



FORT WORTH Neighborhood Notification

Case Number: ZC-26-129

Council District: 3 – Michael D. Crain

ZONING CHANGE REQUEST

Owner/Applicant: PMB FW Land, LP / FW Club, LP

Site Location: 12100 – 12300 blocks Bear Creek Parkway

Request:

Current Zoning: **Unzoned**

Proposed: (Tract 3) “PD/A-5/R2/CR” Planned Development for all uses in “A-5” One-Family, “R2 Townhouse/Cluster and “CR” Low Density Multifamily with “CR” development standards for a maximum of 40 units, 45-foot maximum building height for multifamily and golf course amenity buildings, no requirements for building materials, open space, multifamily parking or multifamily building setbacks; site plan waiver requested

Proposed Use: Residential Development

For More Information please contact:

Case Manager

Lynn Jordan

817-392-7869

Public Hearing Dates

Zoning Commission	October 14, 2026
City Council	November 17, 2026

Public Notification

A zoning change is requested for the property shown on the attached maps. 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 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

Correspondence can be submitted via mail or email as described below. Please submit your response by Tuesday before the hearing by 5:00 pm. Correspondence should reference the relevant case number.



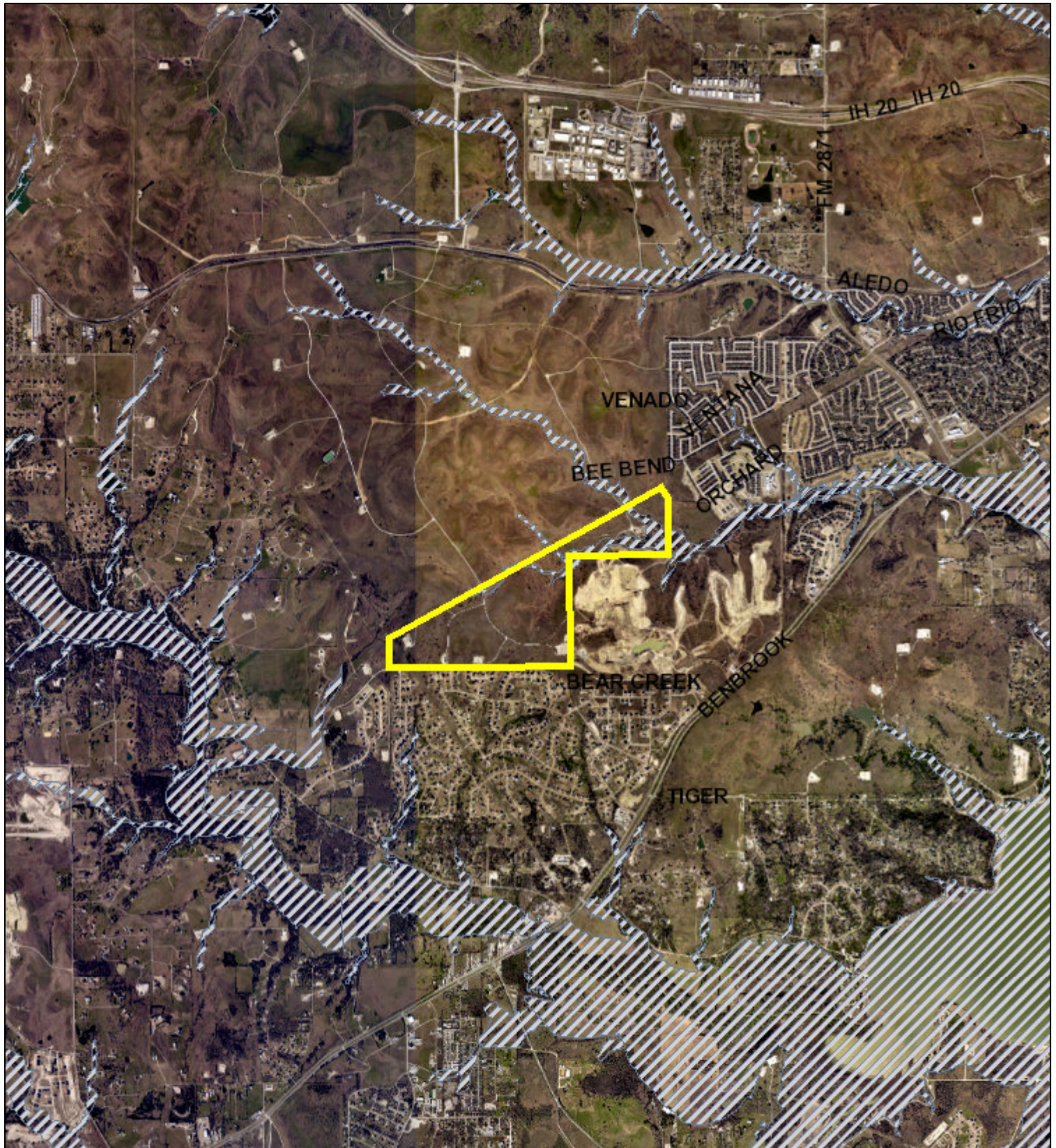
Neighborhood Notification

Email: zoninglanduse@fortworthtexas.gov
Mail: Chair of the Zoning Commission; c/o Development Services, City Hall; 100 Fort Worth Trail, Fort Worth, TX 76102

Organizations Notified

Organizations Notified	
Streams And Valleys Inc	Fort Worth ISD
Trinity Habitat for Humanity	Aledo ISD

Aerial Photo Map



0 2,625 5,250 10,500 Feet

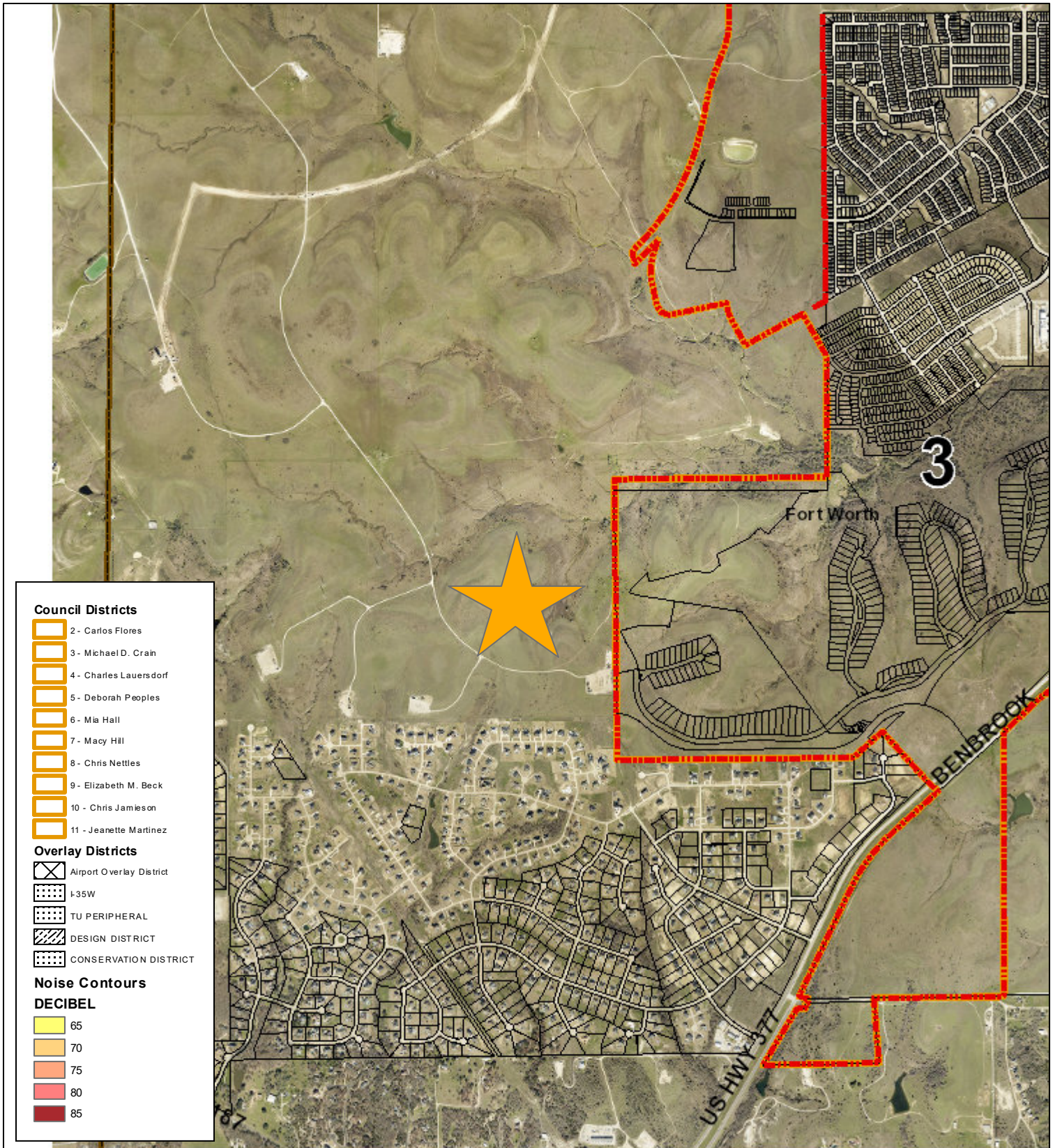
 FEMA 100 Year Flood Zone
 Non-FEMA City Flood Risk Areas





ZC-26-129

Area Map



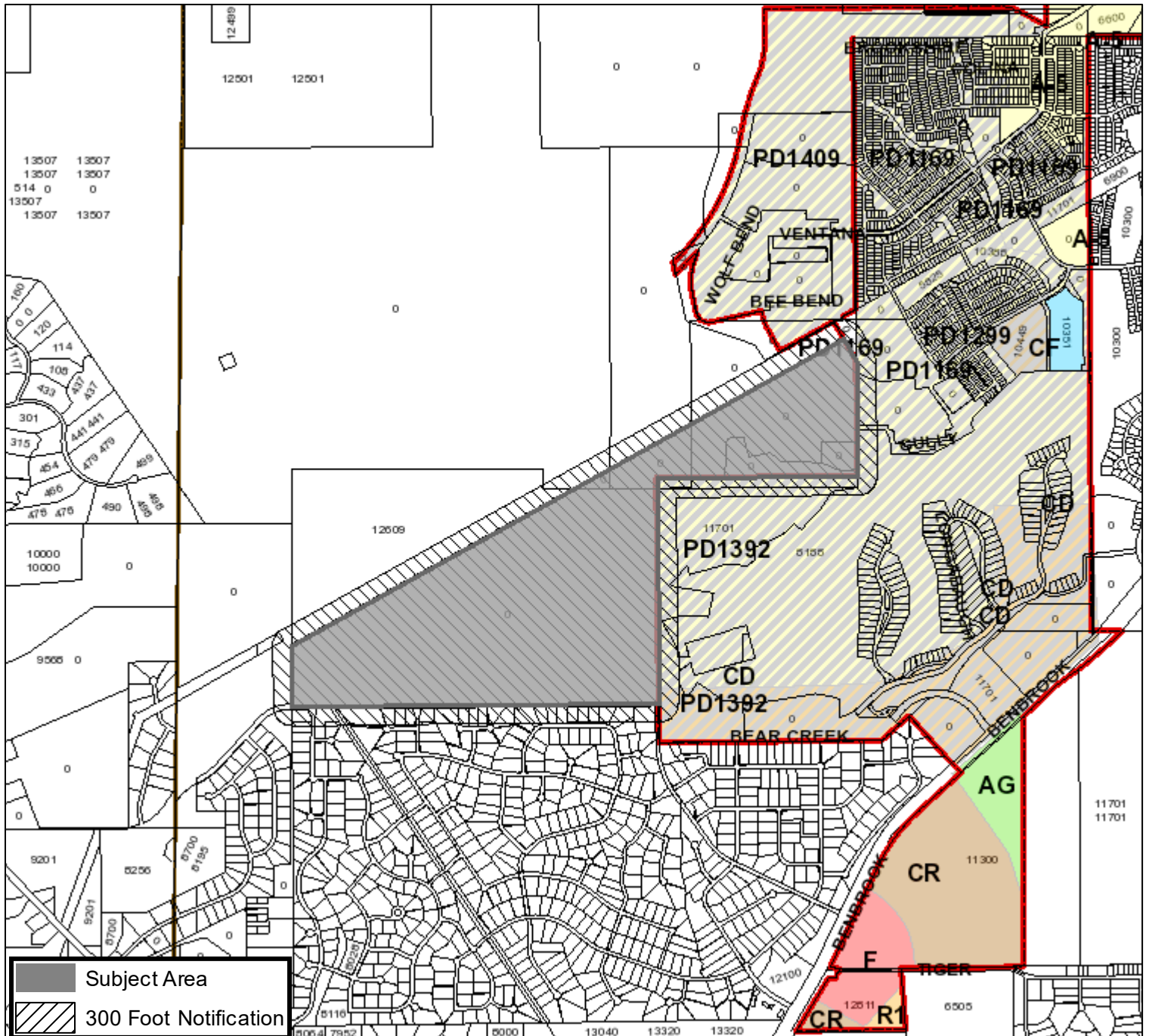
0 1,000 2,000 4,000 Feet



ZC-26-129

Area Zoning Map

Applicant: PMB FW Land LP/FW Club LP
Address: 12100 - 12300 blocks Bear Creek Parkway
Zoning From: Unzoned
Zoning To: PD for A-5 & CR uses with waivers to height, open space, building materials, parking, setbacks
Acres: 443.445
Mapsc0: Text
Sector/District: Far Southwest
Commission Date: 10/14/2026
Contact: 817-392-7869



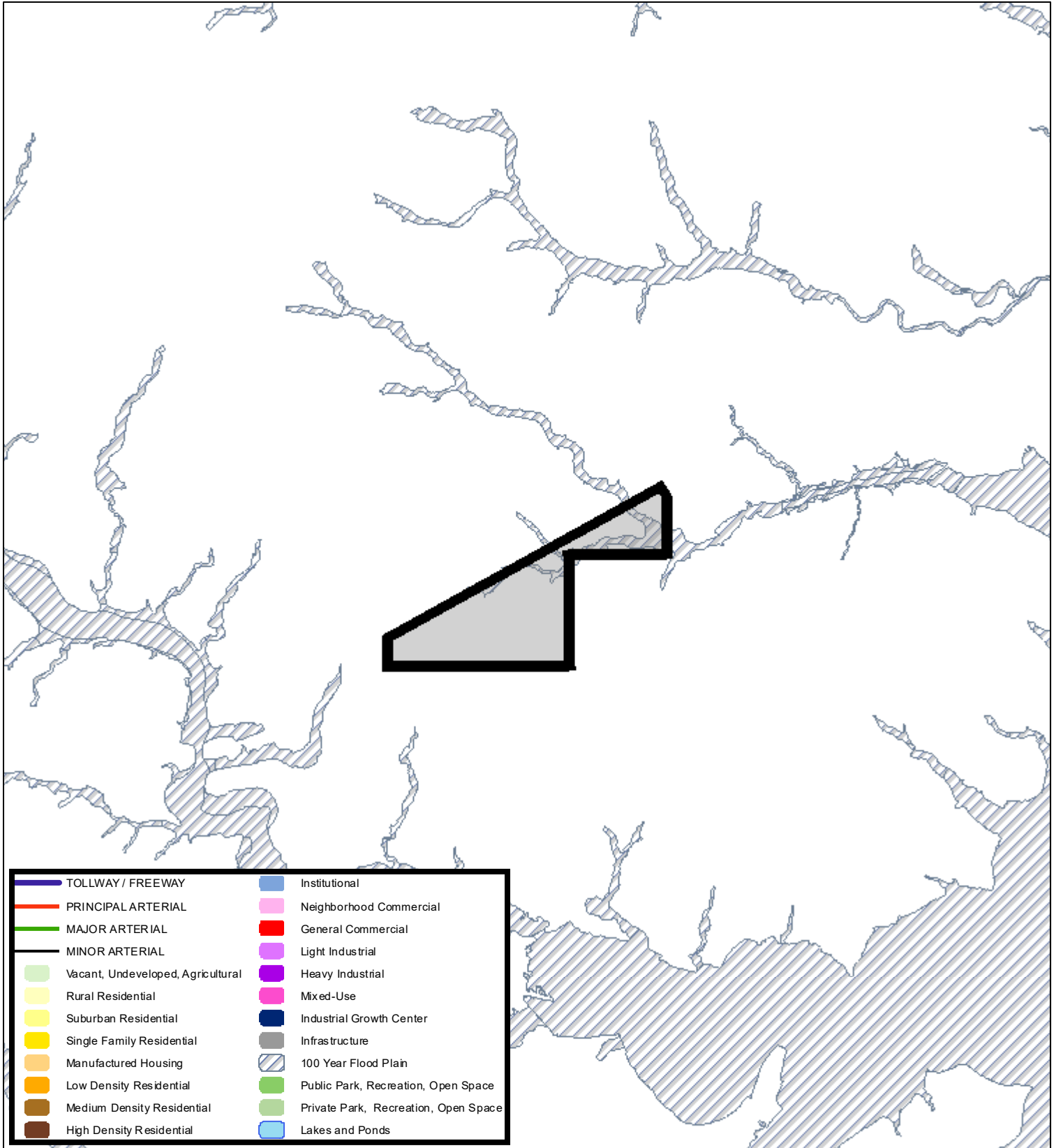
0 1,100 2,200 4,400 Feet

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ZC-26-129

Future Land Use



4,100 2,050 0 4,100 Feet

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



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ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER PMB FW Land LP

Mailing Address 4001 Maple Ave Ste 270 City, State, Zip Dallas, TX 75219

Phone 214-954-7008 Email taylor@pmbinv.com

APPLICANT FW Club LP

Mailing Address 4001 Maple Ave Ste 270 City, State, Zip Dallas, TX 75219

Phone 214-954-7008 Email taylor@pmbinv.com

AGENT / OTHER CONTACT Ryan Burgess

Mailing Address 4001 Maple Ave Ste 270 City, State, Zip Dallas, TX 75219

Phone 858-527-5683 Email ryan@pmbinv.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): See metes & bounds and maps included

Total Rezoning Acreage: 443.445 ☒ 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: 443.445 _____ 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
☐ Rezoning from one standard zoning district to another	☐ Submitting a required site plan for an existing PD (no change to development standards or waivers)
☒ Rezoning to Planned Development (PD) District	☐ Amending a previously approved PD or CUP site plan
☐ Adding a Conditional Use Permit (CUP) Overlay	Existing PD or CUP Number: _____
☐ Modifying development standards, waivers, and/or land uses for an existing PD or CUP	Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): None (City ETJ Property) Proposed Zoning District(s): PD
Current Use of Property: Private residential golf course community (Maverick Golf & Ranch Club)
Proposed Use of Property: Private residential golf course community (Maverick Golf & Ranch Club)

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: A-5
Land Uses Being Added or Removed: CR being added
Are Development Standards or Waivers being requested? ☒ Yes ☐ No If yes, please list below:

All waivers within Veale Ranch Development Agreement + additional waivers per project description

- ☐ 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.

See attached PDF file with Detailed Project Description

September 8th, 2026

Dave McCorquodale
Manager, Zoning and Land Use
City of Fort Worth
100 Fort Worth Trail
Fort Worth, TX 76102

RE: Maverick Project Description – Tract 3

Maverick Tract 3 (The “Project”) is approximately 443 acres in Southwest Fort Worth (“City”) and is intended to be the future phases of the existing community, Maverick Golf and Ranch Club “Maverick”. Maverick is a low density, privately gated, residential golf course community. Maverick is currently being built in phases with phase 1 complete and phase 2 under construction. This request is anticipated to include units that will be part of phase 4 and beyond of Maverick. This acreage of the project is anticipated to include an estimated 250 lots and 290 residential units along with an additional golf course and amenity buildings and facilities. The Project is subject to and within the Veale Ranch Development Agreement (“DA”).

This re-zoning request is to include all potential use types contemplated to be constructed within Maverick. All units within Maverick, current and planned, are for-sale residences including any residences constructed using the R2 or CR zoning districts.

Tract 3 (Approx. 443 acres)

Zoning District Acreage/Units

A-5	Up to 443ac
R2	Up to 133ac (30%)
CR (Modified)	Up to 40 <u>units</u>

This zoning request is to consistently zone the Project with Tract 1 and 1B within Maverick adjacent to and abutting the Project (Maverick phases 1-3), to the east. Tract 1B is simultaneously being submitted to the City to add the CR zoning district allowance. While traditionally used for larger scale rental communities, the CR zoning district is being requested to accommodate a ‘stacked’ for-sale residence. The CR zoning district matches closest from a physical building standpoint, thus the use. These units will be vertically constructed, similar to condos. It is planned that they will be 3-stories in total, with 2 units ‘stacked’, in addition to a below ground parking garage and shared driveway. It is also anticipated that they be centered around or close to a central amenity area and not more than 40 total units.

The following waivers for the CR units are requested:

1. Height: 45 feet maximum: *per Section 4.710 (c)(2)*
2. Open space requirements waived: *per Section 4.710 (c)(2)*
3. Building Material Requirements waived: *per Section 4.710 (c)(5)(3)*

4. Parking requirements waived: *per Section 4.710 (d)(2)*
5. Additional setbacks (adjacent to one or two-family residential districts) waived *per Section 4.710 (c)(2)*

The following waivers are requested for Golf Course Amenity Buildings such as Clubhouse(s):

1. Max allowable height, as measured from abutting frontage road, of 45 feet: per Section 4.201 (C)

The Project is currently within the Extraterritorial Jurisdiction "ETJ" of the City of Fort Worth and is used as agricultural land. The property to the East is within the City of Fort Worth and is phases 1-3 of Maverick. The property to the West and South is in Tarrant County. The property to the North is currently within the ETJ but part of the DA and under affiliate ownership.

PMB FW Land LP

FW Club LP

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.

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



Owner's Name (Printed): PMB FW Land LP

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) _____ 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)

PMB FW Land LP

Owner's Name (Printed)



Applicant or Agent's Signature

K. Taylor Baird

Applicant or Agent's Name (Printed):



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:

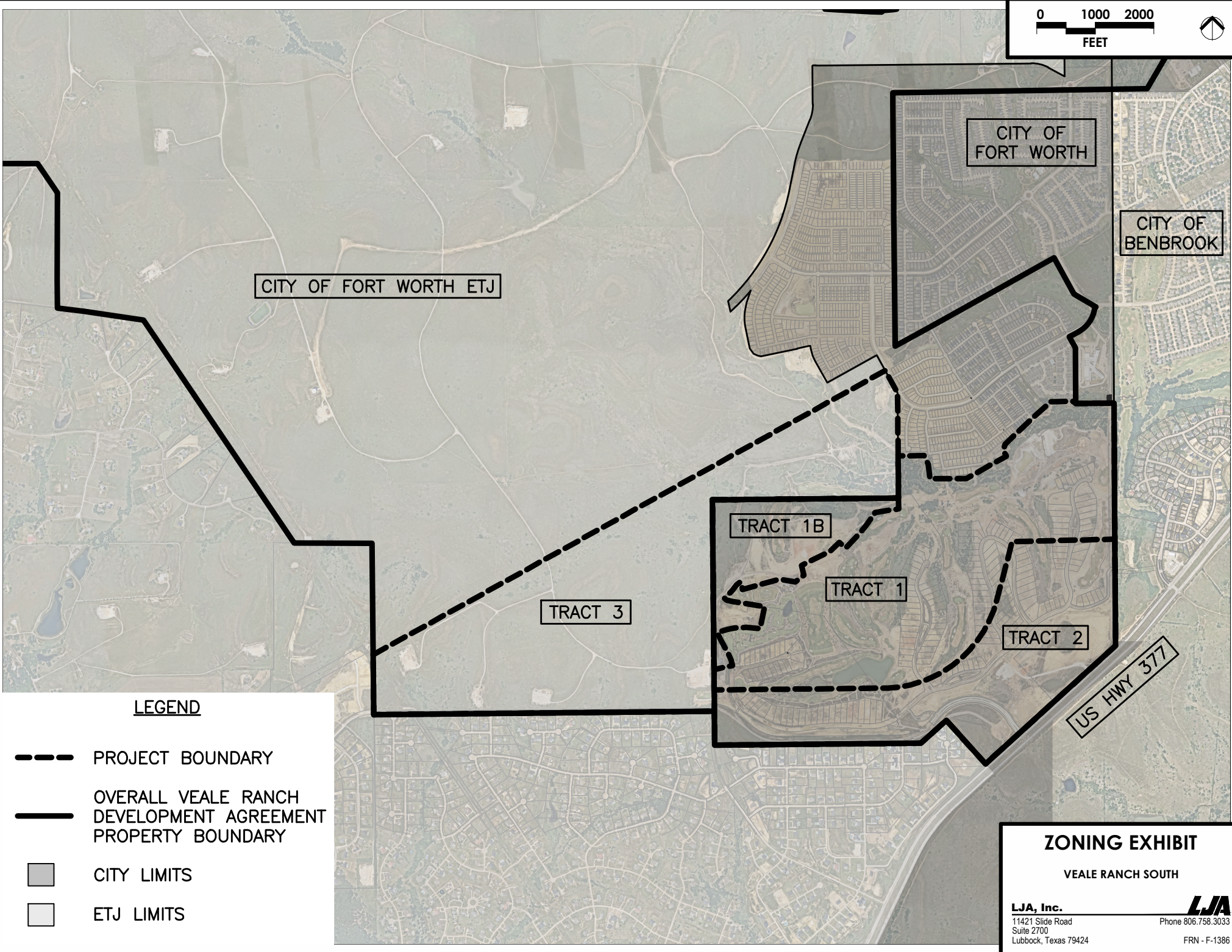
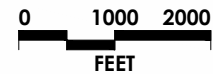
- ☐ This project will comply with [Section 6.301, Landscaping](#).
 - Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section ____." (reference section for your specific zoning district)
- ☐ This project will comply with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



LEGEND

- PROJECT BOUNDARY
- OVERALL VEALE RANCH DEVELOPMENT AGREEMENT PROPERTY BOUNDARY
- CITY LIMITS
- ETJ LIMITS

ZONING EXHIBIT

VEALE RANCH SOUTH