



# NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment.

You may:

1. Attend the public hearing to present your views and opinions or just merely to observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

**Email:** [zoninglanduse@fortworthtexas.gov](mailto:zoninglanduse@fortworthtexas.gov)

**Mail:** Chair of the Zoning Commission  
c/o Development Services, City Hall  
100 Fort Worth Trail, Fort Worth, TX 76102

To register to speak at the Zoning Commission hearing, please visit [fortworthtexas.gov/calendar](http://fortworthtexas.gov/calendar) and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit [fortworthtexas.gov](http://fortworthtexas.gov) or contact the City Secretary's Office at 817-392-6150.

PUBLIC HEARING DATES	
<b>Zoning Commission</b>	
<b>City Council</b>	
Location: 100 Fort Worth Trail; Council Chambers	
LOCATION MAP	

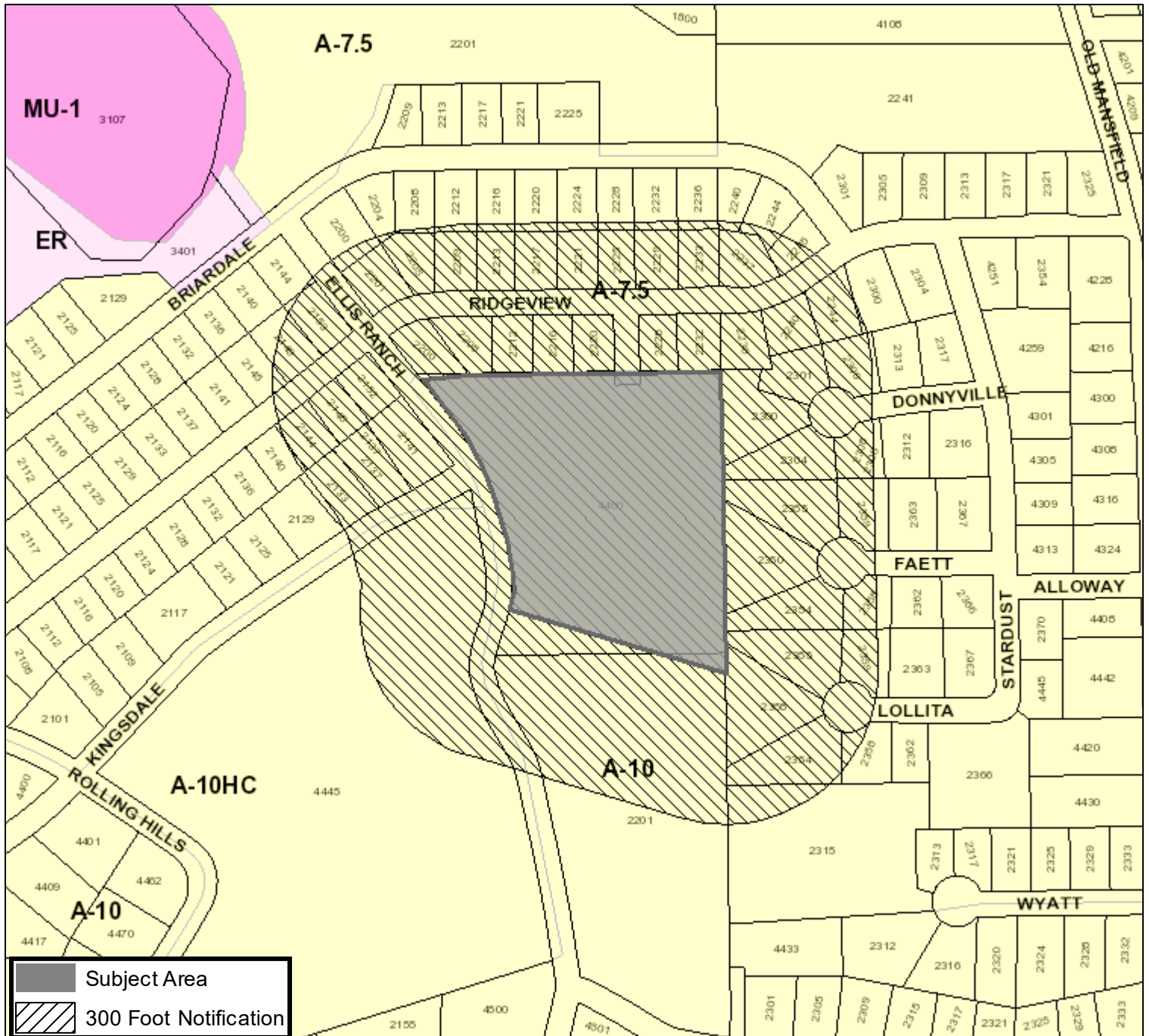
Case Number:		
<b>Applicant:</b>	<b>Site Address:</b>	<b>Council District:</b>
<b>Current Zoning:</b>	<b>Proposed Zoning:</b>	<b>Proposed Use:</b>

Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

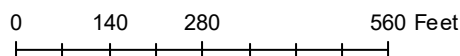
Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	

### Area Zoning Map

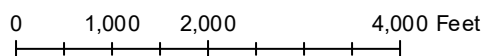
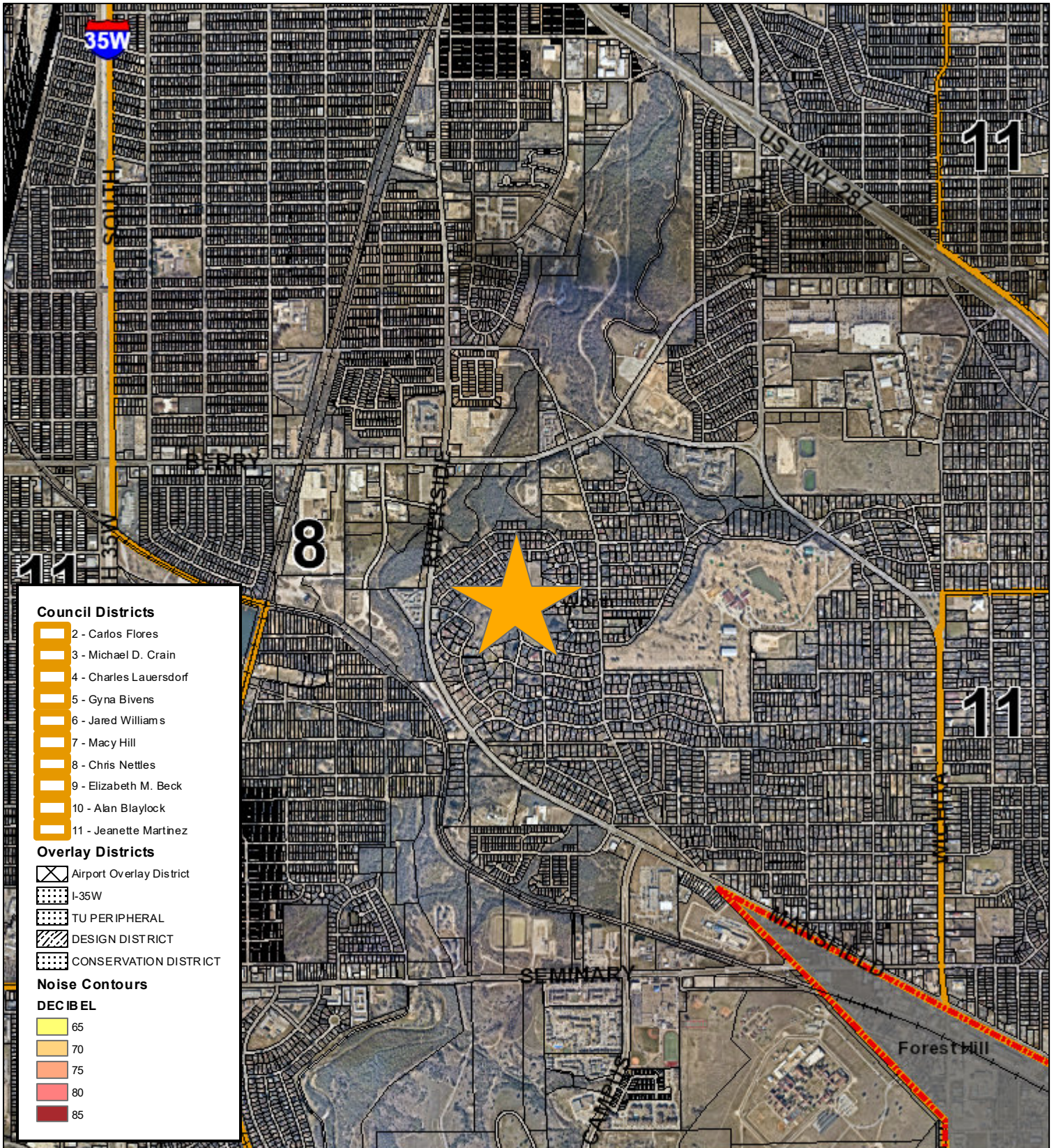
Applicant: Pinnacle Properties of Texas/AANI Design Build, LL  
 Address: 4400 Ellis Ranch Trail  
 Zoning From: A-10  
 Zoning To: A-5  
 Acres: 5.671  
 Mapsco: Text  
 Sector/District: Southeast  
 Commission Date: 4/9/2025  
 Contact: 817-392-8043



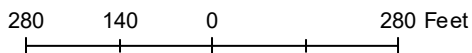
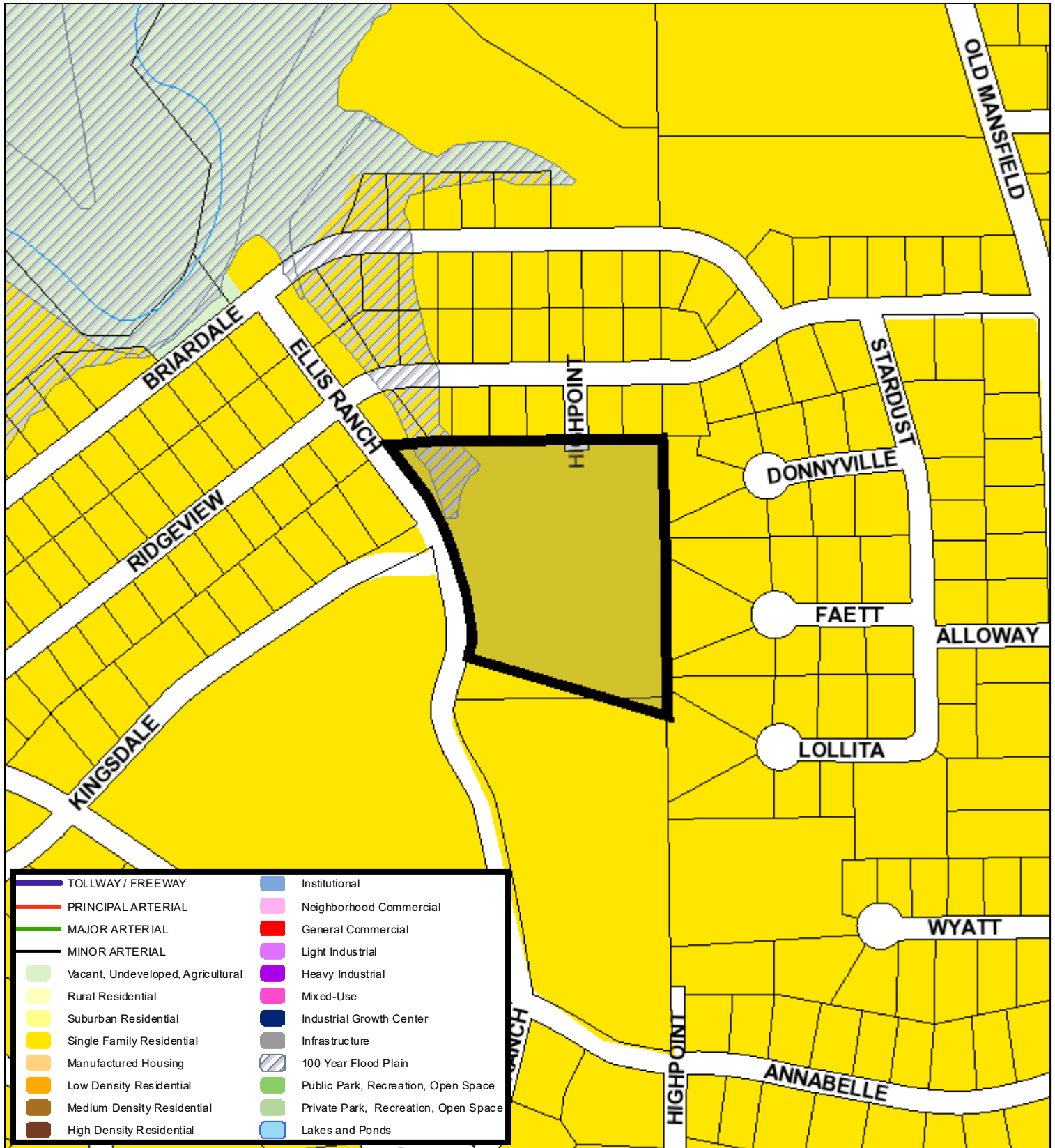
	Subject Area
	300 Foot Notification



### Area Map



### Future Land Use



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



0 180 360 720 Feet





# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

**PROPERTY OWNER** Pinnacle Properties of Texas

Mailing Address 7045 Prtobello Drive City, State, Zip Plano, TX 75024

Phone 214-417-3019 Email agpanjwani1960@gmail.com

**APPLICANT** AANI Design Build, LLC

Mailing Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_

Phone 817-269-4154 Email nathan.aanidesignbuild@gmail.com

**AGENT / OTHER CONTACT** Aziz Shivji

Mailing Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_

Phone 214-876-9455 Email azizshivji@gmail.com

*Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.*

## PROPERTY DESCRIPTION

Site Location (Address or Block Range): 4400 Ellis Ranch Trail

Total Rezoning Acreage: 5.671  I certify that an exhibit map showing the entire area to be rezoned is attached.

*If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.*

Is the property platted?

YES - PLATTED

Subdivision, Block, and Lot (list all): \_\_\_\_\_

Is rezoning proposed for the entire platted area?  Yes  No Total Platted Area: \_\_\_\_\_ acres

*Any partial or non-platted tract will require a certified metes and bounds description as described below.*

NO – NOT PLATTED

A Registered Texas Surveyor’s certified metes and bounds legal description is required. The boundary description shall bear the surveyor’s name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: 5.671 acres

### APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input checked="" type="checkbox"/> Rezoning from one standard zoning district to another <input type="checkbox"/> Rezoning to Planned Development (PD) District <input type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

### DEVELOPMENT INFORMATION

Current Zoning District(s): A-10 Proposed Zoning District(s): A-5

Current Use of Property: Vacant

Proposed Use of Property: Single Family Residences

#### For Planned Development (PD) Requests Only

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: \_\_\_\_\_

Land Uses Being Added or Removed: \_\_\_\_\_

Are Development Standards or Waivers being requested?  Yes  No If yes, please list below:

- Site Plan Included (completed site plan is attached to this application)
- Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)
- Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

#### For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: \_\_\_\_\_

Additional Use Proposed with CUP: \_\_\_\_\_

Are Development Standards or Waivers being requested?  Yes  No If yes, please list below:

A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

## DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

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.



## ADDITIONAL QUESTIONS

1. **Is this property part of a current Code Compliance case?**  Yes  No If yes, please explain:

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2. **Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities?**  Yes  No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. *(Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)*

3. **Have you contacted the relevant Council Member to discuss your proposal?**  Yes  No [Click to find your Council District.](#)

4. **Have you contacted nearby neighborhood organizations and property owners to discuss your proposal?**  Yes  No

The [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

5. **Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing?** (at no cost to you)

**¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad?** (sin coste para usted)  Sí  No

If yes, please explain in which language you need translation/ *Si así lo quiere, explique en qué idioma:* \_\_\_\_\_

6. **The following items are required with your application.** Please confirm submittal by checking each item below.

- Completed copy of Zoning Change Application with original signatures (pages 2-6)
- Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- A copy of the recorded plat or certified metes and bounds description (page 2)
- An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
- If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
  - Site Plan meeting requirements of attached checklist (pages 7-8)
  - A list of all waiver requests with specific ordinance references

**ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION**

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

**SIGN INSTALLATION AUTHORIZATION**

Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

Owner's Signature (of the above referenced property): 

Owner's Name (Printed): Amirali Panjwani

**If application is being submitted by an applicant or agent other than the property owner, complete the section below:**

AUTHORITY IS HEREBY GRANTED TO (NAME) AANI Design Build ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:

\_\_\_\_\_ (CERTIFIED LEGAL DESCRIPTION)



Owner's Signature (of the above referenced property)

Amirali Panjwani

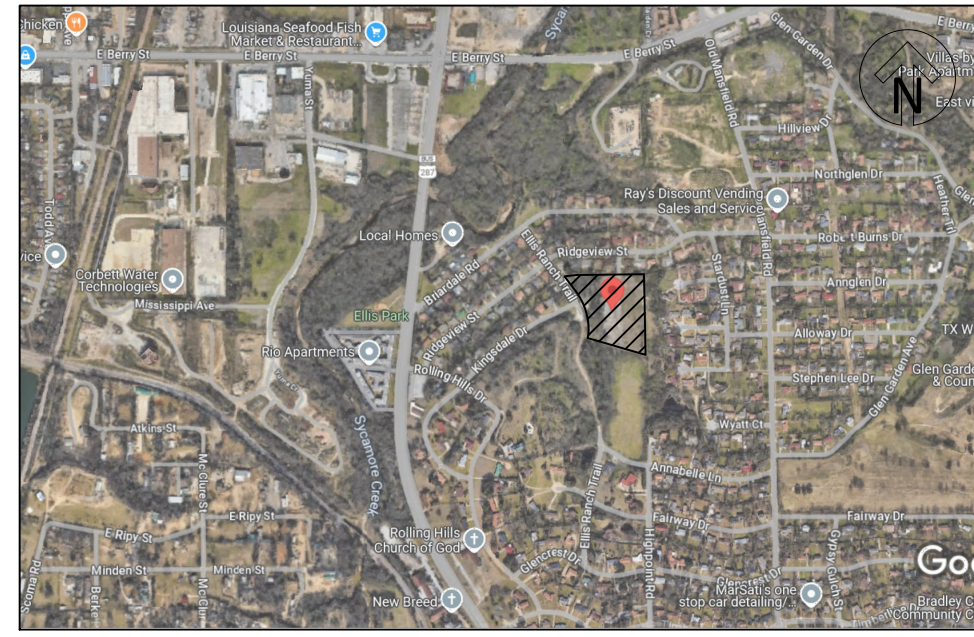
Owner's Name (Printed)

Nathan Klemm

Applicant or Agent's Signature

Nathan Klemm

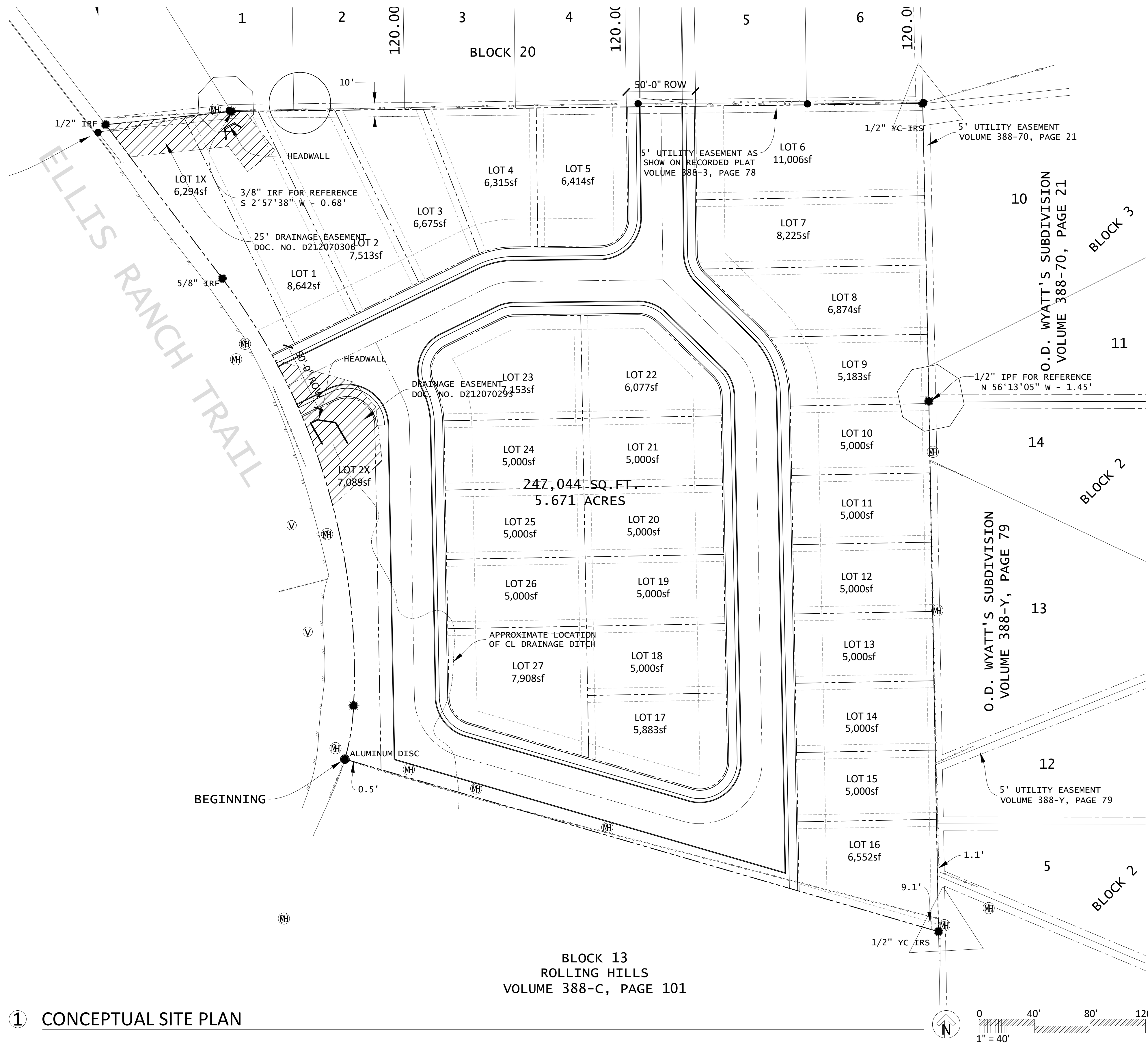
Applicant or Agent's Name (Printed):



SUMMARY TABLE		
	ALLOW/REQD	PROVIDED
ZONING	A-10	A-5
USE	Single Family Residential	
LOT AREA	247,044 sq.ft / 5.67 acres	
OPEN SPACE AREA	13,383 sq.ft / 0.31 acres	
ROW AREA	68,244 sq.ft / 1.57 acres	
BUILDABLE AREA	165,417 sq.ft / 3.79 acres	
# OF UNITS	27	
DENSITY (DU/AC)	Gross	4.76 u.p.a.
	Net	7.12 u.p.a.

LOT MATRIX		
#	AREA (sf)	MAX COV. (sf)
Lot 1x	6,294 sq.ft.	-----
Lot 1	8,642 sq.ft.	4,321 sq.ft.
Lot 2	7,513 sq.ft.	3,757 sq.ft.
Lot 3	6,675 sq.ft.	3,338 sq.ft.
Lot 4	6,315 sq.ft.	3,158 sq.ft.
Lot 5	6,414 sq.ft.	3,207 sq.ft.
Lot 6	11,006 sq.ft.	5,503 sq.ft.
Lot 7	8,225 sq.ft.	4,113 sq.ft.
Lot 8	6,874 sq.ft.	3,437 sq.ft.
Lot 9	5,183 sq.ft.	2,592 sq.ft.
Lot 10	5,000 sq.ft.	2,500 sq.ft.
Lot 11	5,000 sq.ft.	2,500 sq.ft.
Lot 12	5,000 sq.ft.	2,500 sq.ft.
Lot 13	5,000 sq.ft.	2,500 sq.ft.
Lot 14	5,000 sq.ft.	2,500 sq.ft.
Lot 15	5,000 sq.ft.	2,500 sq.ft.
Lot 16	6,552 sq.ft.	3,276 sq.ft.
Lot 17	5,883 sq.ft.	2,942 sq.ft.
Lot 18	5,000 sq.ft.	2,500 sq.ft.
Lot 19	5,000 sq.ft.	2,500 sq.ft.
Lot 20	5,000 sq.ft.	2,500 sq.ft.
Lot 21	5,000 sq.ft.	2,500 sq.ft.
Lot 22	6,077 sq.ft.	3,039 sq.ft.
Lot 23	7,153 sq.ft.	3,577 sq.ft.
Lot 24	5,000 sq.ft.	2,500 sq.ft.
Lot 25	5,000 sq.ft.	2,500 sq.ft.
Lot 26	5,000 sq.ft.	2,500 sq.ft.
Lot 27	7,908 sq.ft.	3,954 sq.ft.
Lot 2x	7,089 sq.ft.	-----

- NOTES:**
- THIS PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING.
  - THIS PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.
  - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
  - ALL PROVIDED LIGHTING WILL CONFORM TO THE LIGHTING CODE.



① CONCEPTUAL SITE PLAN

Director of Development Services  
Date: \_\_\_\_\_

**AANI Design  
Build LLC**

Prj. #24183 ISSUE RECORD		
DATE:	ISSUED FOR:	COMMENTS:

LEGEND:	

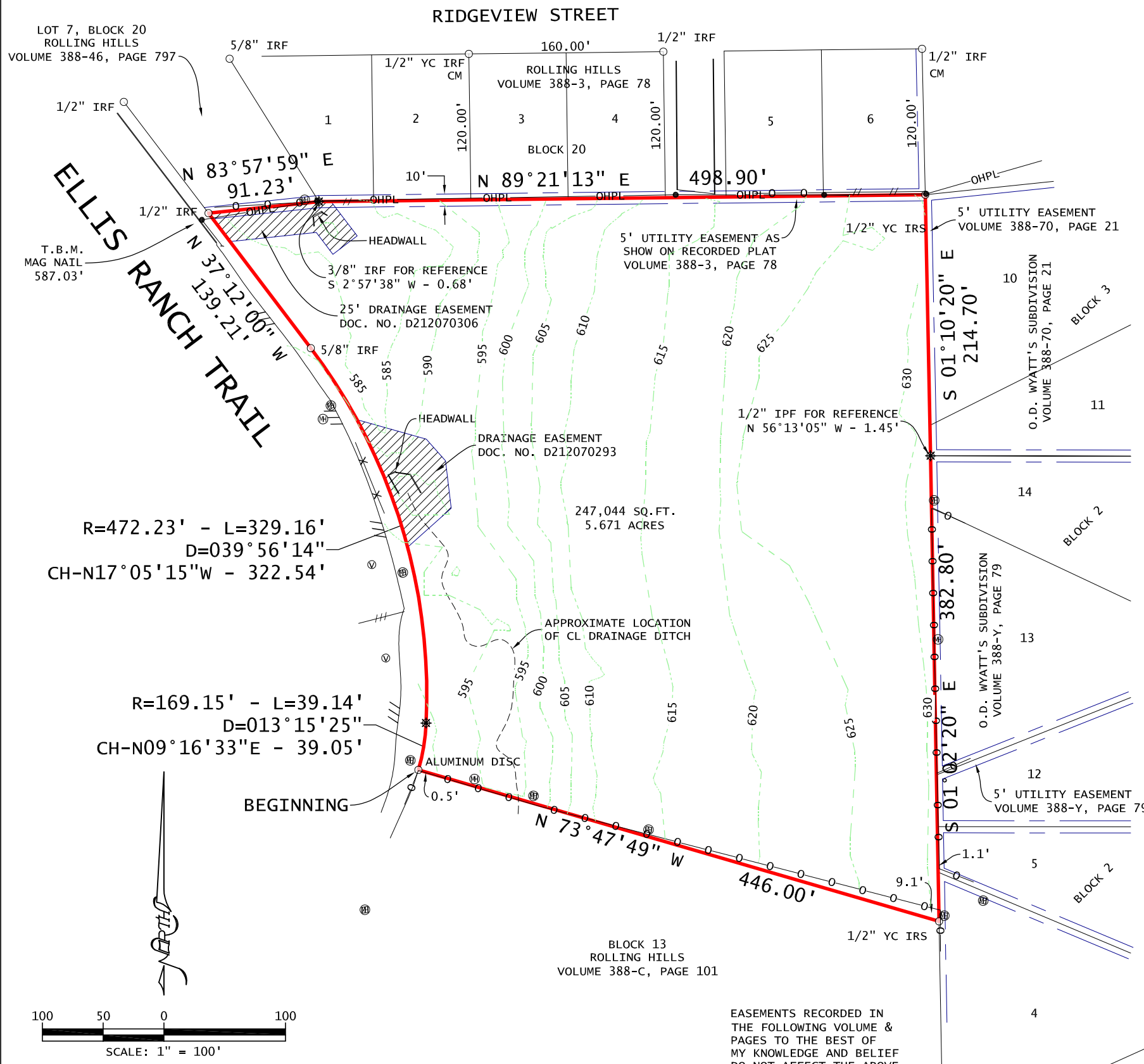
Contact Info:  
**OWNER OF RECORD:**  
 Pinnacle Properties of Texas  
 7045 Portobello Drive  
 Plano, TX 75024  
 p: 214-417-3019

**SURVEYOR:**  
 Barry Rhodes, RPLS 3691  
 7509 Pennridge Circle  
 Rowlett, TX 75088  
 p: 214-356-6807

**APPLICANT:**  
 AANI Design Build, LLC  
 p: 817-269-4154  
 e: nathan.aanidesignbuild@gmail.com

Date: 02-25-2025  
 Scale: 1" = 40'  
 Drawn By: N. P. K.  
 Page: **SP1**

PROJECT INFO: Case #:  
 SITE PLAN for  
**ELLIS RANCH HOMES**  
 4400 Ellis Ranch Trail, Fort Worth, TX  
 Site Plan



STATE OF TEXAS:  
 COUNTY OF TARRANT:  
 BEING a tract of land situated in the S.P. Loving Survey, Abstract No. 943, Tarrant County, Texas, being a tract of land described in deed to Sininian Development, as recorded in Document No. D202278622, of the Official Public Records of Tarrant County, Texas, as shown on this survey and being more particularly described by metes and bounds as follows:

BEGINNING at a found aluminum disc for corner on the East right of way line of Ellis Ranch Trail, being the Northwest corner of Block 13, of Rolling Hills, an Addition in the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-C, Page 101, of the Plat Records of Tarrant County, Texas, and being the Southwest corner of said Sininian Development tract, being on a curve to the left, having a radius of 169.15 feet;

THENCE in a Northerly direction along said Ellis Ranch Trail and curve to the left, an arc length of 39.14 feet, a delta of 13 degrees 15 minutes 25 seconds, and a chord bearing and distance of North 09 degrees 16 minutes 33 seconds East, 39.05 feet, to a point for corner, being the beginning of a curve to the left having a radius of 472.23 feet;

THENCE in a Northerly direction along said Ellis Ranch Trail and curve to the left, an arc length of 329.16 feet, a delta of 39 degrees 56 minutes 14 seconds, and a chord bearing and distance of North 17 degrees 05 minutes 15 seconds west, 322.54 feet, to a found 5/8 inch iron rod for corner;

THENCE North 37 degrees 12 minutes 00 seconds west, along said Ellis Ranch Trail, a distance of 139.21 feet to a found 1/2 inch iron rod for corner, being the southwest corner of Lot 7, Block 20, of Rolling Hills Addition, an Addition in the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-46, Page 797, of the Plat Records of Tarrant County, Texas;

THENCE North 83 degrees 57 minutes 59 seconds East, a distance of 91.23 feet to a point for corner from which a found 3/8 inch iron rod for reference bears South 02 degrees 57 minutes 38 seconds West, a distance of 0.68 feet, said corner being the Southwest corner of Lot 1, Block 20, of Rolling Hills Addition, an Addition in the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-3, Page 78, of the Plat Records of Tarrant County, Texas;

THENCE North 89 degrees 21 minutes 13 second East, a distance of 498.90 feet to a set 1/2 inch yellow-capped iron rod for corner, being the Southeast corner of Lot 6, Block 20, of said Rolling Hills Addition (388-3/78), and being on the West line of Lot 10, Block # 3, of O.D. Wyatt's Subdivision, an Addition in the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-70, Page 21, of the Plat Records of Tarrant County, Texas;

THENCE South 01 degrees 10 degrees 20 minutes East, a distance of 214.70 feet to a point for corner from which a found 1/2 inch iron rod for reference bears North 56 degrees 13 minutes 05 seconds West, a distance of 1.45 feet, said corner being the Southwest corner of Lot 11, Block 3, of said O.D. Wyatt's Subdivision (388-70/21), and the Northwest corner of Lot 14, Block 2, of O.D. Wyatt's Subdivision, an Addition in the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-Y, Page 79, of the Plat Records of Tarrant County, Texas;

THENCE South 01 degrees 02 minutes 20 seconds East, a distance of 382.80 feet to a set 1/2 inch yellow-capped iron rod for corner on the west line of Lot 4, Block 2, of said O.D. Wyatt's Subdivision (388-Y/79), and being the Northeast corner of said Block 13;

THENCE North 73 degrees 47 minutes 49 seconds West, a distance of 446.00 feet to the PLACE OF BEGINNING and containing 247,044 square feet or 5.671 acres of land.

Barry Rhodes, RPLS 3691  
 7509 Pennridge Circle  
 Rowlett, TX 75088  
 214-356-6807

# SURVEY PLAT

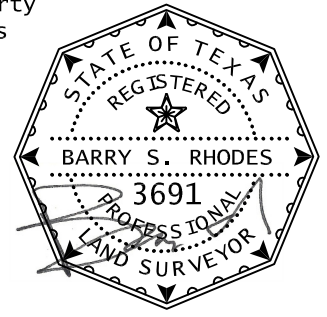
BARRY S. RHODES Registered Professional Land Surveyor (214) 356-6807  
 This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 4400 Ellis Ranch Trail, in the City of Fort Worth, Tarrant County, Texas.

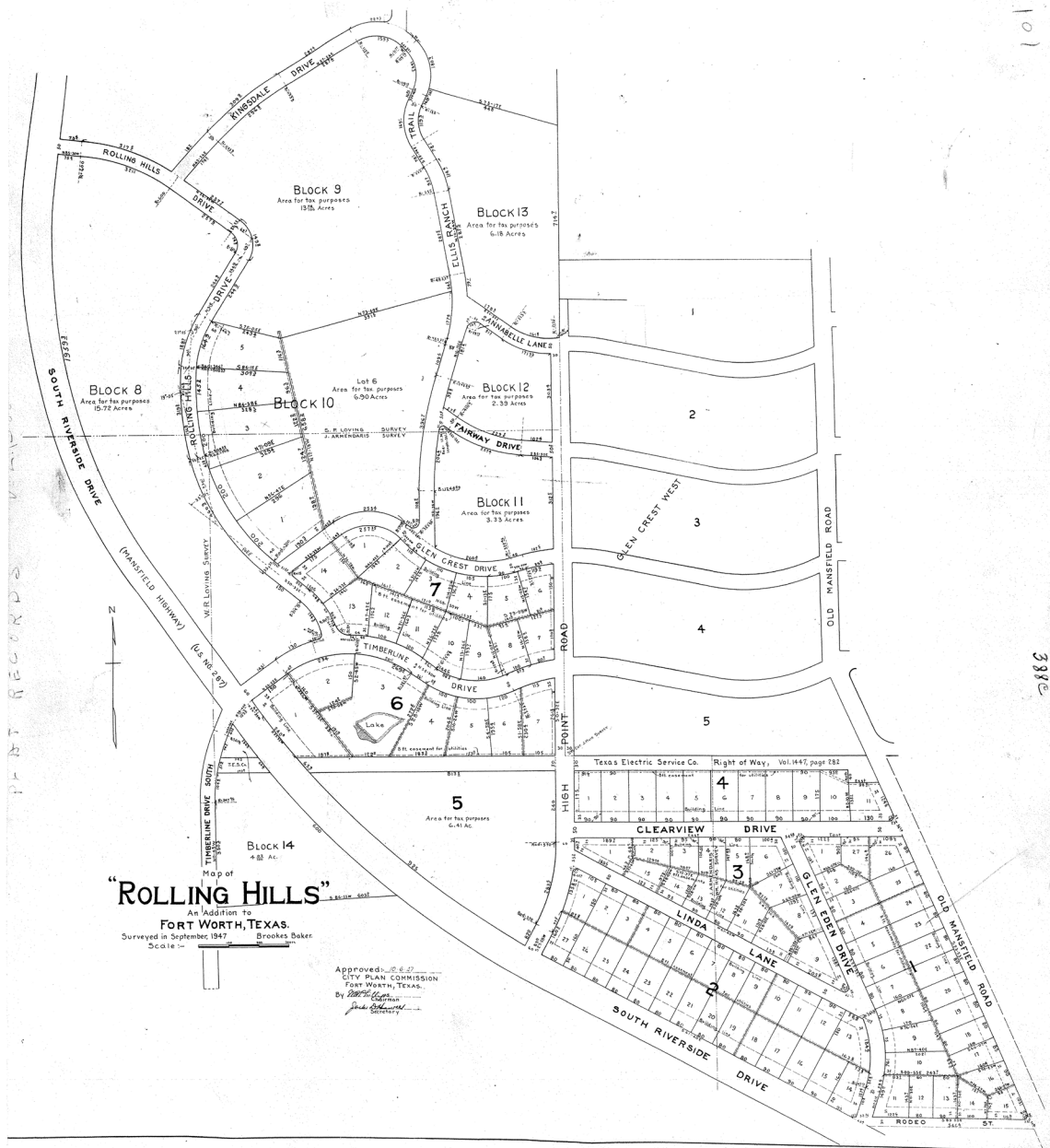
EASEMENTS RECORDED IN THE FOLLOWING VOLUME & PAGES TO THE BEST OF MY KNOWLEDGE AND BELIEF DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY.  
 DOC. NO. D206147058  
 DOC. NO. D208312261

**LEGEND**

WOOD FENCE ---	IRON FENCE ---
CHAIN LINK ---	WIRE FENCE ---
CM - CONTROLLING MONUMENT	
* POINT FOR CORNER	
○ - CABLE	○ - GUY-WIRE
○ - CLEAN OUT	○ - ELECTRIC
○ - GAS METER	○ - POWER POLE
○ - FIRE HYDRANT	○ - TELEPHONE
○ - LIGHT POLE	○ - WATER METER
○ - MANHOLE	○ - WATER VALVE
(UNLESS OTHERWISE NOTED)	

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat:  
 TITLE AND ABSTRACTING WORK FURNISHED BY ONE NATION TITLE  
 THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.  
 Scale: 1" = 100'  
 Date: 2-19-2022  
 G. F. No.: 213048-UT15  
 Job no.: 2371GR-TOPO  
 Drawn by: CM 20220033  
 USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.  
 THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR ONE NATION TITLE





**"ROLLING HILLS"**  
 An Addition to  
**FORT WORTH, TEXAS.**  
 Surveyed in September, 1947. Brookes Baker  
 Scale 1" = 40' 0"

Approved: *[Signature]*  
 CITY PLAN COMMISSION  
 FORT WORTH, TEXAS.  
 By *[Signature]*  
 Secretary

PLAT RECORDS

101

388c

101

Page 101