



City of Colleyville Planning and Zoning Commission Worksession Agenda

City Hall
100 Main Street
Colleyville, Texas 76034
817. 503.1000
www.colleyville.com

Monday, April 26, 2021
6:15 PM

Executive Conference Room
Third Floor – City Hall

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a zoning change from AG Agricultural zoning district to the R-40 Single Family Residential zoning district on a portion of Tracts 2D & 2D3, Abstract 233, D R Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC21-012

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards April 23, 2021 by 5:00 p.m.

Araceli Botello
Planning Technician

A quorum of the Colleyville City Council may be in attendance at this meeting.

Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the City Secretary at least 48 hours in advance at 817.503.1133, and reasonable accommodations will be made to assist you.



City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 2a

Agenda Date 4/26/2021

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a zoning change from AG Agricultural zoning district to the R-40 Single Family Residential zoning district on a portion of Tracts 2D & 2D3, Abstract 233, D R Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC21-012

Explanation

Anwai Dossani, the applicant, has submitted a request for a zoning change for Tract 2D & 2D3, Abstract 233, D R Blanton Survey, being approximately 4.3 acres, and zoned AG Agricultural. The request is to allow for the rear portion of the property (46,500 s.f.) to be rezoned from AG Agricultural to R-40 Single Family Residential to allow for construction of a second home for a family member. The proposed property to be rezoned, if approved, would be platted into one (1) single family residential lot for a total of two single-family residential lots.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibit
6. Site Plan

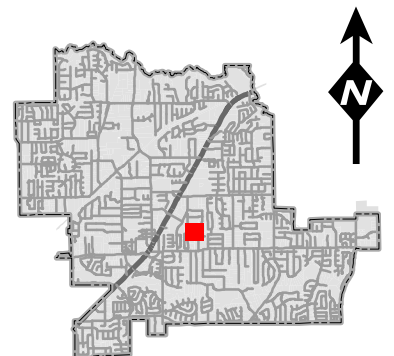
Aerial Map



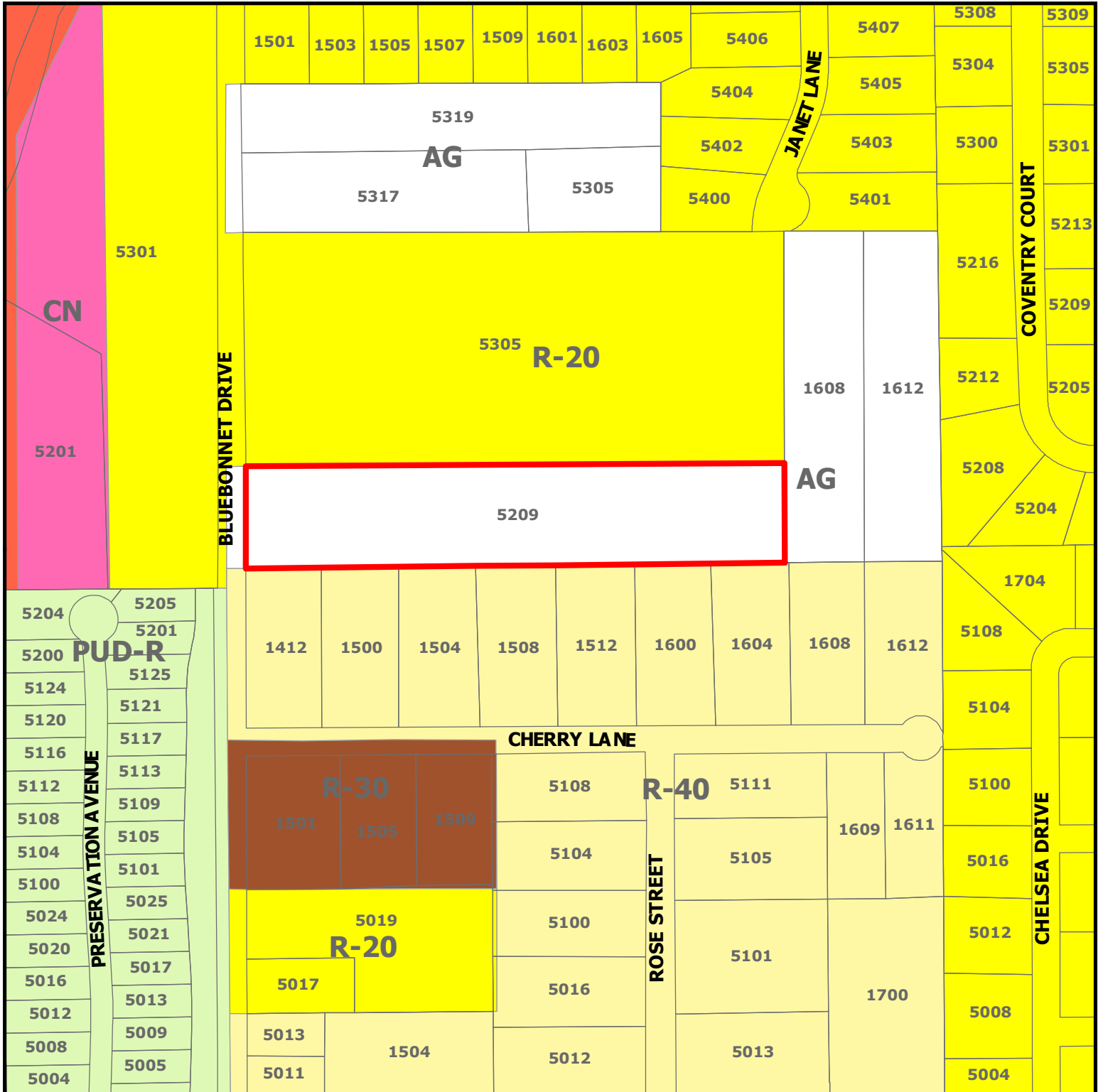
ZC21-012
5209 Bluebonnet Drive

DISCLAIMER:
 This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

 Subject Property



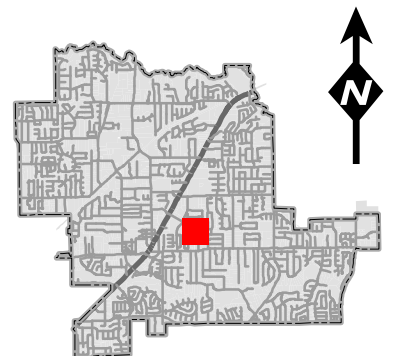
Zoning Map



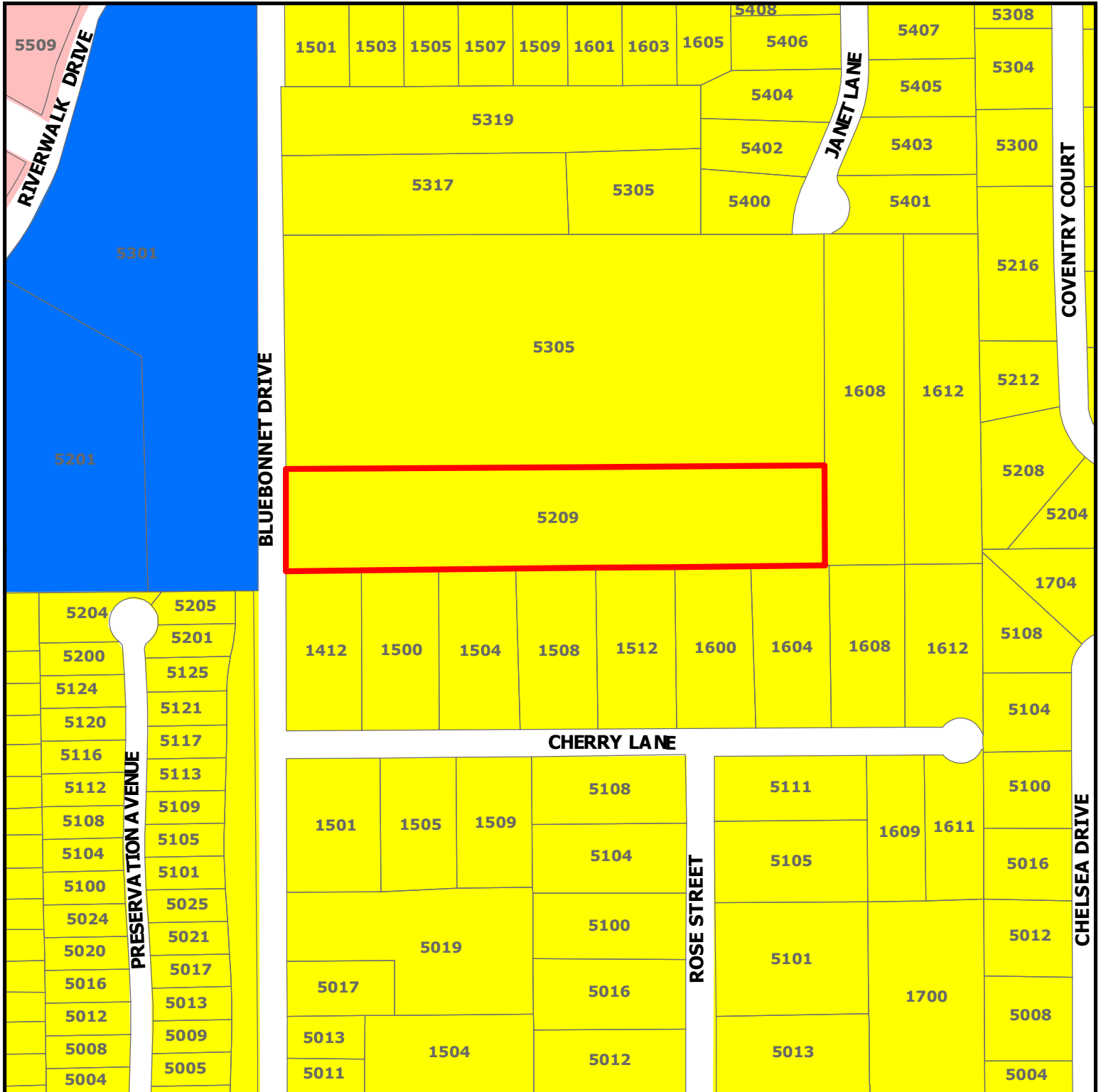
ZC21-012
5209 Bluebonnet Drive

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 Subject Property



Future Land Use Map



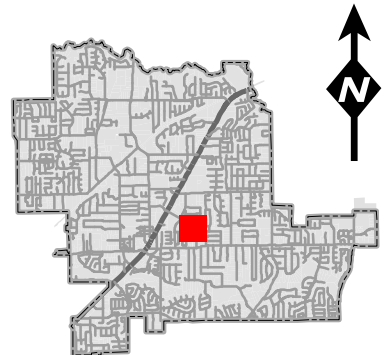
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ZC21-012

5209 Bluebonnet Drive

-  Subject Property
 Residential
 Institutional
 Colleyville Blvd Corridor



Statement of Planning Objectives

To City of Colleyville:

First, thank you for considering our application for zoning request and possibly platting at later date and giving us an opportunity to be part of this historic community.

I have been in business for past 30 years operating restaurants. Currently we owned and operate close to 100 restaurants such as Taco bell, Burger king, wings stop, and C-stores and land development. This is a family operated business along with my Son, my daughter, son in law and my lovely wife. Currently I am serving as CEO for Dossani Paradise Management and my Son “Armaan Dossani” serving as COO for the same company.

I am currently living at 1809 Arrington Green Colleyville and would like to build my final family compound on blue bonnet in city of Colleyville for my legacy and generations to come.

Just like I had vision to build my family business with my family and with god blessings I have been very successful doing that, now my vision is to build beautiful home with lots of characters, Architectural, with humility and humbleness, our values and keeping the past, present and future of our Colleyville city vision and be a face of the city with proper culture and keeping values in mind and build “ Dossani Paradise” our home for me and my son and generations to come in city of Colleyville. I still have two little boys who will be going to school in city of Colleyville for many years to come.

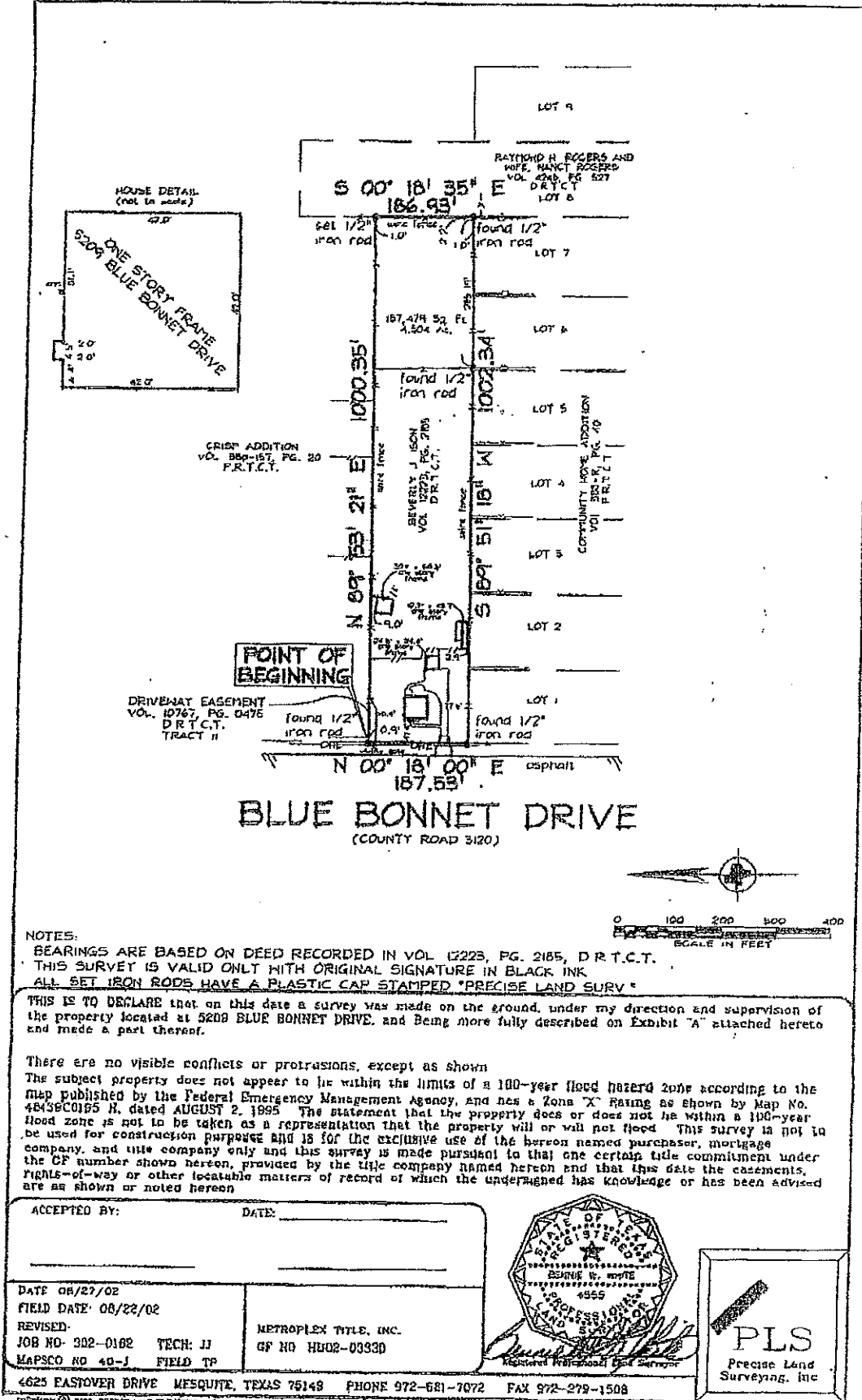
As previously submitted site plans it should indicate that initially, I will build my home first with all the amenities such as guest house, pool, spa, gym, tennis court and possibly small Barn in the back with beautiful horse as soon as city approves, we will start the construction and engineering plans per city code for first house and then sometime in next couple of years my son will build his home in the back. I would like to build this home and our paradise for not only our generations to live and enjoy but also our office, management staff and friends and community relationships to enjoy and be part of this community for many years to come with god blessings.

Zoning Exhibit

Feb-04-2004 01:20pm From: CENTURY21 Mike Bowman Inc

817-354-4836

T-480 P.018/018 F-784



Bk

Zoning Exhibit

Feb-04-2004 01:28pm From: CENTURY21 Mike Boyman Inc

817-354-4836

1-800-8-UTAH-1-107

Page 2 of 2

Precise Land Surveying, Inc.

4625 Eastover Drive
Mesquite, Texas 75149
972-681-7072 Fax 972-279-1508

Exhibit "A"

BEING a tract or parcel of land situated in the D. R. Blanton Survey, Abstract No. 233, City of Colleyville, Tarrant County, Texas, and being the same tract of land described in deed to Beverly J. Ison recorded in Volume 12223, Page 2185, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/4-inch iron rod at the northwest corner of said Ison tract at the southwest corner of the Crisp Addition recorded in Volume 388-157, Page 20, Plat Records, Tarrant County, Texas, and being on the east line of Blue Bonnet Drive (County Road 3120);

THENCE North 89 degrees 53 minutes 21 seconds East along the common line of said Ison tract and said Crisp Addition, a distance of 1000.35 feet to a set 1/4-inch iron rod with a plastic cap stamped "Precise Land Surv.", at the northeast corner of said Ison tract and the southeast corner of said Crisp Addition and being on the west line of a tract of land described in deed to Raymond H. Rogers and wife, Nancy Rogers recorded in Volume 4248, Page 527, Deed Records, Tarrant County, Texas;

THENCE South 00 degrees 18 minutes 35 seconds East along the common line of said Ison tract and said Rogers tract, a distance of 186.93 feet to a found 1/4-inch iron rod at the southeast corner of said Ison tract and being on the north line of the Community Home Addition recorded in Volume 388-R, Page 40, Plat Records, Tarrant County, Texas;

THENCE South 89 degrees 51 minutes 18 seconds West along the common line of said Ison tract and said Community Home Addition passing a found 1/4-inch iron rod for reference, at a distance of 282.19 feet and continuing a total distance of 1002.34 feet to a found 1/4-inch iron rod at the southwest corner of said Ison tract and the northwest corner of Lot 1 of said Community Home Addition and being on the east line of the aforesaid Blue Bonnet Drive;

THENCE North 00 degrees 18 minutes 00 seconds East along the west line of said Ison tract and the east line of said Blue Bonnet Drive, a distance of 187.53 feet to the POINT OF BEGINNING, containing 187,479 square feet or 4.304 acres of land.

This is to declare that on this date a survey was made on the ground, under my direction and supervision, of the above and foregoing description.


Bennie W. White
Registered Professional Land Surveyor
August 22, 2002
302-0162

Box

Site Plan

