TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

November 5, 2026

Persons may address the Planning and Zoning Commission on any issue. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. Each member of the public who desires to address the P&Z Commission regarding an item on an agenda for an open meeting of the P&Z Commission shall have the right to address the Commission on the item before the Commission's consideration of the item. All speakers not requiring a translator are given 3 minutes to speak and may address the Commission only once on each agenda item. Non-English Speakers who require a translator are given 6 minutes to speak and may address the Commission only once on each agenda item. In accordance with the State of Texas Open Meeting Act, the board may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code. To address the Commission for any public hearing item please sign a speaker's sheet located on the tables by the front entry and submit to a Staff member.

1. ## 5:50 PM Work Session

2. ## 6:00 PM Regular Meeting

3. ## Roll Call

4. ## Public Comments

Persons may address the Planning & Zoning Commission on any issue for up to three (3) minutes. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. In accordance with the State of Texas Open Meeting Act, the commission may not comment or deliberate such statements during this period, except as authorized by Section 551.007, Texas Government Code.

5. ## Consent Agenda

1. Discuss and take action regarding the approval of the October 15, 2026 regular Planning & Zoning Commission meeting minutes.

2. **REPLAT/Lakeshore Plaza (RP-26-003040).** Presentation, discussion, and consideration on a request for approval for a Replat consisting of approximately 4.159 acres, generally located about 650 feet Southwest of the intersection of E Eldorado Parkway and Hillside Beach, within Little Elm's Town Limits to create three lots.
   - Presentation
   - Discussion
   - Consideration

6. ## Regular Agenda

1. **PUBLIC HEARING/ Vistas at Silvercreek Event Center (SUP-26-001727).** Presentation, public hearing, discussion, and recommendation on a request for a Specific Use Permit (SUP) to allow the use and operation of a 7,000-square-foot banquet hall on property generally located approximately 500 feet northeast of the intersection of Little Elm Parkway and FM 423, within the Town of Little Elm limits. The property is currently zoned Planned Development (PD) with Light Commercial and Townhome base zoning districts, established by Ordinance No. 1695.
    - Present
    - Open Public Hearing
    - Close Public Hearing
    - Discussion
    - Recommendation

7. Discussion of future agenda items, update on Council action, and requests for new business considerations

0. Discussion of Parking Requirements and Ratios for Banquet Hall Uses

8. Adjourn

Certificate

I certify that the above notice of the Planning & Zoning Commission meeting was posted on the bulletin board of the Town of Little Elm, Texas on October 29, 2026, prior to 5:00 p.m. The Little Elm Town Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made 48 hours prior to this meeting. Please contact the Town Secretary's office at 214-975-0404 or 972-377-5540 (fax) for arrangements.

_____

Citlali Hessong, Senior Planner

TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

11/05/2026

OVERVIEW

Project	Discuss and take action regarding the approval of the October 15, 2026 regular Planning & Zoning Commission meeting minutes.
P&Z Hearing	11/05/2026
Council Hearing	N/A
Size	N/A
Current Zoning	N/A
Proposed Use	N/A
Existing Use	N/A
Future Land Use Plan Designation	N/A
Applicant	N/A
Owner	N/A
Strategic Goal	

Agenda Item

Discuss and take action regarding the approval of the October 15, 2026 regular Planning & Zoning Commission meeting minutes.

Location

N/A

Planning Analysis

N/A

Recommended Action

Staff recommends approval.

Attachments

P&Z 10.15.26 Minutes

D R A F T

Minutes
Town of Little Elm
PLANNING & ZONING COMMISSION
Regular Meeting
Thursday, OCTOBER 15, 2026 - 6:00 pm

Present:	Tom Ocelli, Vice-Chairman; Ron Trees, Commissioner; Jack Skinner, Commissioner; Brian Kuberski, Commissioner; Brandon McLemore, Commissioner; Paula Ward, Commissioner; Nisha Singla, Alternate Commissioner
Absent:	Robert Martin, Chairman; Debra Cadet, Alternate Commissioner
Staff Present:	Olga Chernomorets, Managing Director of Planning Services
	Citlali Hessong, Senior Planner
	Thomas Mitchell, Planner

1. ## 5:50 PM Work Session

2. ## 6:00 PM Regular Meeting

3. ## Roll Call

4. ## Public Comments

Persons may address the Planning & Zoning Commission on any issue for up to three (3) minutes. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. In accordance with the State of Texas Open Meeting Act, the commission may not comment or deliberate such statements during this period, except as authorized by Section 551.007, Texas Government Code.

5. ## Consent Agenda

Motion: Approve the Consent Agenda as presented.

Motion by Commissioner Ron Trees, seconded by Commissioner Paula Ward

AYE: Vice-Chairman Tom Ocelli, Commissioner Ron Trees, Commissioner Jack Skinner, Commissioner Brian Kuberski, Commissioner Brandon McLemore, Commissioner Paula Ward, Alternate Commissioner Nisha Singla

7 - 0 Passed - Unanimously

0. Discuss and take action regarding the approval of a correction to the August 20, 2026 regular Planning & Zoning Commission meeting minutes.

1. Discuss and take action regarding the approval of the October 1, 2026 regular Planning & Zoning Commission meeting minutes.

2. **REPLAT/Lakeshore Plaza (RP-26-003040).** Presentation, discussion, and consideration on a request for approval for a Replat consisting of approximately 4.159 acres, generally located about 650 feet Southwest of the intersection of E Eldorado Parkway and Hillside Beach, within Little Elm's Town Limits to create three lots.
    - Presentation
    - Discussion
    - Consideration

6. Regular Agenda

1. **REPLAT/Lots 2A & @2B, Frisco Park Estates (RP-26-003343).** Presentation, Discussion, and Consideration of the replat of Lot 2, Block 1, of Frisco Park Estates, from one residential lot into two residential lots, Lot 2A and Lot 2B, on approximately 0.25 acres of land generally located 160 feet south of the intersection of S. Park Drive and E. Park Drive, within Little Elm's Town limits.
    - Presentation
    - Discussion
    - Consideration

Olga Chernomorets presented the agenda item.

Vice-Chairman Ocelli opened the public hearing at 6:05pm. There were no speakers.
Vice-Chairman Ocelli closed the public hearing at 6:05pm.

Motion: Approve the agenda item with the conditions presented by Staff.

Motion by Commissioner Jack Skinner, seconded by Commissioner Ron Trees

AYE: Vice-Chairman Tom Ocelli, Commissioner Ron Trees, Commissioner Jack Skinner, Commissioner Brian Kuberski, Commissioner Brandon McLemore, Commissioner Paula Ward, Alternate Commissioner Nisha Singla

7 - 0 Passed - Unanimously

2. **PUBLIC HEARING/ Little Elm Crossing Amendment (PD-26-002891).** Presentation, Public Hearing, Discussion, and Recommendation on a request to rezone approximately 1.89 acres of land, currently zoned as Planned Development - Light Commercial (PD-LC) District, through Ordinance No. 1805, generally located at the southeast corner of the intersection of Little Elm Parkway and East Eldorado Parkway, within Little Elm's town limits, to amend the existing site layout and development standards, in order to allow one commercial lot, inclusive of a quick service restaurant with a drive-thru component.
    - Presentation
    - Public Hearing
    - Discussion
    - Recommendation

Olga Chernomorets presented the agenda item.

Vice-Chairman Ocelli opened the public hearing at 6:13pm. There were no speakers.
Vice-Chairman Ocelli closed the public hearing at 6:14pm.

Commissioners raised concerns about drive-through ordering noise affecting nearby residences and asked about the distance between the menu boards and residential properties. The distance was estimated during the meeting at approximately 75 to 90 feet, accounting for the utility easement and setbacks.

The Commission discussed landscaping along the rear of the restaurant and the previous decision to allow enhanced landscaping in place of a masonry screening wall. Commissioners noted that the revised plan omitted the evergreen hedge included in the earlier concept and expressed concern that landscaping should help buffer drive-through noise from nearby residences. Staff explained that wooden fences and an HOA-owned open-space lot and utility easement separate the restaurant from residences. Staff agreed that an evergreen hedge could be added as a condition, subject to any restrictions imposed by the utility easement owner. The Commission supported adding a hedge behind the restaurant nearest the ordering board, with the location determined by staff.

Motion: Approve the agenda item with the following condition:

- A row of evergreen shrubs, planted in a way that forms a hedgerow, be installed along the southern property line, for the full extent of the drive through lanes, from drive thru entrance on the west side, past he pick up window on the east side.

Motion by Commissioner Brian Kuberski, seconded by Commissioner Ron Trees

AYE: Vice-Chairman Tom Ocelli, Commissioner Ron Trees, Commissioner Jack Skinner, Commissioner Brian Kuberski, Commissioner Brandon McLemore, Commissioner Paula Ward, Alternate Commissioner Nisha Singla

7 - 0 Passed - Unanimously

7. Discussion of future agenda items, update on Council action, and requests for new business considerations

The Commission discussed ongoing and future development updates.

8. Adjourn

The meeting was adjourned at 6:31pm.

TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

11/05/2026

OVERVIEW

Project	REPLAT/Lakeshore Plaza (RP-26-003040)
P&Z Hearing	11/05/2026
Council Hearing	N/A
Size	Approximately 4.159 acres
Current Zoning	Planned Development (Light Commercial Base)
Proposed Use	Retail/Commerical & Condos
Existing Use	Commercial/ Retail
Future Land Use Plan Designation	Lakefront District
Applicant	Mahdi Matt Shekari
Owner	LAKE SHORE PLAZA
Strategic Goal	

Agenda Item

REPLAT/Lakeshore Plaza (RP-26-003040). Presentation, discussion, and consideration on a request for approval for a Replat consisting of approximately 4.159 acres, generally located about 650 feet Southwest of the intersection of E Eldorado Parkway and Hillside Beach, within Little Elm's Town Limits to create three lots.

- Presentation
- Discussion
- Consideration

Location

The subject property is loacted about 650 feet Southwest of the intersection of E Eldorado Parkway and Hillside Beach Drive.

Planning Analysis

The purpose of a Replat is to update the existing plat to record newly established lot lines and easements, and to ensure that the development of the land is consistent with all standards of the Town's Subdivision Ordinance pertaining to the adequacy of public facilities that public improvements to serve the subdivision or development have been installed and accepted by the Town or that provision of such installation has been made, that all other requirements and conditions have been satisfied or provided to allow the repast to be recorded with Denton County.

The purpose of the proposed replat is to subdivide one existing lot into three separate lots and establish lot

boundaries that are consistent with the site plan previously reviewed and approved by the guiding PD Ordinance. This action will allow the property to be developed, and maintained in accordance with that approved plan.

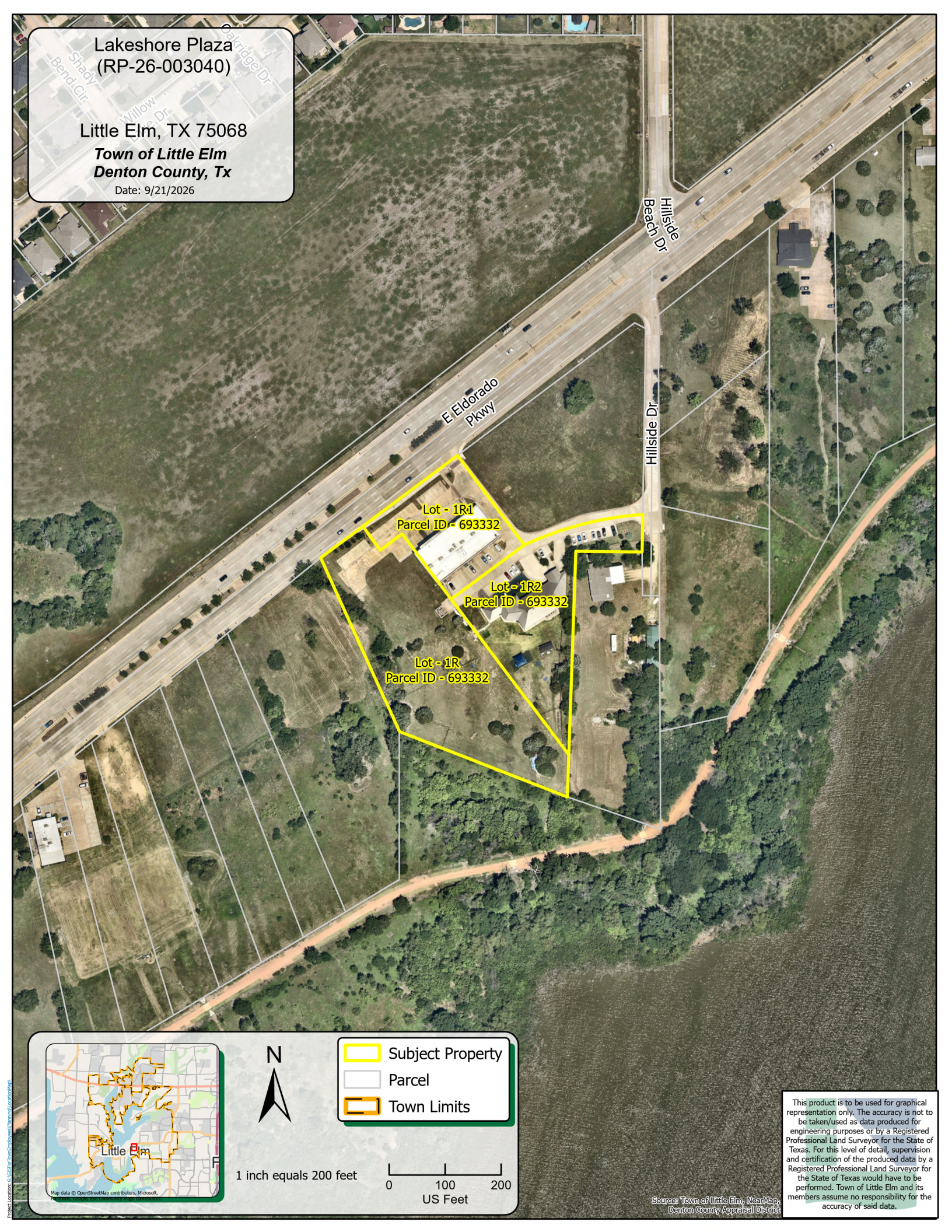
Recommended Action

Staff recomments approval of the plat as presented.

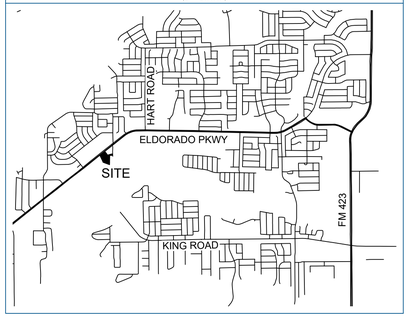
Attachments

Location Map

Plat


Lakeshore Plaza
(RP-26-003040)
Little Elm, TX 75068
Town of Little Elm
Denton County, Tx
Date: 9/21/2026
Hillside Beach Dr
E Eldorado Pkwy
Hillside Dr
Lot - 1R1
Parcel ID - 693332
Lot - 1R2
Parcel ID - 693332
Lot - 1R
Parcel ID - 693332
Subject Property
Parcel
Town Limits
N
1 inch equals 200 feet
0
100
200
US Feet
Little Elm
Source: Town of Little Elm, NearMap, Denton County Appraisal District
This product is to be used for graphical representation only. The accuracy is not to be taken/used as data produced for engineering purposes or by a Registered Professional Land Surveyor for the State of Texas. For this level of detail, supervision and certification of the produced data by a Registered Professional Land Surveyor for the State of Texas would have to be performed. Town of Little Elm and its members assume no responsibility for the accuracy of said data.

VICINITY MAP
(1"=1000')



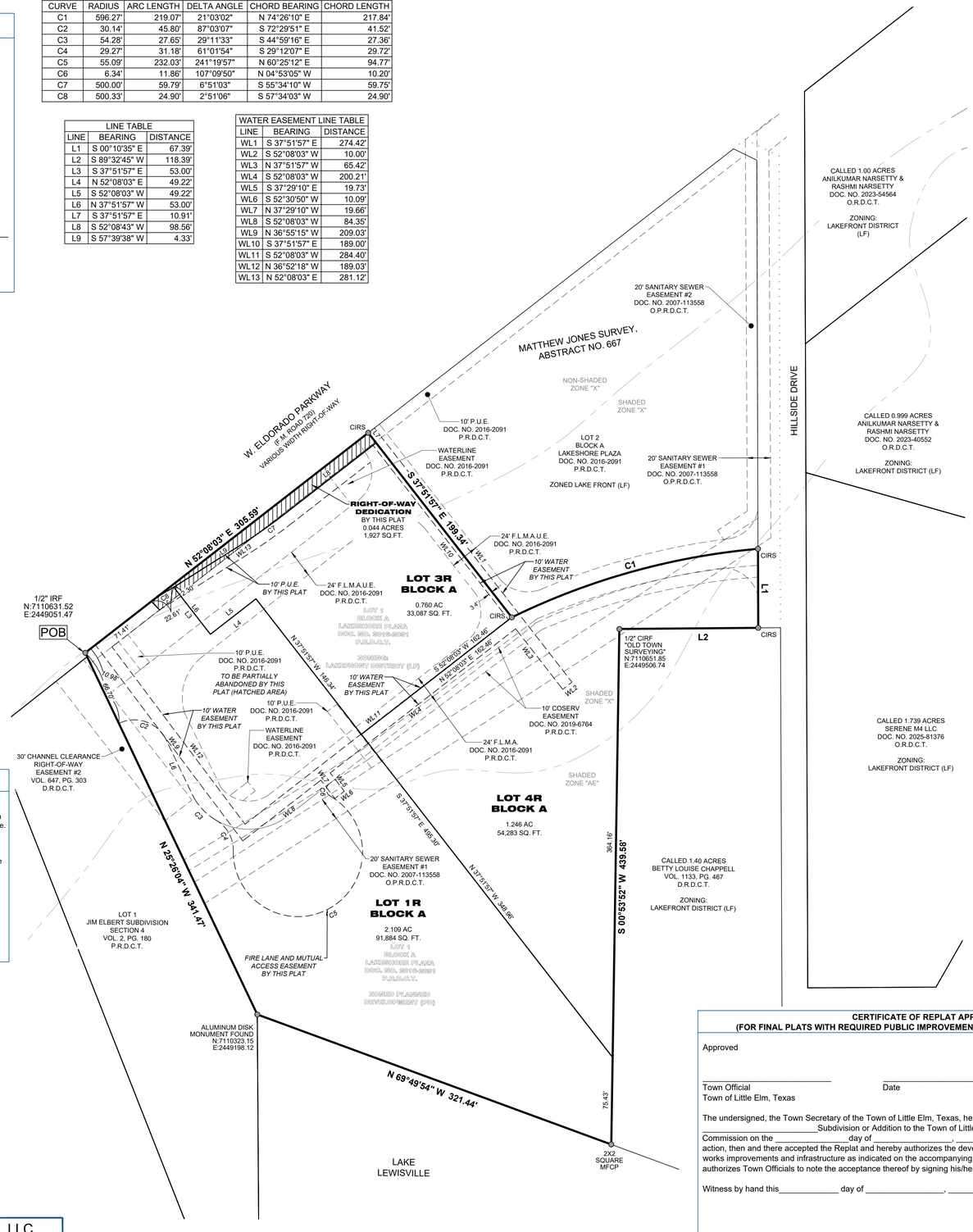
GENERAL NOTES

1. The purpose of this replat is to create three (3) lots of record from one (1) existing lot of record and to dedicate easements.
2. This property is located in "Non-shaded Zone X", "Shaded Zone X" and "Shaded Zone AE" according to the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 as shown on Map Number 48121C0420G.
3. The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (2011) Adjustment Realization.
4. All lots comply with the minimum size requirements of the zoning district.
5. This property may be subject to charges related to impact fees and the applicant should contact the Town regarding any applicable fees due.
6. All common areas will be owned and maintained by the HOA/POA.
7. Notice - Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law, and is subject to fines and/or withholding of utilities and building permits.
8. This plat does not alter or remove existing deed restrictions, if any, on this property.
9. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
10. The subject property shown hereon is zoned Lakefront District (LF) per Little Elm Zoning.
11. All Capped Iron Rods Set are 1/2 inch with green plastic cap stamped "EAGLE SURVEYING" (CIRS).

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	596.27'	219.07'	21°03'02"	N 74°26'10" E	217.84'
C2	30.14'	45.80'	87°03'07"	S 72°29'51" E	41.52'
C3	54.28'	27.65'	29°11'33"	S 44°59'16" E	27.36'
C4	29.27'	31.18'	61°01'54"	S 29°12'07" E	29.72'
C5	55.09'	232.03'	241°19'57"	N 60°25'12" E	94.77'
C6	6.34'	11.86'	107°09'50"	N 04°53'05" W	10.20'
C7	500.00'	59.79'	6°51'03"	S 55°34'10" W	59.75'
C8	500.33'	24.90'	2°51'06"	S 57°34'03" W	24.90'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°10'35" E	67.39'
L2	S 89°32'45" W	118.39'
L3	S 37°51'57" E	53.00'
L4	N 52°08'03" E	49.22'
L5	S 52°08'03" W	49.22'
L6	N 37°51'57" W	53.00'
L7	S 37°51'57" E	10.91'
L8	S 52°08'43" W	98.56'
L9	S 57°39'38" W	4.33'

WATER EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
WL1	S 37°51'57" E	274.42'
WL2	S 52°08'03" W	10.00'
WL3	N 37°51'57" W	65.42'
WL4	S 52°08'03" W	200.21'
WL5	S 37°29'10" E	19.73'
WL6	S 52°30'50" W	10.09'
WL7	N 37°29'10" W	19.66'
WL8	S 52°08'03" W	84.35'
WL9	N 36°55'15" W	209.03'
WL10	S 37°51'57" E	189.00'
WL11	S 52°08'03" W	284.40'
WL12	N 36°52'18" W	189.03'
WL13	N 52°08'03" E	281.12'



OWNER'S STATEMENT FOR FIRE LANE EASEMENT

The undersigned covenants and agrees that he/she shall construct upon the fire lane easements, as dedicated and shown hereon, a fire lane in accordance with the Fire Code and Town standards and that he shall maintain the same in a state of good repair at all times in accordance with Town Ordinance. The fire lane easement shall be kept free of obstructions in accordance with the Town Ordinance. The maintenance of pavement in accordance to Town Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire lane in accordance with Town Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use

Owner (Printed Name):_____

Owner (Signature):_____
Date: _____

Owner (Printed Name):_____

Owner (Signature):_____
Date: _____

LEGEND

POB	= POINT OF BEGINNING
VOL.	= VOLUME
PG.	= PAGE
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
MFCP	= METAL FENCE CORNER POST
DOC. NO.	= DOCUMENT NUMBER
F.L.M.A.E.	= FIRE LANE & MUTUAL ACCESS EASEMENT
D.R.D.C.T.	= DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	= PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	= OFFICIAL RECORDS, DENTON COUNTY, TEXAS
	= EASEMENT ABANDONMENT

N

1" = 50'
0 25 50

JOB NUMBER	2511.055
DATE	01-23-2026
REVISION	10-22-2026
DRAWN BY	MMF

EAGLE SURVEYING

Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Richard Spicer, Jr
222 South Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
plattingdepartment@eaglesurvying.com

OWNER
Lake Shore Plaza
550 E. Eldorado Pkwy
Little Elm, TX 75068
Contact: Matt Shekari
(972) 339-2843
mattshekari@gmail.com

LOT 1R	2.109 ACRES
LOT 3R	0.760 ACRES
LOT 4R	1.246 ACRES
ROW DEDICATION	0.044 ACRES

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

We, **LAKE SHORE PLAZA and TEKRI ENTERPRISES INC**, owners of the land shown on this plat within the area described by metes & bounds as follows:

Being a 4.159 acre tract of land out of the Matthew Jones Survey, Abstract No. 667, situated in the Town of Little Elm, Denton County, Texas, and being all of Lot 1, Block A Lakeshore Plaza, a subdivision of record in Document Number 2016-2091 of the Plat Records of Denton County, Texas as conveyed to Lake Shore Plaza, LLC by general warranty deed of record in Document Number 2017-80364 and Document Number 2020-54623 of the Official Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at 1/2 inch iron rod found in the Southeast right-of-way line of W. Eldorado Parkway (Farm to Market Road 720 - right-of-way width varies), being the North corner of Lot 1 of Jim Elbert Subdivision, Section 4, a subdivision of record in Volume 2, Page 180 of said Plat Records, also being the West corner of said Lot 1, Block A;

THENCE, N52°08'03"E, along the Southeast right-of-way line of said W. Eldorado Parkway, being the common Northwest line of said Lot 1, Block A, a distance of 305.59 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the West corner of Lot 2, Block A of said Lakeshore Plaza, being the most Northerly Northeast corner of said Lot 1, Block A;

THENCE, S37°51'57"E, leaving the Southeast right-of-way line of said W. Eldorado Parkway, along the Southwest line of said Lot 2, Block A, being the common Northeast line of said Lot 1, Block A, a distance of 199.34 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of said Lot 2, Block A;

THENCE, along the South line of said Lot 2, Block A, being the common Northeast line of said Lot 1, Block A and along a non-tangent curve to the right, having a radius of 596.27 feet, a chord bearing of N74°26'10"E, a chord length of 217.84 feet, a delta angle of 21°03'02", an arc length of 219.07 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West right-of-way line of Hillside Drive (a variable width right-of-way), being the Southeast corner of said Lot 2, Block A, also being the most Easterly Northeast corner of said Lot 1, Block A;

THENCE S00°10'35"E, along the West right-of-way line of said Hillside Drive, being the common East line of said Lot 1, Block A, a distance of 67.39 feet to 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" se in the North line of a called 1.40 acre tract of land conveyed to Betty Louise Chappell by deed of record in Volume 1133, Page 467 of the Deed Records of Denton County, Texas, being the most Easterly Southeast corner of said Lot 1, Block A;

THENCE, S89°32'45"W, along the North line of said 1.40 acre tract, being the common irregular East line of said Lot 1, Block A, a distance of 118.39 feet to a 1/2 inch iron rod with blue plastic cap stamped "OLD TOWN SURVEYING" found at the Northwest corner of said 1.40 acre tract;

THENCE S00°53'52"W, along the West line of said 1.40 acre tract, being the common East line of said Lot 1, Block A, a distance of 439.58 feet to a 2x2 square metal fence corner post at the Southwest corner of said 1.40 acre tract, being the most Southerly Southeast corner of said Lot 1, Block A;

THENCE, N69°49'54"W, along the South line of said Lot 1, Block A, a distance of 321.44 feet to an aluminum disk found at the Southeast corner of said Lot 1 of said Jim Elbert Subdivision, also being the Southwest corner of said Lot 1, Block A;

THENCE, N25°26'04"W, along the East line of said Lot 1 of Jim Elbert Subdivision, being the common West line of said Lot 1, Block A, a distance of 341.47 feet to the **POINT OF BEGINNING**, and containing an area of 4.159 acres (181,182 square feet) of land.

And designated herein as **LAKESHORE PLAZA** to the Town of Little Elm, Texas, and whose name is subscribed hereto, hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

OWNER: **LAKE SHORE PLAZA**

BY: _____ _____
Signature Date

_____
Printed Name and Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority in and for Denton County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is the owner, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 20__.

_____
Notary Public in and for the State of _____

_____
Printed Name

My Commission Expires: _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **PATRICK MALLON**, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

_____
Patrick Mallon, R.P.L.S. # 7170

_____
Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **PATRICK MALLON**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF REPLAT APPROVAL
(FOR FINAL PLATS WITH REQUIRED PUBLIC IMPROVEMENTS INSTALLED BEFORE APPROVAL)

Approved

_____ _____
Town Official Date
Town of Little Elm, Texas

The undersigned, the Town Secretary of the Town of Little Elm, Texas, hereby certifies that the foregoing Replat of the _____Subdivision or Addition to the Town of Little Elm was submitted to the Planning and Zoning Commission on the _____ day of _____, _____, and the Commission, by formal action, then and there accepted the Replat and hereby authorizes the developer to proceed with the construction of public works improvements and infrastructure as indicated on the accompanying construction plans, and said Commission further authorizes Town Officials to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this_____ day of _____, _____.

_____
Town Secretary
Town of Little Elm, Texas

DATE OF REVISIONS
FEBRUARY 26, 2026
APRIL 06, 2026
JUNE 18, 2026
SEPTEMBER 10, 2026
SEPTEMBER 28, 2026

REPLAT
LAKESHORE PLAZA
LOTS 1R, 3R, & 4R, BLOCK A

BEING LOT 1, BLOCK A, LAKESHORE PLAZA
RECORDED IN DOCUMENT NUMBER 2016-2091, P.R.D.C.T.
4.159 ACRES OUT OF THE
MATTHEW JONES SURVEY, ABSTRACT No. 667
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

PREPARATION DATE: JANUARY 19, 2026

TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

11/05/2026

OVERVIEW

Project	PUBLIC HEARING/ Vistas at Silvercreek Event Center (SUP-26-001727)
P&Z Hearing	11/05/2026
Council Hearing	December 1,2026
Size	Approximately 1.53 acres
Current Zoning	Planned Development (Light Commercial and Townhome Base)
Proposed Use	Event Center / Retail
Existing Use	Shell Building
Future Land Use Plan Designation	Retail/Commercial
Applicant	Sudhakar Avadhanul
Owner	3R CHPTL DEVELOPERS LLC
Strategic Goal	

Agenda Item

PUBLIC HEARING/ Vistas at Silvercreek Event Center (SUP-26-001727). Presentation, public hearing, discussion, and recommendation on a request for a Specific Use Permit (SUP) to allow the use and operation of a 7,000-square-foot banquet hall on property generally located approximately 500 feet northeast of the intersection of Little Elm Parkway and FM 423, within the Town of Little Elm limits. The property is currently zoned Planned Development (PD) with Light Commercial and Townhome base zoning districts, established by Ordinance No. 1695.

- Present
- Open Public Hearing
- Close Public Hearing
- Discussion
- Recommendation

Location

The subject property is located approximately 500 feet northeast of the intersection of Little Elm Parkway and FM 423, within the Town of Little Elm limits.

Planning Analysis

Background.
The subject property was annexed into the Town of Little Elm in 1995 through Ordinance No. 341, and is part of a large Planned Development (PD) with Light Commercial (LC) and Townhome (TH) base zoning, approved through Ordinance No. 1695 in 2022.
The approximately 1.53-acre subject property is part of the Vistas at Silvercreek development and is generally located northeast of the intersection of Little Elm Parkway and FM 423. The property contains a recently constructed, vacant shell commercial building. The applicant is requesting a Specific Use Permit (SUP) to allow the operation of an assembly hall within a portion of the building.

Proposal.
Although the applicant refers to the proposed use as an "assembly hall," the operational characteristics described align more closely with the definition of a banquet hall.
In early 2024 the Town added a definition for banquet hall which is as follows:

> *An establishment which is rented by individuals or groups to accommodate private functions including, but not limited to, banquets, weddings, anniversaries, and other similar celebrations. Such use, may or may not include: 1) kitchen facilities for the preparation or catering of food; 2) the sale of alcoholic beverages for on-premise consumption, only during the scheduled events, and not open to the general public; 3) outdoor gardens or reception facilities.*

The applicant is proposing to establish a 7,000-square-foot banquet hall within the existing 15,509-square-foot building. The space is intended for private, reservation-based events, including corporate gatherings, birthday parties, baby showers, and similar social functions. The facility will include a bar area and buffet counters; however, no commercial cooking or on-site food preparation is proposed. All food will be prepared off-site and brought in by caterers, with canned gel-fuel warming devices used to maintain serving temperatures. Food safety regulations will be reviewed and enforced by the Town's third-party health inspections.

No retail alcohol sales are allowed as part of this SUP request. Event renters will provide their own beverages and bartending services in compliance with TABC regulations and applicable Town Code requirements. Banquet halls are parked as an assembly use at a ratio of one required space for every four persons in the main assembly space. Based on the applicant's proposed seating layout, the total allowed seating capacity, from a zoning perspective, is a maximum of 138 people. The parking requirement for 138 people results in 35 required parking spaces. The subject property contains 75 existing parking spaces, which will need to be coordinated as other tenants occupy the property, to ensure there is adequate parking for each land use on site.

The final building occupancy may ultimately not match the zoning allowance, and will still need to be set by the Fire and Building Departments during the building permit process. The building code requires that the commercial space be finished out based on the size of the space, not the applicant's suggested occupancy. Therefore, if building code requirements dictate that the space is big enough to accommodate over 300 people, the space will need to be finished out to meet the requirements for that potential maximum occupancy. However, the SUP allowance of a maximum of 138 people will set how many occupants can actually be within this suite for the purposes of a banquet hall.

The applicant is requesting hours of operation from 8:00 a.m. to midnight. There will be no outdoor music or entertainment, all music and event activities are to always remain indoors.

Building and Fire.
It is important to note that the proposed plans were not prepared by a licensed design professional and are purely conceptual in nature. The plans may not reflect all technical requirements necessary for permitting, which is likely to result in changes to the interior space. During the formal building permit review, the applicant may be required to revise plans to ensure all compliance with applicable Building and Fire Code standards.

Comprehensive plan.

This falls under a commercial use which aligns with the current and future zoning of Light Commercial.

Recommended Action

Staff recommends that the Planning and Zoning Commission evaluate the proposed Specific Use Permit request and make a recommendation to the Town Council based on the compatibility of the proposed use with surrounding land uses, the quality of the proposal, and the overall character of the area.

Attachments

Location Map

Exhibits


Vistas at Silvercreek
Event Center
(SUP-26-001727)
Little Elm, TX 75068
Town of Little Elm
Denton County, Tx
Date: 10/1/2026
Chesterwood Dr
Deerwood Dr
Crestridge Dr
Yuma Dr
Greenbrook Dr
Dove Creek Dr
FM 423
Little Elm Pkwy
Parcel ID - 1059823
Little Elm
N
Subject Property
200' Buffer
Parcel
Town Limits
1 inch equals 200 feet
0 50 100 150 200
US Feet
Source: Town of Little Elm, NearMap, Denton County Appraisal District
This product is to be used for graphical representation only. The accuracy is not to be taken/used as data produced for engineering purposes or by a Registered Professional Land Surveyor for the State of Texas. For this level of detail, supervision and certification of the produced data by a Registered Professional Land Surveyor for the State of Texas would have to be performed. Town of Little Elm and its members assume no responsibility for the accuracy of said data.

SUP Submittal for Premium Assembly Hall

All plans, layouts, and supporting materials included with this SUP application are conceptual only.

Final tenant improvement, architectural, MEP, life-safety, and construction plans will be prepared by the appropriate licensed professionals and submitted to the Town for review and approval during the tenant improvement/building permit phase.

Project / Use Summary

- **Proposed Use:** Premium Assembly Hall.
- **Proposed Area:** Approximately 7,000 SF.
- **Proposed Maximum Seating:** 138 persons (18 tables and 138 chairs).
- **Proposed Operating Hours:** 8:00 AM to 12:00 Midnight.
- **Doors:** Door quantities and locations are consistent across all plans.
- **Storefront Windows:** The scaled conceptual layout shows an Assembly Hall width of 87'-5". The bar and Buffet Counter - 2 are each 15' wide (30' combined), leaving flexibility to retain or accommodate storefront windows during TI design.
- **Suite Location:** Shown on the Assembly Hall Suite Allocation & Designated Area page.
- **Proposed Events:** Corporate gatherings, birthday parties, baby showers, graduation parties, anniversaries, and similar private events.
- **Parking:** 36 parking spaces proposed for the Assembly Hall.
- **Counter Locations:** Bar and buffet counters are positioned away from the storefront, leaving space for windows and unobstructed access.

Food Preparation:

- No commercial cooking or on-site food preparation is proposed.
- Food will be prepared off-site in the kitchens of third-party catering vendors and delivered to the facility.
- The designated buffet/kitchen area will primarily contain serving tables and buffet trays for catered food.
- Serving tables, buffet equipment, and related items will not obstruct exit doors, required exits, or egress pathways.
- Food warming, where necessary, is proposed through canned gel-fuel warming devices commonly used with buffet chafing dishes, subject to Fire Marshal approval and all applicable fire-safety requirements.

Alcohol: Retail alcohol sales are not proposed as part of this SUP. Any alcohol service associated with private events will comply with applicable TABC and Town requirements.

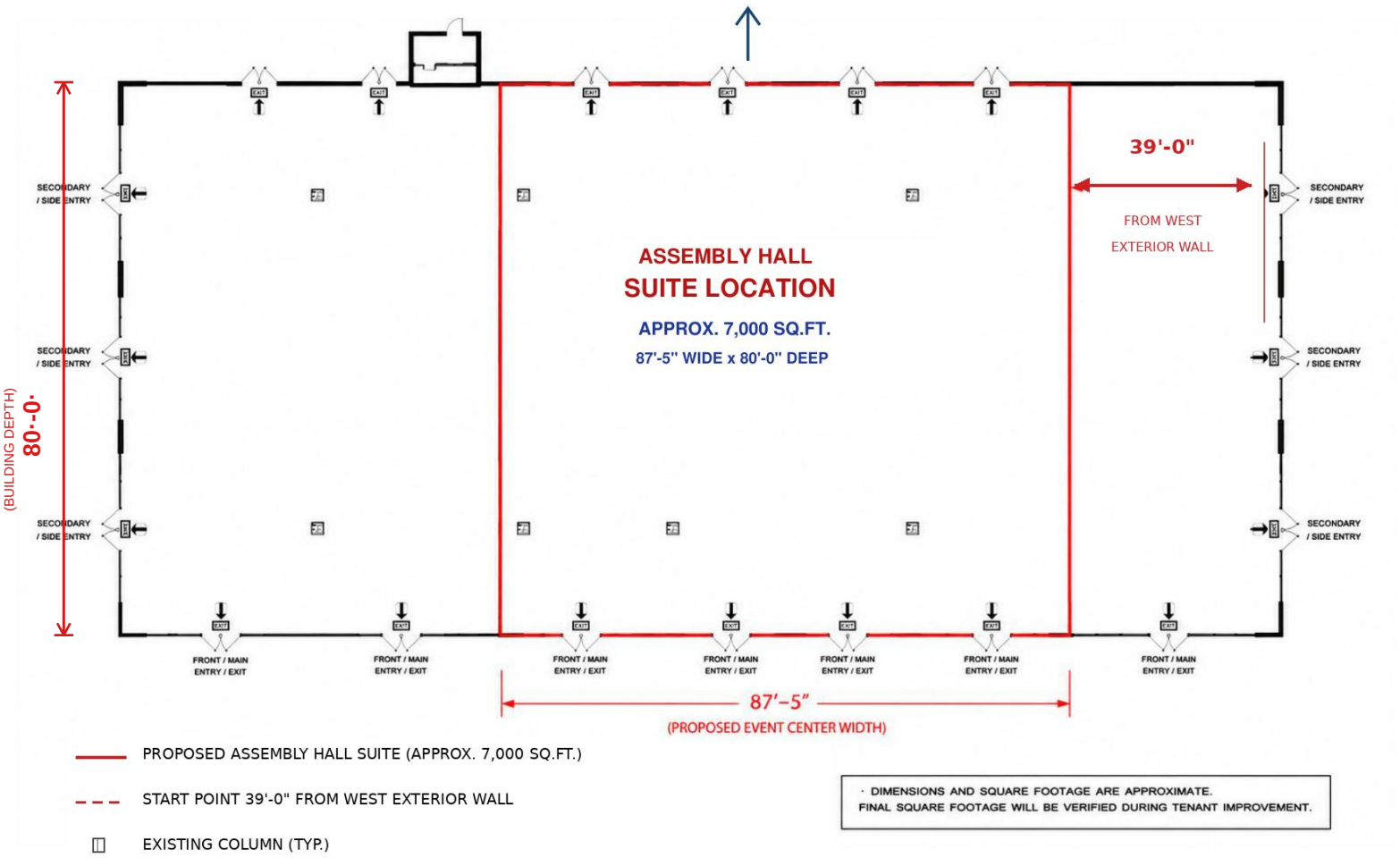
Noise Control: No outdoor amplified music or entertainment is proposed. Music and event activities will remain indoors. Appropriate sound-control measures will be incorporated into the tenant improvements to minimize impacts on adjacent businesses and surrounding properties.

The final design and construction will comply with all applicable accessibility, life-safety and egress, Fire Marshal, building and fire code, and other Town requirements.

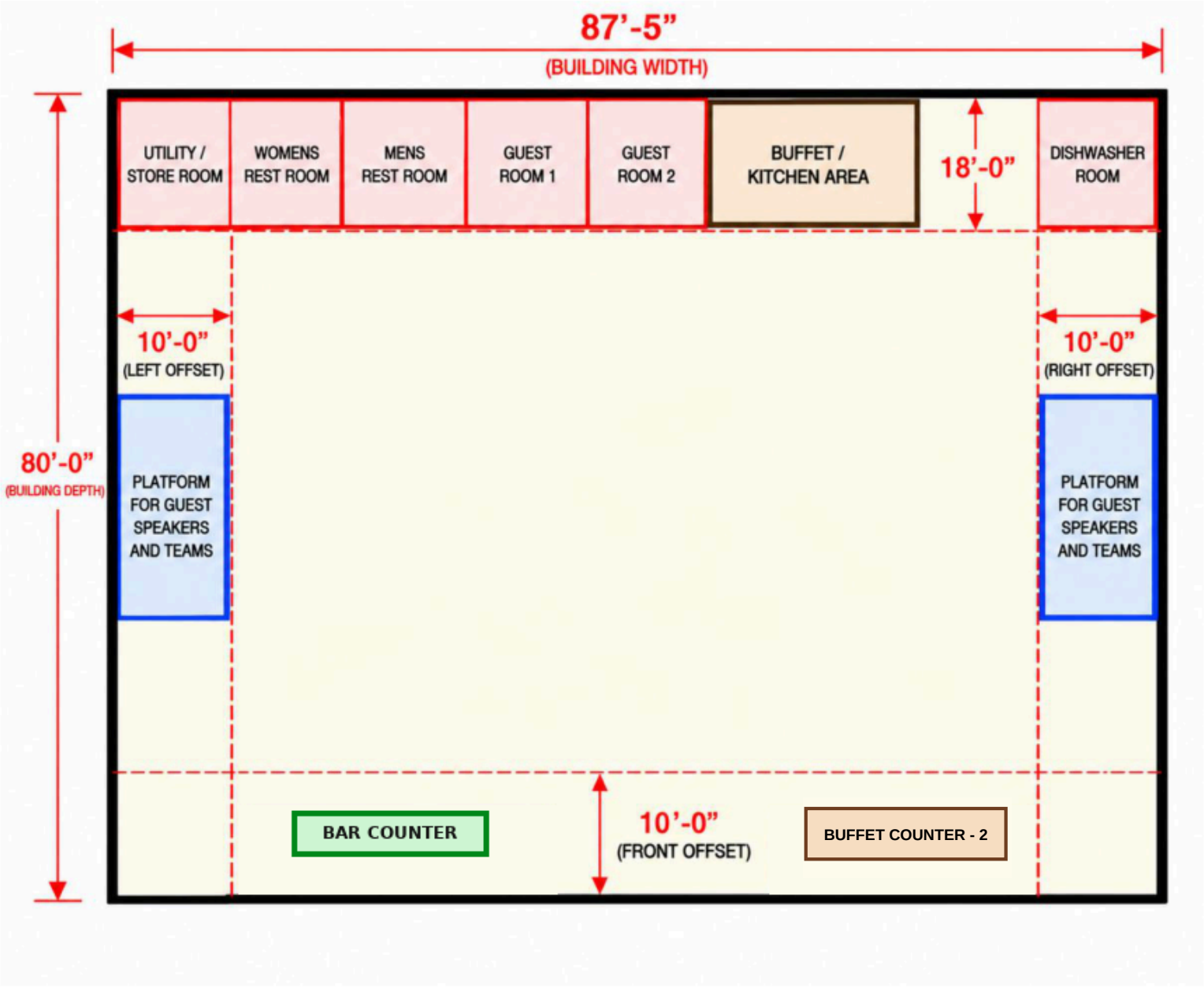
Conceptual Plans Included with SUP Submittal:

1. Assembly Hall suite allocation and designated area
2. High-level internal space allocation within the Assembly Hall
3. To The Scale "Conceptual SUP layout / floor plan"
4. Conceptual accessible restroom layout
5. Conceptual egress plan
6. Conceptual interior design mood board

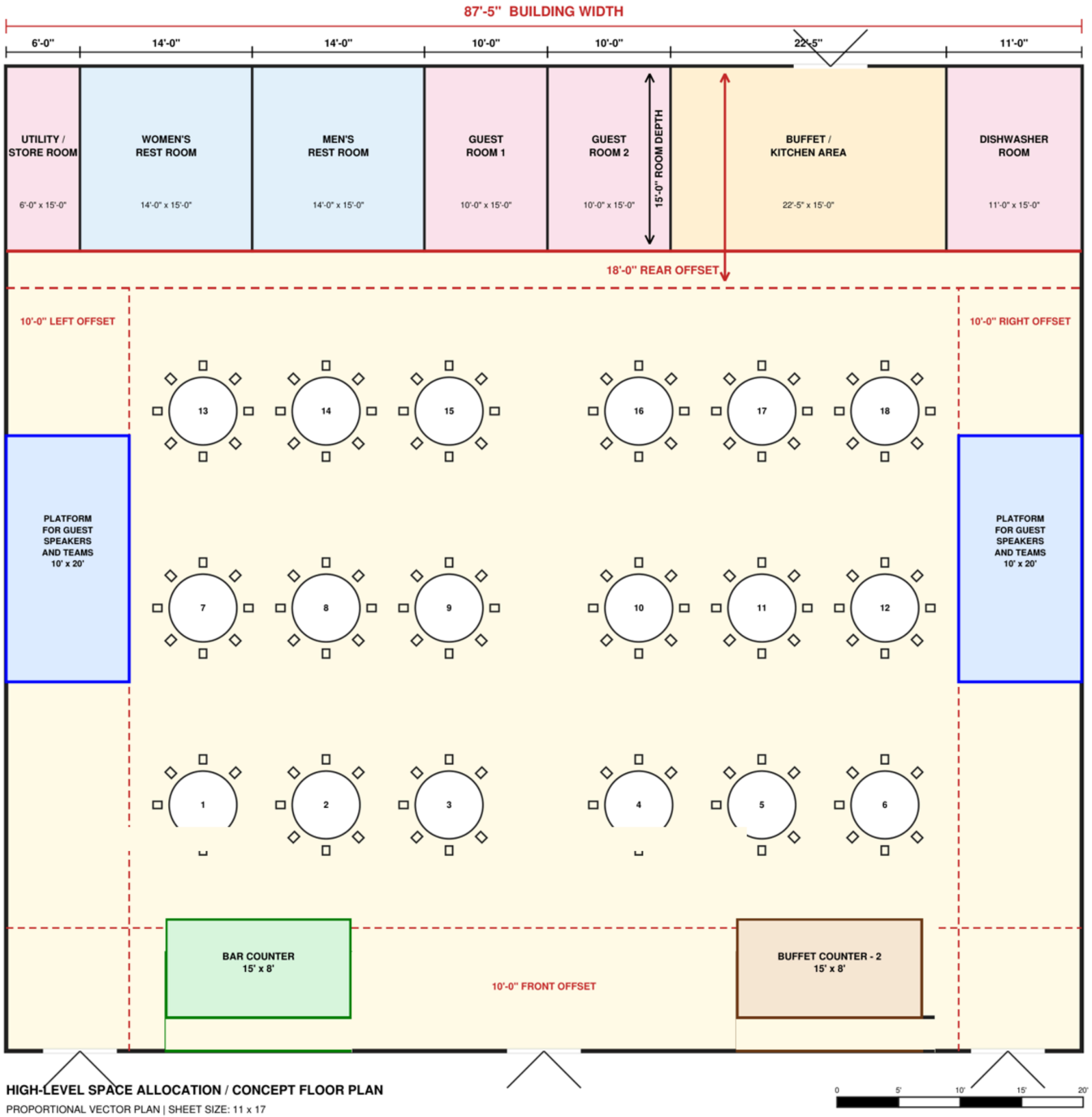
1. Assembly Hall suite allocation and designated area



2. High-level internal space allocation



3. To The Scale "Conceptual SUP layout / floor plan"



HIGH-LEVEL SPACE ALLOCATION / CONCEPT FLOOR PLAN

PROPORTIONAL VECTOR PLAN | SHEET SIZE: 11 x 17

PROPOSED EVENT CENTER
APPROX. 7,000 SQ.FT.

87'-5" x 80'-0"
PROPOSED MAXIMUM SEATING: 138 PERSONS

KEY DIMENSIONS

Building Width	87'-5"
Building Depth	80'-0"
Rear Room Depth	15'-0"
Rear Offset	18'-0"
Rear Buffer	3'-0"
Front Offset	10'-0"
Left / Right Offset	10'-0"
Central Area	67'-5" x 52'-0"

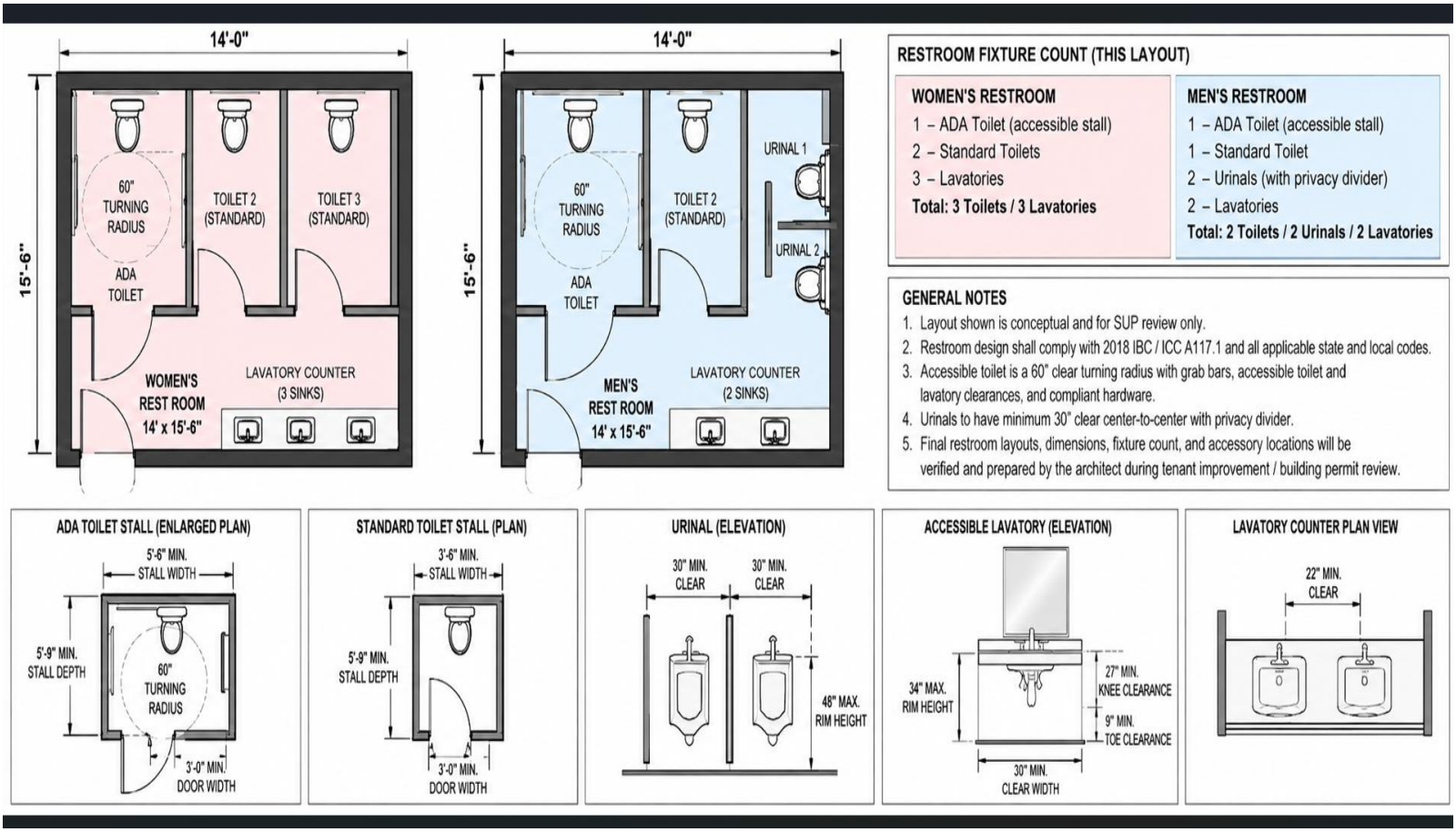
GENERAL NOTES

1. Conceptual SUP floor plan.
2. Rear rooms are 15'-0" deep.
3. Dotted line denotes 18'-0" rear offset.
4. Final architectural, MEP and life-safety plans to be prepared during TI permitting.

4. Conceptual accessible restroom layout

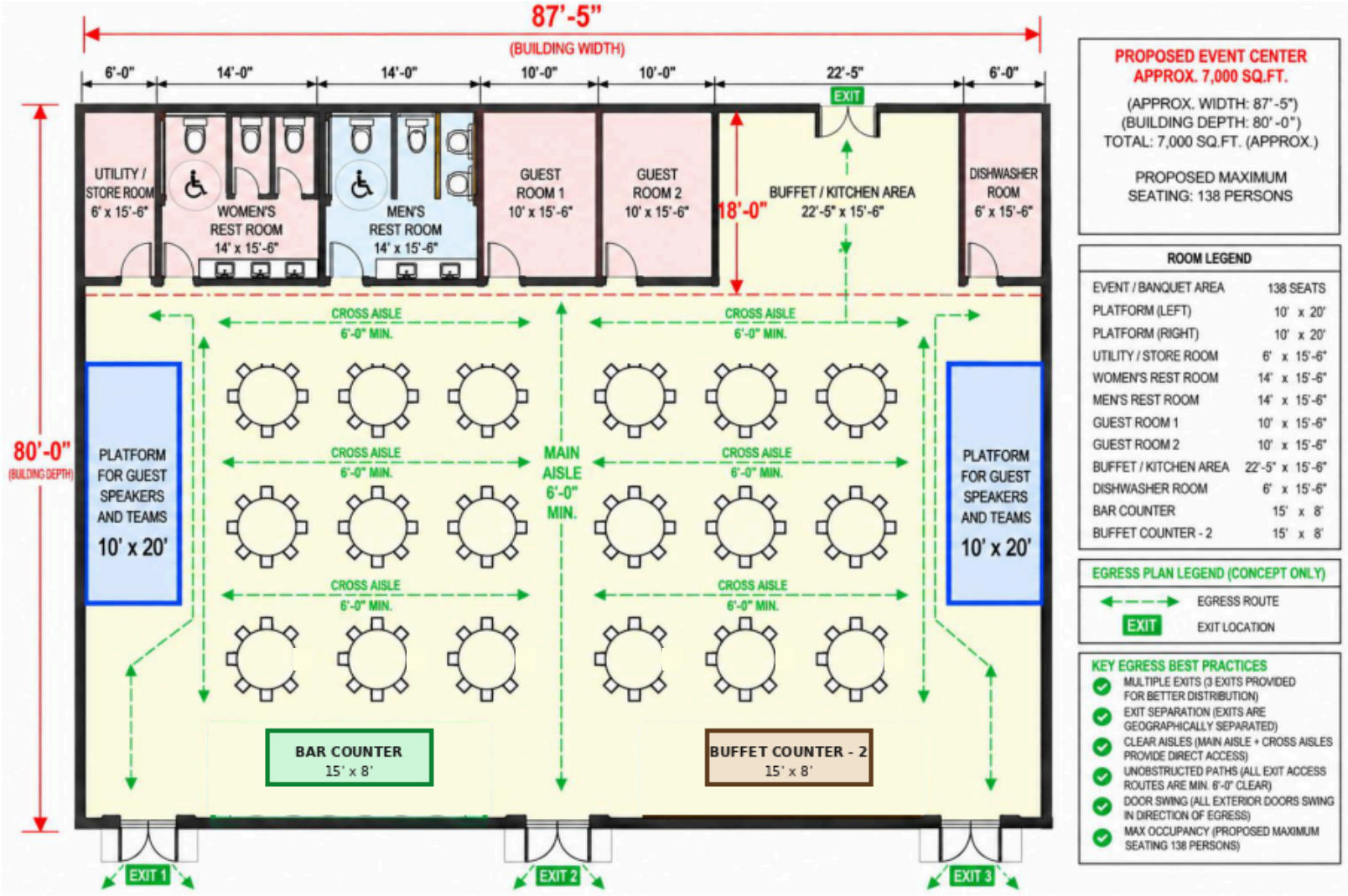
The **final restroom drawings and plans** will be prepared and submitted during the tenant-improvement phase based on the **maximum occupant load and all applicable code requirements**.

More stations will be added as per the code during the final tenant improvement plans.



5. Conceptual egress plan

The final plans will be submitted as per the City and IFC codes during the tenant improvements phase.



6. Conceptual interior design mood board



Decorative Ceiling & Lighting



Warm Wall Treatments & Hospitality Character



Contemporary Flooring & Architectural Detailing



Formal Seating & Assembly Hall Ambience

DESIGN INTENT The proposed Assembly Hall is envisioned as an upscale contemporary venue with a warm, refined hospitality character. The interior design will draw from decorative/coffered ceiling treatments, statement lighting, coordinated neutral and warm-tone finishes, refined wall treatments, durable upscale flooring, and flexible formal furnishings.

KEY AESTHETIC ELEMENTS Decorative architectural ceilings | Statement chandeliers and warm ambient lighting | Contemporary wall treatments | Coordinated neutral/warm finishes | Durable upscale flooring | Elegant seating and furnishings

DESIGN INTENT / INSPIRATION ONLY: Images shown are representative inspiration for the proposed interior character and aesthetic and are not final construction selections. Final interior materials, colors, fixtures, furnishings, and architectural details may vary and will be finalized during tenant improvement design.

TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

11/05/2026

OVERVIEW

Project	N/A
P&Z Hearing	11/05/2026
Council Hearing	N/A
Size	N/A
Current Zoning	N/A
Proposed Use	N/A
Existing Use	N/A
Future Land Use Plan Designation	N/A
Applicant	N/A
Owner	N/A
Strategic Goal	

Agenda Item

Discussion of Parking Requirements and Ratios for Banquet Hall Uses

Location

N/A

Planning Analysis

N/A

Recommended Action

N/A