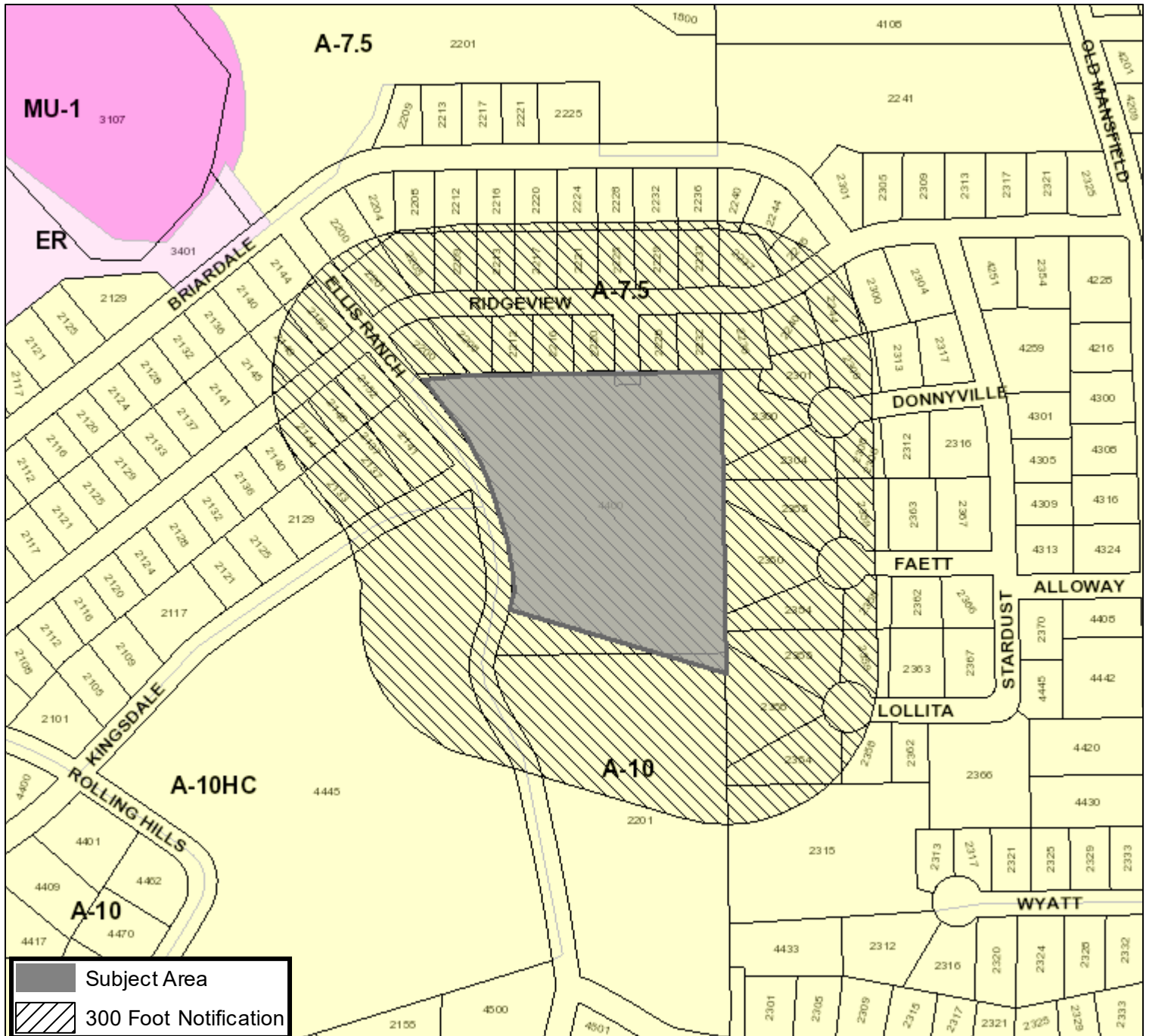
“A-5” lots surrounded by “A-7.5” and “A-10” lots is not characteristic of the existing neighborhood scale and platting pattern.



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Area Zoning Map

Applicant: Pinnacle Properties of Texas/AANI Design Build, LL
Address: 4400 Ellis Ranch Trail
Zoning From: A-10
Zoning To: A-5
Acres: 5.671
Mapsc0: Text
Sector/District: Southeast
Commission Date: 4/9/2025
Contact: 817-392-8043



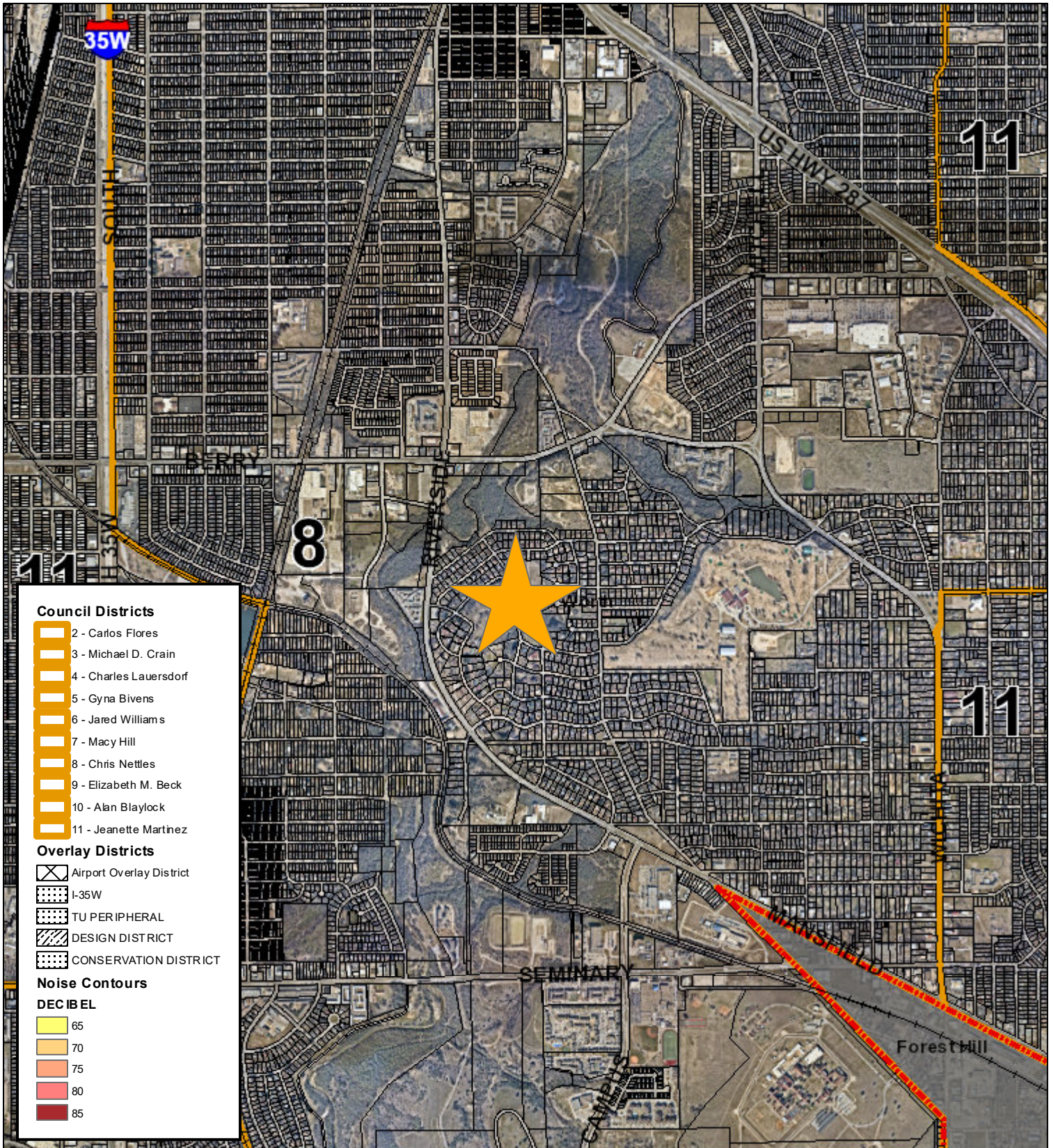
0 140 280 560 Feet

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Area Map

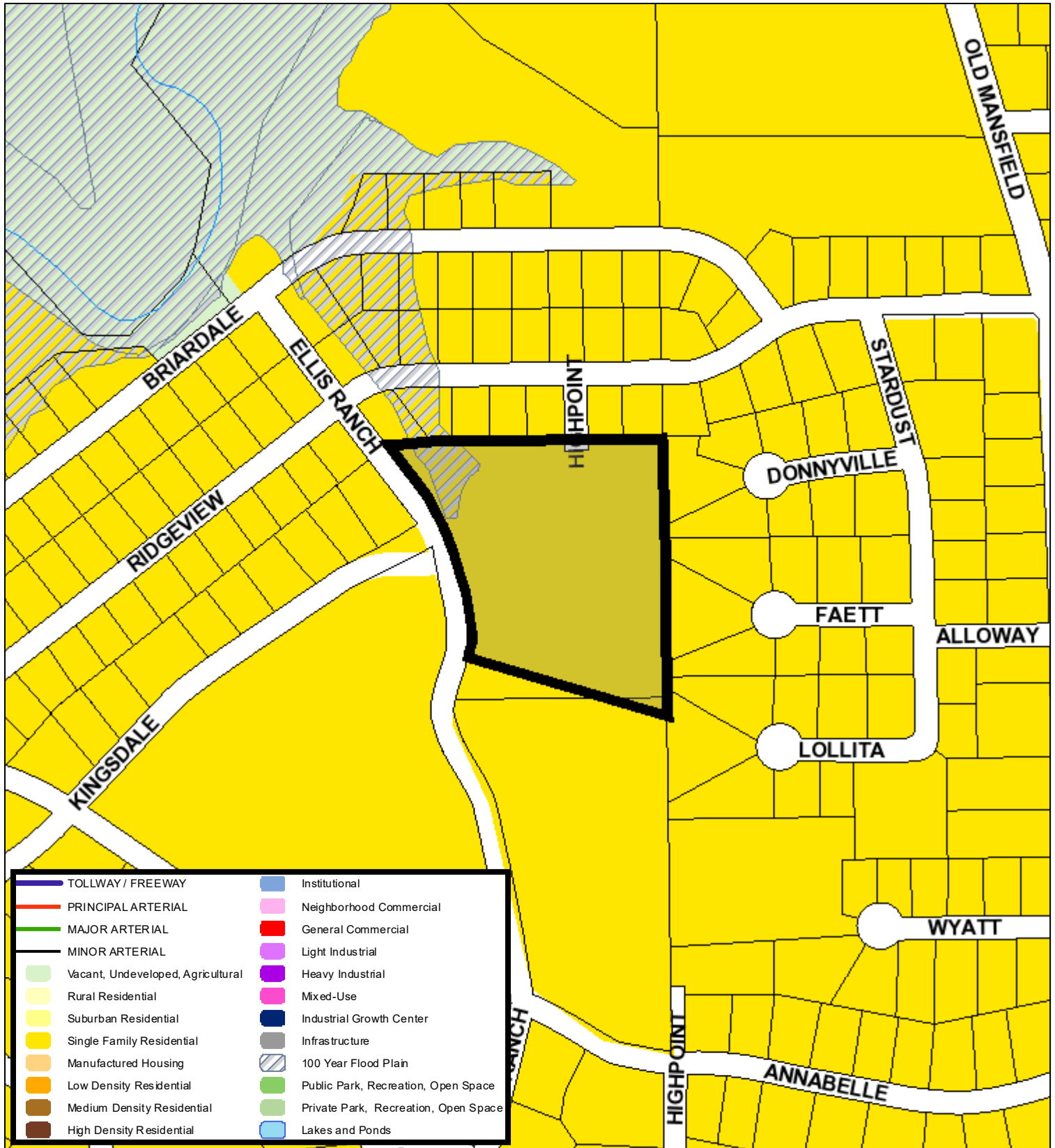


0 1,000 2,000 4,000 Feet



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Future Land Use



280 140 0 280 Feet

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.



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Aerial Photo Map



0 180 360 720 Feet

