



# 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  
200 Texas St, 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	
Zoning Commission	
City Council	
Location: Council Chambers, Second Floor of City Hall	
LOCATION MAP	

Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

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:	



# ZONING CHANGE / SITE PLAN APPLICATION

## CONTACT INFORMATION

**PROPERTY OWNER** MLRP 5600 Stratum Limited Partnership

Mailing Address 1 Pierce Place, Suite 450 City, State, Zip Itasca, IL 60143

Phone (630) 250-2920 Email lkrumwiede@mlrealtypartners.com

**APPLICANT** Ray Oujesky, Kelly Hart & Hallman LLP

Mailing Address 201 Main St., Suite 2500 City, State, Zip Fort Worth, Texas 76102

Phone (817) 878-3556 Email ray.oujesky@kellyhart.com

**AGENT / OTHER CONTACT** Teddy Boschini, Kelly Hart & Hallman LLP

Mailing Address 201 Main Street, Suite 2500 City, State, Zip Fort Worth, Texas 76102

Phone (817) 878-3540 Email edward.boschini@kellyhart.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): 5600 Stratum Dr., Fort Worth, Texas

Total Rezoning Acreage: 4.07 ☒ 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): Lot 4BR, Block 1, Fossil Creek Phase 1, Section 2, Addition, Fort Worth, Tarrant Co., TX

Is rezoning proposed for the entire platted area? ☒ Yes ☐ No Total Platted Area: 4.07 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: \_\_\_\_\_ 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 type="checkbox"/> Rezoning from one standard zoning district to another <input checked="" 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): J Proposed Zoning District(s): PD/J all uses plus Sheet Metal Shop and Metal Stamping  
 Current Use of Property: Warehousing  
 Proposed Use of Property: Warehousing & distribution, machine shop, sheet metal shop and metal stamping, dyeing, shearing or punching.  
 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: J  
 Land Uses Being Added or Removed: Sheet Metal Shop and Metal Stamping, Dyeing, Shearing or Punching  
 Are Development Standards or Waivers being requested? ☐ Yes ☒ No If yes, please list below:

Site plan waiver requested due to subject property being fully developed with existing building and no exterior modifications proposed.

- ☐ 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.

Hohmann & Barnard, Inc. currently leases industrial space at 2415 Cold Springs Road in Fort Worth, Texas. The company desires to lease the subject property to expand its operations. The company produces metal components for building facades consisting of masonry reinforcements, anchors and ties, and water protection systems featuring flashing. Approximately 70% of the space in the building at 5600 Stratum Dr. will be used for warehousing and distribution of the metal components and raw materials used to produce the components, while 30% of the space will be used to produce the components. A floor plan of the proposed use of the building space is attached.

Primary raw materials utilized to produce the components are comprised of sheet metal. The company uses various gauge and thickness ranges of sheet metal to produce its components. Some sheet metals exceed 16 gauge or one-eighth thickness, hence the need to add Sheet Metal Shop and Metal Stamping, Dyeing, Shearing and Punching uses to the Machine Shop and Warehouse and Distribution primary uses.

The process to produce the components utilizes lasers to cut the components and press brakes to bend and shape the components. These processes do not generate noise.

The subject property is completely surrounded by other industrial uses and buffered by existing industrial uses north of the subject property from the closest residential uses (Fairway Bend NA).



## ADDITIONAL QUESTIONS

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

---



---

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.

MLRP 5600 Stratum Limited Partnership

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

Owner's Name (Printed): \_\_\_\_\_

*Nancy Kozinski, COO*

**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) Ray Oujesky, Kelly Hart & Hallman LLP 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:  
Lot 4BR, Block 1, Fossil Creek Phase I, Section 2, City of Fort Worth, Tarrant Co, Texas (CERTIFIED LEGAL DESCRIPTION)

5600 MLRP Stratum Limited Partnership

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

Owner's Name (Printed): \_\_\_\_\_

*Nancy Kozinski, COO*

Applicant or Agent's Signature \_\_\_\_\_

Applicant or Agent's Name (Printed): \_\_\_\_\_

*Ray Oujesky*



## SITE PLAN CHECKLIST AND REQUIREMENTS

### Planned Development (PD) and Conditional Use Permit (CUP) Requests

### Items to be Shown on All Site Plans

#### Project Identification:

- ☐ Site Address and Legal Description
- ☐ Title of project or development (in bold letters) in the lower righthand corner of the plan
- ☐ Date of preparation or revision, as applicable
- ☐ Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- ☐ Vicinity map, north arrow, and scale
- ☐ Label the zoning case number in the lower righthand corner of the plan, below the title
- ☐ Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title

#### Site Conditions:

- ☐ Buildings and Structures – The location and dimensions of all existing and proposed buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories, land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction material(s); and the location of all entrances and exits to buildings.
- ☐ Streets, Parking, and Drives – The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas, including the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or flow diagrams.
- ☐ Supplemental Surfaces – The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
- ☐ Dumpsters/Air Conditioners/Compactors – The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material identification and height thereof.
- ☐ Fences and Screening – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
- ☐ Setbacks and Easements – Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and recorded plats.
- ☐ Land Use and Zoning – Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
- ☐ For Multifamily Site Plans – Provide a diagram showing areas being counted towards open space. If a waiver is required, provide a specific minimum percentage or other language defining how open space will be calculated for your project.

#### General Notes:

*The following notes should be included on all site plans:*

- ☐ This project will comply with [Section 6.301, Landscaping](#).
  - *Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section \_\_\_\_." (reference section for your specific zoning district)*
- ☐ 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.

*For multifamily projects in CR, C, or D districts, also include the following note:*

- ☐ This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

Please make sure to carefully review the development and design standards for your zoning district in [Chapter 4](#) of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.




**Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.**



# 5600 Stratum Dr.

Hohman & Barnard facility

## Legend

-  5600 Stratum Dr
-  Feature 1
-  Texas Lottery Claim Center



Google Earth

Image Landsat / Copernicus

1000 ft



**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Special Warranty Deed**

**Date:** EXECUTED as of the date set forth in the Acknowledgment, but notwithstanding said date, to be effective December 7, 2005

**Grantor:** LMP REALTY, INC., a Pennsylvania corporation, said corporation authorized to do business in the State of Texas, acting herein by and through its duly authorized officer

**Grantor's Mailing Address:** 820 Lincoln Avenue  
West Chester, PA 19380-4406  
Chester County

**Grantee:** MLRP 5600 STRATUM LIMITED PARTNERSHIP, a Texas limited partnership

**Grantee's Mailing Address:** One Pierce Place  
Suite 450  
Itasca, Illinois 60143  
Dupage County


**Consideration:**

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, ALL CASH paid to Grantor herein by Grantee herein, the receipt and sufficiency of which are hereby acknowledged and confessed.

**Property (including any improvements):**

Lot 4BR, Block 1, FOSSIL CREEK, PHASE I, SECTION 2, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-209, Page 72, Deed Records of Tarrant County, Texas.

This conveyance is made together with all and singular the rights and appurtenances pertaining to the property, including any right, title and interest of Grantor in and to all rights, easements and interests appurtenant thereto, together with any improvements including all buildings and other improvements located therein or thereon, excluding any property of existing tenant, collectively called the "Property".

FILED  
TARRANT COUNTY TEXAS  
2005 DEC - 8 PM 1:55  
SUSANNE HENDERSON  
COUNTY CLERK  
BY 

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

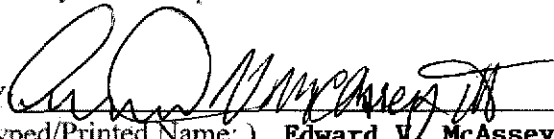
This conveyance is made and accepted subject to all ~~matters of record and all general and state and personal property taxes and assessments on the Property now a lien~~, zoning law, regulations and ordinances of municipal and other governmental authorities, if any affecting the Property, ~~all matters which an accurate survey of the Property or physical inspection of the Property would disclose~~, and all exceptions to title more particularly set forth within certain matters referred to by the parties herein as the "Permitted Exceptions", a set forth on EXHIBIT "A" attached hereto and made a part hereof:

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, **grants, sells, and conveys** to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, **to have and to hold** it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors and administrators and successors and assigns **to warrant and forever defend** all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof **when the claim is by, through, or under Grantor but not otherwise**, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Reference is here made to the "AS-IS" language copied from the Agreement of Sale and Purchase executed by and between Grantor as Seller therein and Grantee as Buyer therein, Exhibit "B" attached hereto and made a part hereof. The parties "SELLER" and "BUYER" are changed to "GRANTOR" and "GRANTEE" in EXHIBIT "B", and that part to do prior to Closing is amended.

When the context requires, singular nouns and pronouns include the plural.

LMP REALTY, INC.  
a Pennsylvania corporation

BY   
(Typed/Printed Name: ) Edward W. McAssey, III  
(Typed/Printed Title) President

SPECIAL WARRANTY DEED

Page 3 of 7

Joined herein by Grantee to signify  
Grantee's acceptance:

MLRP 5600 STRATUM LIMITED PARTNERSHIP,  
a Texas limited partnership

BY: MLRP TEXAS 1 LLC,  
a Delaware limited liability company,  
its general partner

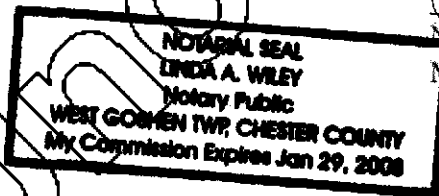
BY: ML REALTY PARTNERS LLC,  
a Delaware limited liability company,  
its sole member

BY: \_\_\_\_\_  
PATRICK J. HOGAN,  
its Senior Vice President/Principal

STATE OF PENNSYLVANIA )

COUNTY OF CHESTER )

This instrument was acknowledged before me on the 5<sup>th</sup> day of  
December, 2005 by (Typed/Printed Name) EDWARD V. MCASSEY III  
(Typed/Printed Title) VICE PRESIDENT  
of LMP REALTY, INC., a Pennsylvania corporation, on behalf of said corporation.



Linda A. Wiley  
Notary Public, State of Pennsylvania  
My commission expires January 29, 2008

AFTER RECORDING, RETURN TO:

MLRP TEXAS 1, LLC  
ONE PIERCE PLACE  
SUITE 450  
ITASCA, ILLINOIS 60143

PREPARED IN THE OFFICE OF:

RATTIKIN & RATTIKIN, L.L.P.  
Chase Texas Tower  
201 Main Street, Suite 800  
Fort Worth, Texas 76102

SPECIAL WARRANTY DEED

Page 3 of 7

Joined herein by Grantee to signify  
Grantee's acceptance:

MLRP 5600 STRATUM LIMITED PARTNERSHIP,  
a Texas limited partnership

BY: MLRP TEXAS I LLC,  
a Delaware limited liability company,  
its general partner

BY: ML REALTY PARTNERS LLC,  
a Delaware limited liability company,  
its sole member

BY: Patrick J. Hogan  
PATRICK J. HOGAN,  
its Senior Vice President/Principal

STATE OF PENNSYLVANIA )

COUNTY OF CHESTER )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2005 by (Typed/Printed Name) \_\_\_\_\_  
(Typed/Printed Title) \_\_\_\_\_  
of LMP REALTY, INC. (a Pennsylvania corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public, State of Pennsylvania  
My commission expires: \_\_\_\_\_

AFTER RECORDING, RETURN TO:

MLRP TEXAS I, LLC  
ONE PIERCE PLACE  
SUITE 450  
ITASCA, ILLINOIS 60143

PREPARED IN THE OFFICE OF:

RATTIKIN & RATTIKIN, L.L.P.  
Chase Texas Tower  
201 Main Street, Suite 800  
Fort Worth, Texas 76102



RTC GF# 05-14134  
DT/STownsend;bgb  
SPECIAL WARRANTY DEED  
LMP REALTY, INC. TO  
MLRP 5600 STRATUM  
LIMITED PARTNERSHIP

**EXHIBIT "A"**  
**PERMITTED EXCEPTIONS**

This conveyance is made and accepted subject to certain matters referred to by the parties herein as the "Permitted Exceptions", described as follows:

1. Restrictive covenants common to the platted subdivision in which the Property is located, specifically as recorded in Volume 11292, Page 492; in Volume 12023, Page 1388; in Volume 13022, Page 438; and in Volume 15343, Page 27, Deed Records of Tarrant County, Texas.
2. Standby Fees and taxes and assessments for the year 2006 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.
3. A five foot (5') wide easement along the North and South side(s) of the property for public utilities, as shown by plat recorded in Volume 388-209, Page 72, Deed Records of Tarrant County, Texas, and as shown on survey plat dated September 30, 2005 prepared by Susan L. Stewart, Registered Professional Land Surveyor No. 5495.
4. A twelve foot (12') wide easement along the West side(s) of the property for public utilities, as shown by plat recorded in Volume 388-209, Page 72, and 388-145, Pages 37 & 38, Deed Records of Tarrant County, Texas, and as shown on survey plat dated September 30, 2005 prepared by Susan L. Stewart, Registered Professional Land Surveyor No. 5495.
5. Easement for right-of-way granted to Texas Utilities Electric Company by instrument recorded in Volume 11014, Page 316, Deed Records of Tarrant County, Texas, and as shown on survey plat dated September 30, 2005 prepared by Susan L. Stewart, Registered Professional Land Surveyor No. 5495.
6. Terms, conditions, and restrictions of, and easements and building setback lines granted by, Declaration of Covenants, Conditions and Restrictions for FOSSIL CREEK, dated October 21, 1993, recorded in Volume 11292, Page 492, Deed Records of Tarrant County, Texas, as amended in instruments recorded in Volume 12023, Page 1388; in Volume 13022, Page 438, and in Volume 15343, Page 27, Deed Records of Tarrant County, Texas, as shown on survey dated September 30, 2005, prepared by Susan L. Stewart, Registered Professional Land Surveyor No. 5495.

7. All future assessments and charges of FOSSIL CREEK ASSOCIATION, INC.
8. Terms, conditions, and stipulations of unrecorded lease to Transcontinental Printing U.S.A., Inc., dated September 19, 2003, as amended on December 16, 2003.
9. All matters as shown by survey plat dated September 30, 2005, prepared by Susan L. Stewart, Registered Professional Land Surveyor No. 5495; including the following:
  1. Sign, sprinkler valves, water valves, sprinkler valve box, meter vault and gas meter on the West side of the property.

Unofficial Copy

RTC GF# 05-14134  
DT/STownsend;bgb  
SPECIAL WARRANTY DEED  
LMP REALTY, INC. TO  
MLRP 5600 STRATUM  
LIMITED PARTNERSHIP

**EXHIBIT "B"**  
**AS-IS SALE: DISCLAIMERS**

EXCEPT AS IS OTHERWISE EXPRESSLY PROVIDED IN THIS AGREEMENT, GRANTOR HEREBY SPECIFICALLY DISCLAIMS ANY WARRANTY (ORAL OR WRITTEN) CONCERNING: (I) THE NATURE AND CONDITION OF THE PROPERTY, OR ANY PORTION THEREOF, AND THE SUITABILITY THEREOF FOR ANY AND ALL ACTIVITIES AND USES THAT BUYER MAY ELECT TO CONDUCT THEREON; (II) THE MANNER, CONSTRUCTION, CONDITION AND STATE OF REPAIR OR LACK OF REPAIR OF ANY IMPROVEMENTS LOCATED THEREON; (III) THE NATURE AND EXTENT OF ANY RIGHT-OF-WAY, LIEN, ENCUMBRANCE, LICENSE, RESERVATION, CONDITION OR OTHERWISE; (IV) THE COMPLIANCE OF THE PROPERTY, OR ANY PORTION THEREOF, OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES, OR REGULATIONS OF ANY GOVERNMENT OR OTHER BODY; IT BEING SPECIFICALLY UNDERSTOOD THAT BUYER HAS HAD FULL OPPORTUNITY, PRIOR TO THE CLOSING, TO DETERMINE FOR ITSELF THE CONDITION OF THE PROPERTY; AND (V) ANY OTHER MATTER WHATSOEVER, EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT. EXCEPT AS EXPRESSLY PROVIDED IN THIS AGREEMENT, GRANTOR MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT IN NO WAY LIMITED TO, ANY WARRANTY OF QUANTITY, QUALITY, CONDITION, HABITABILITY, MERCHANTABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, ANY IMPROVEMENTS LOCATED THEREON OR ANY CONDITIONS RELATED THERETO.

GRANTEE EXPRESSLY ACKNOWLEDGES THAT: (I) GRANTEE IS NOT RELYING ON (AND GRANTOR HEREBY DISCLAIMS AND RENOUNCES) ANY REPRESENTATIONS OR WARRANTIES MADE BY OR ON BEHALF OF GRANTOR OF ANY KIND OR NATURE WHATSOEVER, EXCEPT FOR REPRESENTATIONS AND WARRANTIES EXPRESSLY PROVIDED IN THIS AGREEMENT; (II) GRANTOR IS NOT MAKING AND HAS NOT AT ANY TIME MADE ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY, EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT; (III) UPON CLOSING GRANTOR SHALL SELL AND CONVEY TO GRANTEE AND GRANTEE SHALL ACCEPT THE PROPERTY "AS IS, WHERE IS, WITH ALL FAULTS"; AND (IV) THE PURCHASE PRICE REFLECTS AND TAKES INTO ACCOUNT THAT THE PROPERTY IS BEING SOLD "AS-IS, WHERE IS, WITH ALL FAULTS."

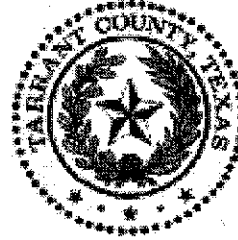
GRANTEE REPRESENTS TO GRANTOR THAT GRANTEE WILL CONDUCT PRIOR TO THE CLOSING SUCH INVESTIGATIONS OF THE PROPERTY, INCLUDING BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AS GRANTEE DEEMS NECESSARY OR DESIRABLE TO SATISFY ITSELF AS TO THE CONDITION OF THE PROPERTY AND THE EXISTENCE OR NONEXISTENCE OR CURATIVE ACTION TO BE TAKEN WITH RESPECT TO ANY HAZARDOUS OR TOXIC SUBSTANCES ON OR DISCHARGED FROM THE PROPERTY, AND WILL RELY SOLELY UPON SAME AND NOT UPON ANY INFORMATION PROVIDED BY OR ON BEHALF OF GRANTOR OR ITS AGENTS OR EMPLOYEES WITH RESPECT THERETO EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT.

Unofficial Copy



MLRP TEXAS 1 LLC  
ONE PIERCE PLACE  
SUITE 450  
ITASCA IL 60143

Submitter: RATTIKIN TITLE (OPR)



SUZANNE HENDERSON  
TARRANT COUNTY CLERK  
TARRANT COUNTY COURTHOUSE  
100 WEST WEATHERFORD  
FORT WORTH, TX 76196-0401

**DO NOT DESTROY**  
**WARNING - THIS IS PART OF THE OFFICIAL RECORD.**

Filed For Registration: 12/08/2005 02:05 PM  
Instrument #: D205365641  
WD 9 PGS \$44.00

By: \_\_\_\_\_



D205365641

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE  
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR  
RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

### LIMITED LIABILITY COMPANY RESOLUTIONS

The undersigned, being the managing member of ML Realty Partners LLC, a Delaware limited liability company (the "MLRP"), which is the General Partner of MLRP 5600 Stratum Limited Partners, a Texas limited partnership (the "Company"), hereby adopts the following resolutions on behalf of the MLRP and the Company:

**RESOLVED**, that in connection with the proposed modification of the zoning of the property located at 5600 Stratum Drive, Fort Worth, Texas (the "Zoning Change") owned by the Company as described in the Zoning Application attached hereto as Exhibit A (the "Zoning Application"), MLRP and the Company are hereby authorized to enter into any agreements, certificates or other documents required in connection with the Zoning Change (including, without limitation, the execution and submission of the Zoning Application, and any other agreements and undertakings required of MLRP or the Company), and to take such other actions and to execute such other documents in connection with the Zoning Change (collectively, the "Zoning Change Documents") as Ryan T. Heesch or Nancy Kozinski, as MLRP's and the Company's authorized signatories as set forth below, deem to be necessary or appropriate, for such time and on such terms as they may decide in their discretion.

**FURTHER RESOLVED**, that Ryan T. Heesch, as President and Chief Executive Officer of MLRP, or Nancy Kozinski, as Chief Operating Officer of MLRP, each acting alone, are hereby authorized to execute and deliver all documents, and do all other acts, on behalf of MLRP and the Company as are required or appropriate to complete the Zoning Change, including the execution of the Zoning Change Documents.

**FURTHER RESOLVED**, that all actions taken by MLRP or the Company prior to the date hereof in furtherance of the Zoning Change are hereby ratified and approved.

**IN WITNESS WHEREOF**, these Resolutions have been consented to and adopted by the undersigned managing member as of the 3<sup>rd</sup> day of November, 2023.

MLRP MANAGER LLC,  
a Delaware limited liability company

By: J T Heesch  
Name: Ryan T. Heesch  
Title: Managing Member

□

**Exhibit A**

**Zoning Application**

**(See Attached)**



# ZONING CHANGE APPLICATION



## APPLICATION INSTRUCTIONS

All application materials and attachments should be submitted electronically through the Accela Online Permitting System:

[Click Here to Apply Online](#) or visit [www.fortworthtexas.gov/zoning](http://www.fortworthtexas.gov/zoning)

The deadline to submit applications is the first Monday of each month at 5:00 pm. Completed applications will be scheduled for Zoning Commission consideration the following month. All incomplete or inaccurate applications will be placed on hold until the applicant has made the required changes. These applications will be re-evaluated on the next deadline day.

Please refer to the most recently adopted [Zoning Commission Calendar](#) for exact filing deadlines and meeting dates.

For more information about rezoning and the public hearing process, please visit [www.fortworthtexas.gov/zoning](http://www.fortworthtexas.gov/zoning).

## FEE SCHEDULE

### Base Zoning Change Fee

Site Acreage	Fee
Less than 1 acre	\$1,200*
1 – 5 acres	\$1,800
5.01 – 10 acres	\$2,700
10.01 – 25 acres	\$3,300
25.01 or more acres	\$3,300 plus \$75 per acre (not to exceed \$9,000)

\* A reduced fee of \$450 applies when less than one acre of property is downzoned to a one or two-family district consistent with the Future Land Use Plan.

- An additional fee of \$600 applies when the proposed zoning is inconsistent with the City's adopted Comprehensive Plan.

### Additional Fees for Planned Developments (PD) or Conditional Use Permits (CUP) Site Plan Review

Site Acreage	Fee
0 – 5 acres	\$1,200
5.01 – 10 acres	\$2,700
10 or more acres	\$3,300 plus \$75 per acre (not to exceed \$9,000)
PD or CUP with Development Standard Waiver Requests	\$750 Additional Fee

### Other Fees

Site Plan Submittal or Amendment (with public hearing)	\$800
Administrative Site Plan Amendment (staff review only)	\$250
Comprehensive Plan Inconsistency Fee	\$600
Hearing Continuance at Applicant's Request (after public notice)	\$600
Paper Filing Fee	\$50
Zoning-Multi Family Dwelling (MFD/PD)	\$600 for the first waiver and then \$300 after
Quick Turn (request to expedite City Council consideration)	Twice the total application fee as calculated above

Please note: To determine if your site is within a Neighborhood Empowerment Zone (NEZ) and if you qualify for the program benefits, please contact 817-392-7316. In order to qualify for fee waivers on this Zoning Change Application, the NEZ application must be completed and approved prior to submission of the Zoning Change Application. Otherwise, full zoning fees will apply.





## ZONING CHANGE / SITE PLAN APPLICATION

### CONTACT INFORMATION

**PROPERTY OWNER** MLRP 5600 Stratum Limited Partnership

Mailing Address 1 Pierce Place, Suite 450 City, State, Zip Itasca, IL 60143

Phone (630) 250-2920 Email lkrumwiede@mlrealtypartners.com

**APPLICANT** Ray Oujesky, Kelly Hart & Hallman LLP

Mailing Address 201 Main St., Suite 2500 City, State, Zip Fort Worth, Texas 76102

Phone (817) 878-3556 Email ray.oujesky@kellyhart.com

**AGENT / OTHER CONTACT** Teddy Boschini, Kelly Hart & Hallman LLP

Mailing Address 201 Main Street, Suite 2500 City, State, Zip Fort Worth, Texas 76102

Phone (817) 878-3540 Email edward.boschini@kellyhart.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): 5600 Stratum Dr., Fort Worth, Texas

Total Rezoning Acreage: 4.07 ☒ 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): Lot 4BR, Block 1, Fossil Creek Phase 1, Section 2, Addition, Fort Worth, Tarrant Co., TX

Is rezoning proposed for the entire platted area? ☒ Yes ☐ No Total Platted Area: 4.07 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: \_\_\_\_\_ 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 type="checkbox"/> Rezoning from one standard zoning district to another <input checked="" 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): J Proposed Zoning District(s): PD/J all uses plus Sheet Metal Shop and Metal Stamping  
 Current Use of Property: Warehousing  
 Proposed Use of Property: Warehousing & distribution, machine shop, sheet metal shop and metal stamping, dyeing, shearing or punching.  
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: J  
 Land Uses Being Added or Removed: Sheet Metal Shop and Metal Stamping, Dyeing, Shearing or Punching  
 Are Development Standards or Waivers being requested? ☐ Yes ☒ No If yes, please list below:

Site plan waiver requested due to subject property being fully developed with existing building and no exterior modifications proposed.

- ☐ 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.

Hohmann & Barnard, Inc. currently leases industrial space at 2415 Cold Springs Road in Fort Worth, Texas. The company desires to lease the subject property to expand its operations. The company produces metal components for building facades consisting of masonry reinforcements, anchors and ties, and water protection systems featuring flashing. Approximately 70% of the space in the building at 5600 Stratum Dr. will be used for warehousing and distribution of the metal components and raw materials used to produce the components, while 30% of the space will be used to produce the components. A floor plan of the proposed use of the building space is attached.

Primary raw materials utilized to produce the components are comprised of sheet metal. The company uses various gauge and thickness ranges of sheet metal to produce its components. Some sheet metals exceed 16 gauge or one-eighth thickness, hence the need to add Sheet Metal Shop and Metal Stamping, Dyeing, Shearing and Punching uses to the Machine Shop and Warehouse and Distribution primary uses.

The process to produce the components utilizes lasers to cut the components and press brakes to bend and shape the components. These processes do not generate noise.

The subject property is completely surrounded by other industrial uses and buffered by existing industrial uses north of the subject property from the closest residential uses (Fairway Bend NA).

### ADDITIONAL QUESTIONS

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

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.*

MLRP 5600 Stratum Limited Partnership

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

Owner's Name (Printed): \_\_\_\_\_

**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) Ray Oujesky, Kelly Hart & Hallman LLP 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:  
Lot 4BR, Block 1, Fossil Creek Phase I, Section 2, City of Fort Worth, Tarrant Co, Texas (CERTIFIED LEGAL DESCRIPTION)

5600 MLRP Stratum Limited Partnership

Owner's Signature (of the above referenced property) \_\_\_\_\_

Applicant or Agent's Signature \_\_\_\_\_

Owner's Name (Printed) \_\_\_\_\_

Applicant or Agent's Name (Printed): \_\_\_\_\_

**FORT WORTH**

## SITE PLAN CHECKLIST AND REQUIREMENTS

Planned Development (PD) and Conditional Use Permit (CUP) Requests

### Items to be Shown on All Site Plans

#### Project Identification:

- ☐ Site Address and Legal Description
- ☐ Title of project or development (in bold letters) in the lower righthand corner of the plan
- ☐ Date of preparation or revision, as applicable
- ☐ Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- ☐ Vicinity map, north arrow, and scale
- ☐ Label the zoning case number in the lower righthand corner of the plan, below the title
- ☐ Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title

#### Site Conditions:

- ☐ Buildings and Structures – The location and dimensions of all existing and proposed buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories, land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction material(s); and the location of all entrances and exits to buildings.
- ☐ Streets, Parking, and Drives – The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas, including the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or flow diagrams.
- ☐ Supplemental Surfaces – The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
- ☐ Dumpsters/Air Conditioners/Compactors – The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material identification and height thereof.
- ☐ Fences and Screening – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
- ☐ Setbacks and Easements – Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and recorded plats.
- ☐ Land Use and Zoning – Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
- ☐ For Multifamily Site Plans – Provide a diagram showing areas being counted towards open space. If a waiver is required, provide a specific minimum percentage or other language defining how open space will be calculated for your project.

#### General Notes:

*The following notes should be included on all site plans:*

- ☐ This project will comply with Section 6.301, Landscaping.
  - ☐ Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section \_\_\_\_." (reference section for your specific zoning district)
- ☐ 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.

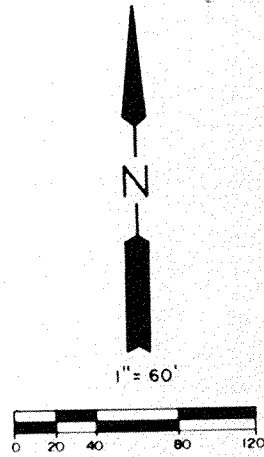
*For multifamily projects in CR, C, or D districts, also include the following note:*

- ☐ This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

Please make sure to carefully review the development and design standards for your zoning district in Chapter 4 of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.

**Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.**





FOSSIL CREEK PHASE I  
SECTION 2  
BLK 2, LOT 5  
(VOL. 388-145, PG. 37-38)

FOSSIL CREEK PHASE I  
SECTION 2  
BLK 1, LOT 4A  
(VOL. 388-188, PG. 25)

S89°58'30"E 260.02'

STRATUM DRIVE  
N0°04'45"E 586.97'

FOSSIL CREEK PHASE I  
SECTION 2  
SURVEY

LOT 4BR  
BLK 1

ODOM  
A-1184

DAVID  
N89°58'30"W 268.12'

LOT 4C  
BLK 1

REMAINDER LOT 4  
HUNT OIL COMPANY  
VOL. 84-51  
PG. 381

SANDSHELL DRIVE

388-209  
72

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this 27th day of JULY, 1987, personally appeared SUZANNE HENNESSY, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27th day of JULY, 1987.

Notary Public  
TARRANT COUNTY, TEXAS

PROVISIONS CONTAINED IN ANY DOCUMENT WHICH RESTRICT THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR ARE INVALID UNDER FEDERAL LAW AND ARE UNENFORCEABLE.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

MOTOROLA ADDITION  
BLK 1, LOT 1  
VOL. 388-108, PG. 24)

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, THE UNDERSIGNED, being the OWNER of the following described property, out of the David Odom Survey, Abstract No. 1184, in Fort Worth, Tarrant County, Texas and being more fully described as follows:

BEING 4.076 acres out of Lot 4C, Block 1, Fossil Creek, Phase I, Section 2, an addition to the City of Fort Worth according to Plat recorded in Volume 388-195, Page 64, Plat Records of Tarrant County, Texas and being more particularly described as follows:

COMMENCING at an iron rod being the intersection of the north right-of-way line of Sandshell Drive (60 foot right-of-way) and the east line of said Lot 4C, Block 1;

THENCE north 08 degrees 04 minutes 45 seconds west along the east line of said Lot 4C, for a distance of 529.97 feet to an iron pin being the Point of BEGINNING;

THENCE north 08 degrees 04 minutes 45 seconds west for a distance of 268.12 feet to an iron pin in the east line of right-of-way for Stratum Drive;

THENCE along the right-of-way of Stratum Drive around a curve to the left, having a radius of 560.0 feet, whose long chord bears north 08 degrees 05 minutes 31 seconds east for an arc distance of 95.38 feet to an iron pin;

THENCE north 08 degrees 04 minutes 45 seconds east along the east line of right-of-way for Stratum Drive for a distance of 586.97 feet to an iron pin at the northwest corner of said Lot 4B, Block 1;

THENCE south 89 degrees 58 minutes 30 seconds east along the common line between Lot 4A and 4B, Block 1, Fossil Creek Addition, Phase I, for a distance of 260.02 feet to an iron pin being the northeast corner of Lot 4C;

THENCE south 00 degrees 04 minutes 45 seconds west for a distance of 681.88 feet to an iron pin at the point of Beginning and containing 4.076 acres of land.

DO HEREBY DEDICATE same to be known as Lot 4BR, Block 1, Fossil Creek, Section 2, Phase I, an Addition to the City of Fort Worth, Tarrant County, Texas and dedicate to the public the easements and right-of-ways shown on the plat.

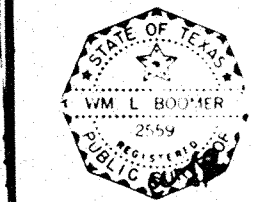
EXECUTED this the 27th day of JULY, 1987

CROW-FOSSIL CREEK ASSOCIATES  
TEXAS LIMITED PARTNERSHIP  
By Robert J. Scully Jr.  
General Partner

STATE OF TEXAS  
COUNTY OF TARRANT

This instrument was acknowledged before me on 5-21-87 by Robert J. Scully, Jr., a General Partner (S) on behalf of Crow-Fossil Creek Associates, a Texas Limited Partnership.

Notary Public in and for the State of Texas  
My Commission Expires: 6-1-90



I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SURVEYED ON THE GROUND.

DATE: May 24, 1987  
William L. Brown

NOTE:  
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS PLAT UNTIL THE PROVISIONS IN THIS PLAT HAVE BEEN APPROVED BY THE CITY OF FORT WORTH. THE CITY OF FORT WORTH HAS THE RIGHT TO REQUIRE THE OWNER TO MAKE ANY NECESSARY IMPROVEMENTS AND APPROVAL IS OBTAINED FROM THE CITY OF FORT WORTH.

CITY OF FORT WORTH TEXAS  
CITY PLAN COMMISSION

NOTE:  
THIS PLAT IS VALID ONLY IF RECORDED WITHIN SIX (6) MONTHS AFTER DATE OF APPROVAL.

PLAT APPROVED DATE: 5-27-87

By: [Signature]  
Chairman

By: [Signature]  
Secretary

SEAL: [Seal]

PLAT SHOWING  
LOT 4BR, BLOCK 1  
**FOSSIL CREEK PHASE I**  
**SECTION 2**  
A REPLAT OF LOT 4B & A PORTION OF LOT 4C, BLOCK 1  
FOSSIL CREEK PHASE I, SECTION 2  
FORT WORTH, TARRANT COUNTY, TEXAS

OWNER:  
CROW-FOSSIL CREEK ASSOCIATES  
TEXAS LIMITED PARTNERSHIP  
3201 N LOOP 820  
SUITE 280  
FORT WORTH, TEXAS 76137

FS 87-89

FILE NO. E-91

REVISIONS	BY

PREPARED BY:  
**LandCon Inc.**  
P.O. BOX 331025  
FORT WORTH, TEXAS 76163  
(817) 763-0127

PLAT SHOWING  
LOT 4BR, BLOCK 1  
**FOSSIL CREEK PHASE I**  
**SECTION 2**  
FORT WORTH, TARRANT COUNTY, TEXAS

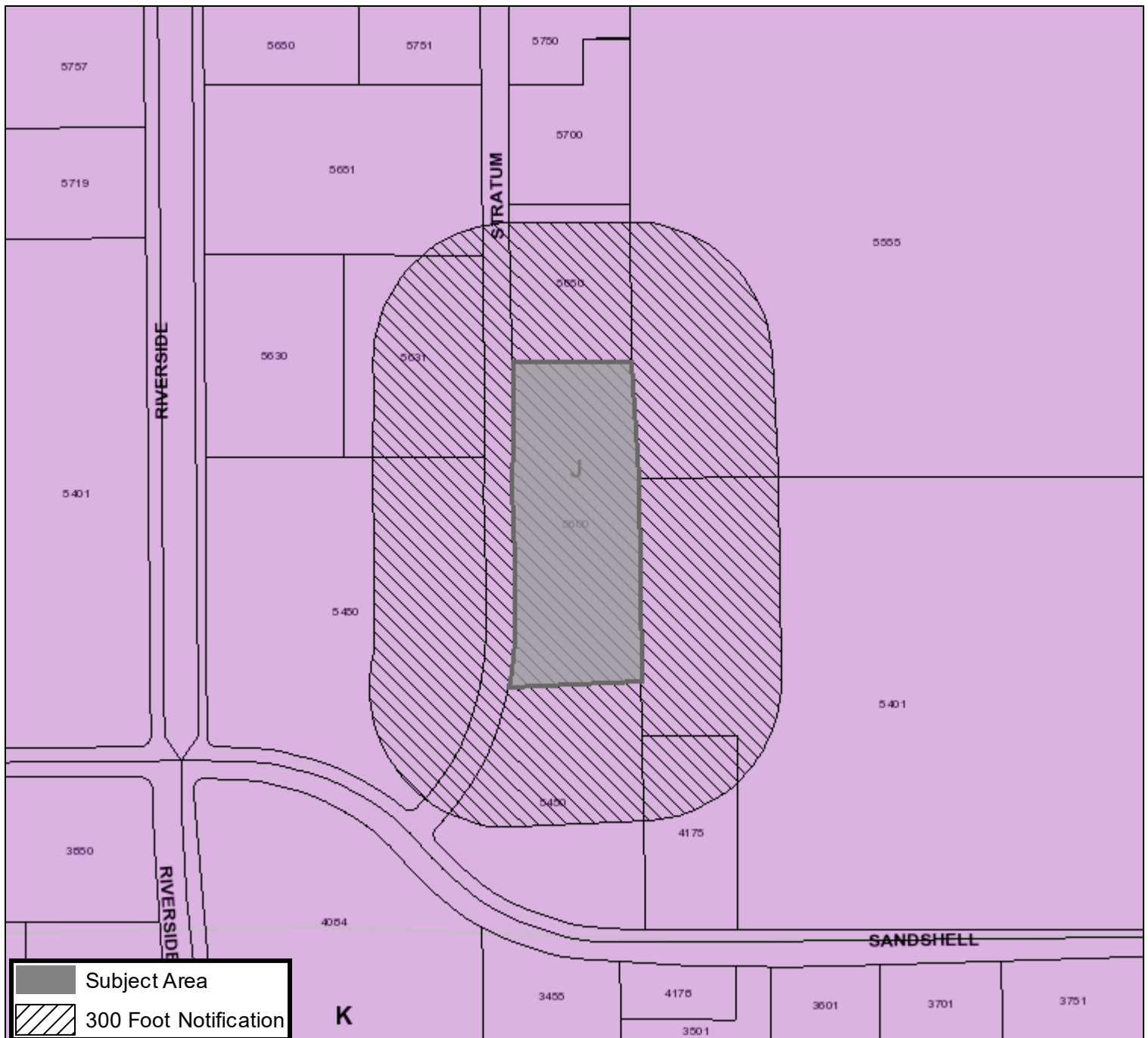
DRAWN	GW
CHECKED	BB
DATE	APR '87
SCALE	1" = 60'
JOB NO.	87020
SHEET	1
OF ONE	



ZC-23-178

## Area Zoning Map

Applicant: MLRP 560 Stratum Limited Partnership  
Address: 5600 Stratum Drive  
Zoning From: J  
Zoning To: PD/J plus metal shop, stamping, dyeing, shearing or punching  
Acres: 4.26056056  
Mapsc0: Text  
Sector/District: Far North  
Commission Date: 12/13/2023  
Contact: null



0 155 310 620 Feet

Created: 11/28/2023 4:38:37 PM