



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: February 11, 2026

SUBJECT

Consider a request by Kimley Horn, on behalf of the property owner, Marker Stone Realty Partners IV, LLC, for a Final Plat of Green Valley Way, Phase 1. The approximately 79.5-acre site is generally located on the east side of FM 2153 approximately 350 feet north of Somerset Lane in the City of Denton ETJ Division 1, Denton County, Texas. (FP25-0040, Green Valley Way Ph 1, Ashley Ekstedt)

BACKGROUND

The purpose of this Final Plat is to create 28 residential lots, 1 HOA lot, dedicate ROW, and dedicate easements.

A full analysis of the criteria for approval is provided as Exhibit 2.

Date Application Filed:	December 16, 2025
Withdrawn:	January 5, 2026
Days in Review:	20 Days
Resubmittal:	January 12, 2026
Planning & Zoning Commission Meeting:	February 11, 2026
Days in Review:	30 Days

This application is being considered under Texas Local Government Code (TX LGC) 212.009, which was updated as of September 1, 2023, with the passage of House Bill 3699.

OPTIONS

1. Approve
2. Deny with reasons

RECOMMENDATION

Staff recommends approval of this plat as it does meet the established criteria for approval. See Staff Analysis (Exhibit 2) for detailed reasons for recommendation.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

There has been no prior action or review.

PUBLIC OUTREACH

No public outreach is required for a final plat.

DEVELOPER ENGAGEMENT DISCLOSURES

No developer contact disclosures have been provided to staff from members of this body as of the issuance of this report.

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Final Plat
5. LLC Members List

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Ashley Ekstedt, AICP
Associate Planner