

OWNER/DEVELOPER:
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12000 PRESTON ROAD, SUITE 1105
DALLAS, TEXAS 75220
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CONTACT: CHARLIE BERNET
EMAIL: CBERNET@TIDSTONECAPITAL.COM

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CIVIL ENGINEER:
TATSCONSTRUCTION, INC.
4000 NORTH CENTRAL EXPRESSWAY, SUITE 400
DALLAS, TEXAS 75206
PHONE: 469.621.0710
CONTACT: EDDIE CECENA
EMAIL: ECECENA@TATSCO.COM

SURVEYOR:
GOLDEN LAND SURVEYING
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OKLAHOMA CITY, OKLAHOMA 73120
PHONE: 405.849.6010
CONTACT: MATT OVERALL
EMAIL: MATT@GOLDENLANDS.COM

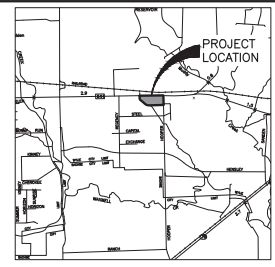
- SITE PLAN GENERAL NOTES:
- ENTRANCES AND/OR FACADES ORIENTED TO THE STREET.
 - BUILDING FOOTPRINTS NO GREATER THAN 20,000 SQUARE FEET IN NS AND OR DISTRICTS.
 - MULTIPLE BUILDINGS PLACED TO CREATE PLAZAS, COURTYARDS, LANDSCAPED AREAS W/CONNECTING WALKWAYS.
 - PARKING SPACES AT LEAST 10' FROM RESIDENTIAL LOT LINE.
 - MINIMUM WIDTH DRIVE OF 24', TURNING RADIUS OF 25' (28' FOR FIRE LANES).
 - ACCESS DRIVE AT LEAST 150' FROM INTERSECTION.
 - ACCESS DRIVES SERVING DEVELOPMENTS GREATER THAN 30,000 SQ. FT. SHALL HAVE SEPARATED MEDIAN, OR BE SEPARATED AT LEAST 150' FROM EACH OTHER.
 - LANDSCAPED TREATMENT OF ENTRANCES.
 - SERVICE AND LOADING AREAS SHALL NOT BE VISIBLE FROM A PUBLIC STREET OR ADJACENT RESIDENTIAL LOT.
 - DEVELOPMENTS UNABLE TO MEET THE ABOVE ARE REQUIRED TO HAVE MASONRY SCREENING WALLS/GATES.

- ESTIMATED SCHEDULE:
- PRELIMINARY PLAT APPROVAL & PRELIMINARY ENGINEERING: 11/18/2025 - 1/19/2026
 - CIVIL ENGINEERING SUBMISSION: 1/19/2026 - 4/19/2026
 - BUILDING PERMIT: 3/19/2026 - 4/19/2026
 - CONSTRUCTION: 6/6/2026 - 2/11/2027
 - FINAL PLAT: 12/13/2026 - 2/11/2027
- NOTES:
- THIS SITE PLAN IS TO BE USED FOR PLANNING PURPOSES ONLY AND IS NOT A CONSTRUCTION DOCUMENT.
 - SITE PLAN IS PROVIDED TO SHOW GENERAL LOCATION OF IMPROVEMENTS. REFERENCE THE PAVING, GRADING, STORM SEWER AND UTILITY PLANS FOR DETAILED INFORMATION ON SITE CONSTRUCTION ITEMS.
 - THE UTILITY SERVICES SHOWN FOR LOTS 1-5 ARE GENERAL LOCATIONS. FINAL UTILITY SERVICES WILL BE ESTABLISHED ONCE LOTS 1-5 HAVE SITE PLANS ESTABLISHED.
 - AS THE PROPERTY IS DEVELOPED, FIRE HYDRANTS SHALL BE LOCATED AT ALL INTERSECTING STREETS AND AT INTERMEDIATE LOCATIONS BETWEEN INTERSECTIONS AT A MAXIMUM SPACING OF 300 FEET AS MEASURED ALONG THE LENGTH OF THE CENTERLINE OF THE ROADWAY, AND THE FRONT OF ANY BUILDING AT GRADE SHALL BE NO FARTHER THAN 300 FEET FROM A MINIMUM OF TWO FIRE HYDRANTS AS MEASURED ALONG THE ROUTE THAT THE FIRE HOSE IS LAID BY A FIRE VEHICLE.

SITE DATA

EXISTING ZONING: AG/30
PROPOSED ZONING: PD

LOT	PROPOSED USE	LOT AREA	BUILDING AREA	BUILDING LOT COVERAGE	LANDSCAPE LOT COVERAGE	PROVIDED PARKING	BUILDING HEIGHT	BUILDING MATERIAL
01	TBD	0.83 AC	TBD	TBD	TBD	TBD	TBD	TBD
02	TBD	0.80 AC	TBD	TBD	TBD	TBD	TBD	TBD
03	TBD	0.90 AC	TBD	TBD	TBD	TBD	TBD	TBD
04	TBD	0.88 AC	TBD	TBD	TBD	TBD	TBD	TBD
05	TBD	1.14 AC	TBD	TBD	TBD	TBD	TBD	TBD
06	GROCERY STORE + RETAIL	3.95 AC	18,499 SF	12.7%	17.5%	188 SPACES (6 ADA)	29'	ACME, SALADO STONE, PAINTED CANOPY AND METAL, METAL CORING, PAINTED STUCCO & VISION GLASS
07	UNDEVELOPED	2.23 AC	N/A	N/A	N/A	N/A	N/A	N/A
08	UNDEVELOPED	1.93 AC	N/A	N/A	N/A	N/A	N/A	N/A



VICINITY MAP
1" = 3000'

LEGEND

- EX PROPERTY BOUNDARY
- PROP PROPERTY BOUNDARY
- EX WATER LINE
- EX SANITARY SEWER LINE
- EX STORM LINE
- PROP WATER LINE
- PROP SANITARY SEWER LINE
- PROP STORM LINE
- PROP SCREENING WALL
- PROP METAL FENCE
- PROP MUTUAL ACCESS & FIRE LINE EASEMENT
- PROP FIRE DEPARTMENT CONNECTION
- EXISTING TREE TO REMAIN
- PROP LIGHT POLE (BY OTHERS)

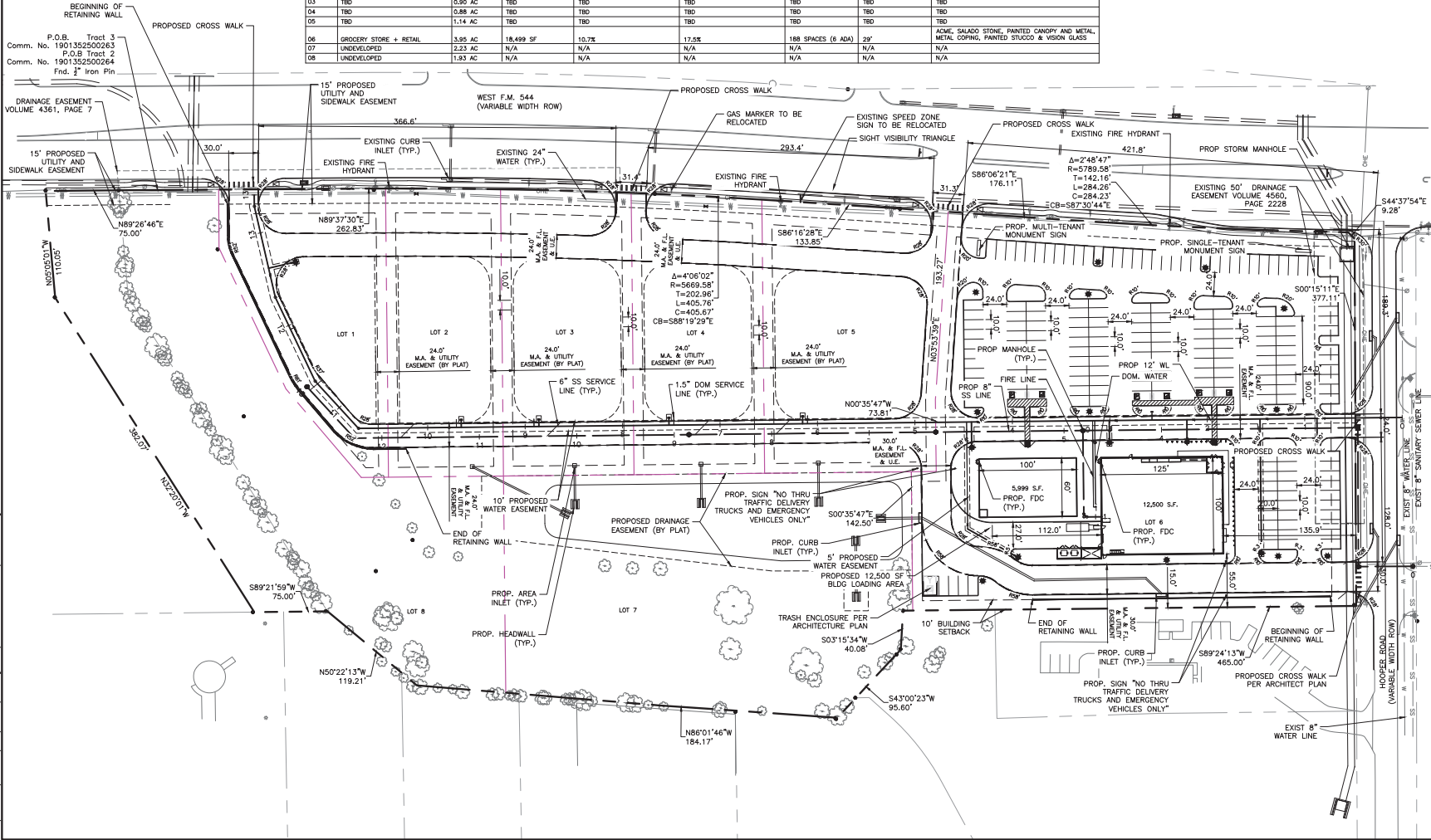
MINIMUM SETBACKS:

- FRONT YARD - 25'
- REAR YARD - 10'
- SIDE YARD - 10'

BENCHMARKS:

"X" CUT ON AN EXISTING CURB INLET LOCATED ON THE NORTH SIDE OF THE FM 544 AND HOOPER INTERSECTION.
N: 705686.145
E: 2557599.089
ELEV 537.468

"MAG NAIL ON EXISTING CURB DRIVEWAY" CURB LOCATED APPROXIMATELY 670 LF WEST OF THE FM 544 AND HOOPER INTERSECTION ON THE EB FM ROAD.
N: 7056122.983
E: 2556847.464
ELEV 535.683



DATE	REVISION	BY

SITE PLAN

WYLIE HOOPER RETAIL

**W FM544
CITY OF WYLIE
COLLIN COUNTY, TEXAS 75098**

LJA Engineering, Inc.
4050 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone: 469.621.0710
FERN - F-1386

LJA PROJECT ID
NT0957-0533

DATE: 12/23/2025
DESIGN: BRIT
DRAWN: REN
SCALE:
HORZ: 1" = 50'
VERT: N/A

SHEET
5

PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF EDUARDO CECENA, TEXAS P.E. #155730 ON 12-23-2025. THIS DOCUMENT IS NOT TO BE USED FOR THE PURPOSES OF CONSTRUCTION.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	MIN. SIZE	MIN. HEIGHT	MIN. SPREAD	MIN. SPREAD	REMARKS
CANOPY TREES									
	CE07	9	CEDAR ELM	ULMUS CRASSIFOLIA	65 GAL.	3.5"	14'	5'	CONTAINER-GROWN; FULL HEAD
	LO09	21	LIVE OAK	QUERCUS VIRGINIANA	65 GAL.	3.25"	14'	5'	CONTAINER-GROWN; FULL HEAD
	SO11	5	SHUMARD RED OAK	QUERCUS SHUMARDII	65 GAL.	3.25"	14'	5'	CONTAINER-GROWN; FULL HEAD
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
SHRUBS									
	HDB1	127	HOLLY DWARF BURFORD	ILEX CORNUTA 'BURFORDII NANA'	5 GAL.	18"	15"	48" o.c.	FULL
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	MIN. SIZE	MIN. HEIGHT	MIN. SPREAD	SPACING	REMARKS
SOD/SEED									
	SOD	25,264 SF	BERMUDA GRASS	CYNODON DACTYLON	---				INSTALL ON 4" OF SCREENED TOPSOIL FREE OF DEBRIS, GRAVEL, AND/OR ROCKS. PLANT GRASS TO EDGE WITH STAGGERED JOINTS. TOPDRESS WITH SHARP SAND RAKED TO FILL JOINTS. ROLL TO ELIMINATE UNDULATIONS AND PROVIDE COMPLETE SOIL CONTACT.

WYLIE CITY ORDINANCES:

SECTION 4.3 - NON-RESIDENTIAL DESIGN STANDARDS:

FIGURE 8-8 LANDSCAPING DESIGN REQUIREMENTS (BASE STANDARD)

LANDSCAPING IN REQUIRED YARDS:

- AT LEAST 20% OF SITE SHALL BE LANDSCAPED IN NS, CR, CC, AND BG DISTRICTS; 10% OF SITE IN CR AND CC DISTRICTS FOR SINGLE BUILDINGS OF 500,000 SQ. FT. OR MORE; 10% OF SITE IN LI AND HI DISTRICTS; LOT 6 = 172,062 SF; WITH A LANDSCAPED AREA OF 36,110 SF, OR 17.5%.
- LANDSCAPING IS REQUIRED IN THE FRONT YARD.
- LANDSCAPING IS REQUIRED IN SIDE AND REAR YARDS ADJACENT TO, OR ACROSS THE STREET FROM RESIDENTIAL.
- MAINTAIN A MINIMUM OF 5 FEET UNOBSTRUCTED CLEARANCE AROUND ALL FIRE HYDRANTS AND FDC'S. NO TREES OR SHRUBS TO OBSTRUCT VISIBILITY OR ACCESS.

LANDSCAPING OF PARKING LOTS:

- SITE PLANS REQUIRING MORE THAN 12 SPACES REQUIRED TO HAVE 50 SQ. FT. OF LANDSCAPING PER SPACE.
- NO PARKING SPACE FURTHER THAN 60' FROM LANDSCAPED AREA ON SITE.
- PARKING ROWS 12 SPACES OR LONGER SHALL HAVE LANDSCAPED ISLANDS AT END.
- ALL PARKING ROWS SHALL HAVE LANDSCAPED AREAS AT LEAST EVERY 12 SPACES.

VISUAL SCREENING:

- REQUIRED SCREENING IN STRIP AT LEAST 5' WIDE, PLANTS 3' IN HEIGHT WHEN PLANTED, INCLUDE ONE FLOWERING TREE FOR EVERY 20 LINEAR FEET OF AREA.

LANDSCAPING OF STREET FRONTAGES:

- AT LEAST 50% OF REQUIRED FRONT YARD DEVELOPED AS LANDSCAPED BUFFER, AT LEAST 10' IN WIDTH.
- TREES REQUIRED IN BUFFER, IN GROVES OR BELTS ON A 30'-40' SPACING.
- REQUIRED TREES AT LEAST 3" IN CALIPER.
- AT LEAST 4' MEANDERING CONCRETE WALKWAY ON PERIMETER WHEN ADJACENT TO THOROUGHFARE.

(A) 1. LOCATION OF SERVICE AREAS AND LOADING:

- a. BASE STANDARD.

- (1) SERVICE AREAS AND LOADING AREAS SHALL BE LOCATED WHERE THEY ARE NOT VISIBLE FROM A PUBLIC STREET OR FROM ADJACENT RESIDENTIAL LOTS.

- (2) SERVICE OR LOADING AREAS WHICH CANNOT FULLY MEET THE ABOVE REQUIREMENT SHALL HAVE A MASONRY SCREENING WALL WITH GATES WHICH PREVENT VISIBILITY FROM A PUBLIC STREET OR ADJACENT RESIDENTIAL LOT. MASONRY MATERIALS MUST MATCH OR COMPLEMENT THE MASONRY MATERIALS OF THE BUILDING.

(E) 2. LANDSCAPING OF PARKING LOTS:

- a. BASE STANDARD.

- (1) ALL SITE PLANS WITH REQUIRED PARKING MORE THAN 12 SPACES ARE REQUIRED TO HAVE 60 SQ. FT. OF LANDSCAPED AREA FOR EACH PARKING SPACE. IN CALCULATING PARKING LOT LANDSCAPED AREA, ALL AREAS SURROUNDED BY PARKING SPACES ARE COINTEGRATED, PLUS THE FIRST FIVE FEET OF PERIMETER LANDSCAPED AREA, IF ANY.

- (2) NO PARKING SPACE SHALL BE FURTHER THAN 60 FEET FROM A LANDSCAPED AREA ON THE SITE.

- (3) PARKING ROWS 12 SPACES OR LONGER SHALL HAVE LANDSCAPED ISLANDS AT THE ENDS.

- (4) ALL PARKING ROWS SHALL HAVE LANDSCAPED AREAS AT LEAST EVERY 12 SPACES.

4. LANDSCAPING OF STREET FRONTAGES:

- a. BASE STANDARD.

- (1) AT LEAST 50 PERCENT OF THE REQUIRED FRONT YARD, EXCLUDING ANY ACCESS DRIVES, MUST BE DEVELOPED AS A LANDSCAPED BUFFER. THE LANDSCAPED BUFFER MUST BE AT LEAST 10 FEET IN WIDTH.

- (2) TREES SHALL BE PLANTED WITHIN THE LANDSCAPED BUFFER ALONG ALL PUBLIC STREETS. TO THE EXTENT POSSIBLE, TREES SHOULD BE PLANTED IN GROVES OR BELTS ON 30 FEET TO 40 FEET SPACING DEPENDING ON TREE SPECIES.

- (3) REQUIRED TREES MUST BE AT LEAST 3 INCHES IN CALIPER, MEASURED AT A POINT 12 INCHES ABOVE GRADE.

- (4) ALL NON-RESIDENTIAL DEVELOPMENT SHALL PROVIDE A 4 FOOT MINIMUM WIDTH MEANDERING CONCRETE PUBLIC WALKWAY AROUND THE DEVELOPMENT PERIMETER WHEN ADJACENT TO A PUBLIC THOROUGHFARE. THE MEANDERING WALKWAY MAY BE LOCATED PARTIALLY IN THE LANDSCAPE BUFFER AND PARTLY WITHIN THE STREET RIGHT OF WAY PARKWAY AND MUST BE PLACED AT LEAST ONE FOOT OFF OF THE CURB.

SECTION 7.7 - LANDSCAPE REQUIREMENTS

1. LANDSCAPE STANDARDS AND SPECIFICATIONS: FIGURE

- a. PLANTS SHALL CONFORM TO THE MEASUREMENTS AND SPECIFICATIONS LISTED BELOW, WITH CALIPER MEASUREMENTS TAKEN 12 INCHES ABOVE GRADE. MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE SIX FEET.

- b. MINIMUM SIZE FOR SHADE TREES SHALL BE THREE INCHES IN CALIPER AND 14 TO 16 FEET IN HEIGHT. TREE HEIGHTS SHALL BE FROM TOPS OF ROOT BALLS TO NOMINAL TOPS OF PLANTS.

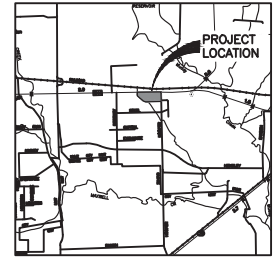
- c. MINIMUM SIZE FOR ORNAMENTAL SHADE TREES SHALL BE THREE INCHES IN DIAMETER.

- d. MINIMUM SIZE FOR SHRUB CONTAINERS SHALL BE FIVE GALLON. SUBSTITUTION OF THREE GALLON MATERIAL MEETING THE HEIGHT REQUIREMENT OF FIVE GALLON SHRUBS IS ACCEPTABLE. SHRUBS SHALL BE FULL BODIED, WELL-SHAPED AND SYMMETRICAL.

- e. GROUND COVER SPACING SHALL BE EIGHT INCHES ON CENTER MAXIMUM FOR FOUR-INCH POTS AND 16 INCHES ON CENTER MAXIMUM FOR ONE-GALLON CONTAINERS.

(F) LANDSCAPE STANDARDS AND SPECIFICATIONS:

5. ALL SHRUB BEDS SHALL BE EDGED USING STEEL, CONCRETE, OR PRE-CAST CONCRETE EDGING AND ALL PLANT MATERIALS MULCHED WITH A TWO-INCH LAYER OF BARK OR SHREDDED CYPRESS MULCH.



VICINITY MAP
1" = 300'

LEGEND

- EX PROPERTY BOUNDARY
- PROP PROPERTY BOUNDARY
- EX WATER LINE
- EX SANITARY SEWER LINE
- EX STORM LINE
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- PROP SANITARY SEWER LINE
- PROP STORM LINE
- PROP SCREENING WALL
- PROP METAL FENCE
- PROP MUTUAL ACCESS & FIRE LANE EASEMENT
- PROP FIRE DEPARTMENT CONNECTION
- EXISTING TREE TO REMAIN
- PROP LIGHT POLE (BY OTHERS)

MINIMUM SETBACKS:

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- SIDE YARD - 10'

BENCHMARKS:

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N: 705686.145
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ELEV 535.683

DATE	REVISION	BY
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LANDSCAPE SITE PLAN

WYLIE HOOPER
RETAIL

W FM544
CITY OF WYLIE
COLLIN COUNTY, TEXAS 75098

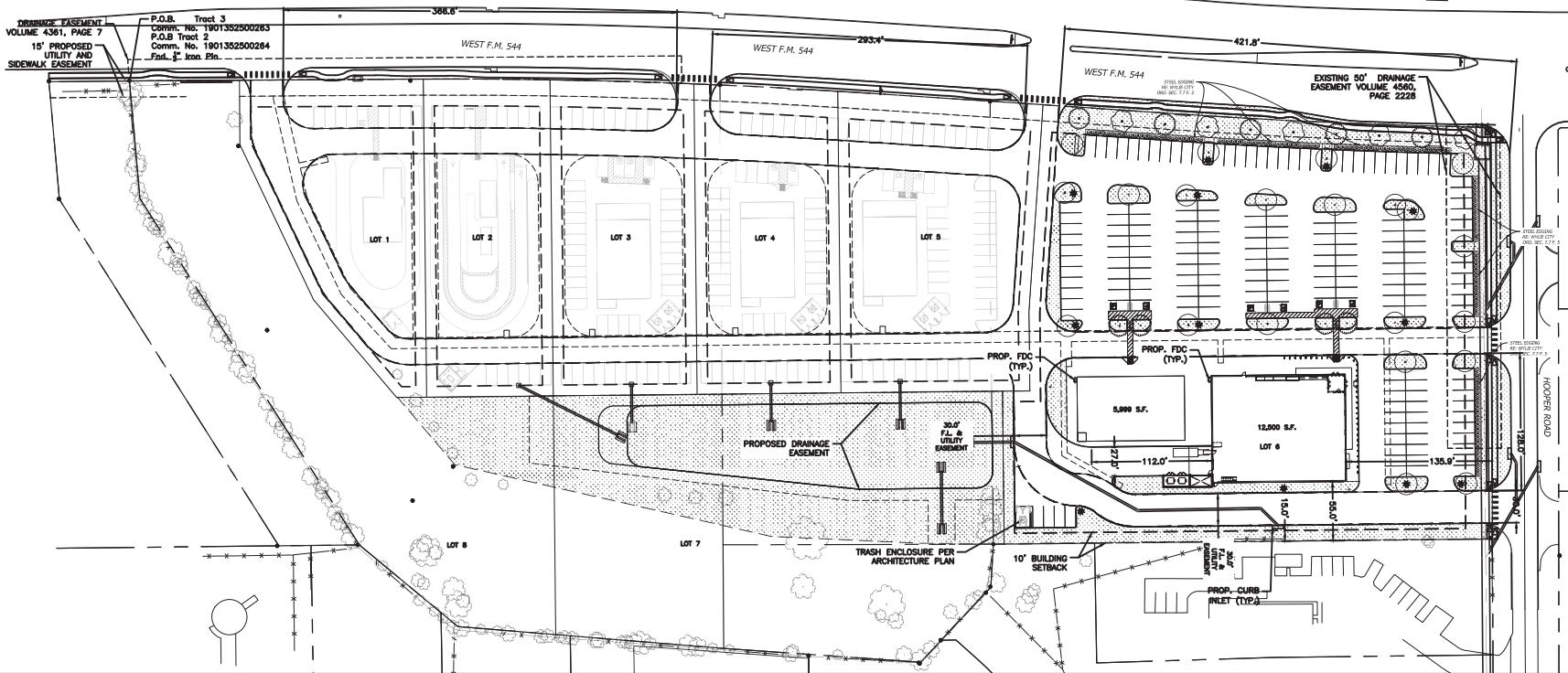
LJA Engineering, Inc.
6040 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone: 469.621.0710
FAX: F-1386

LJA PROJECT ID
N76957-0533
DATE: 12/23/2025
DESIGN: VICC

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DRAWN: MORENO
SCALE
HORZ: 1" = 50'
VERT: N/A

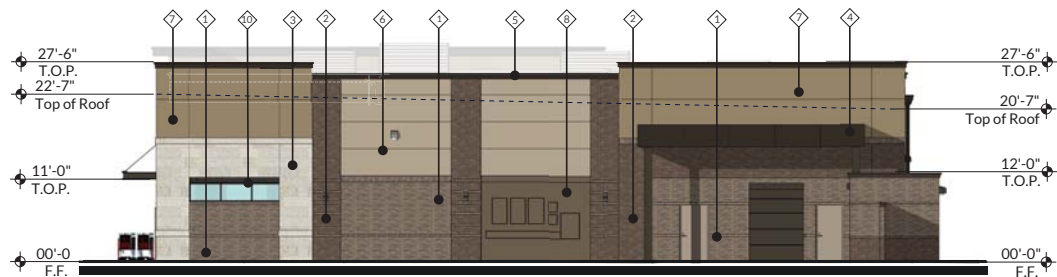
SHEET
3





01 NORTH ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"

MATERIAL KEYNOTES	
1	ACME - AUBURN HILLS KING SIZE- FULL BED
2	ACME - ELDERWOOD KING SIZE- FULL BED
3	SALADO STONE - SONOMA WHITE
4	PAINTED CANOPY AND METAL - SW 7048 - URBANE BRONZE
5	METAL COPING- BERRIDGE - DARK BRONZE
6	PAINTED STUCCO - SW 7038 - TONY TAUPE
7	PAINTED STUCCO - SW 6144 - DAPPER TAN
8	PAINTED STUCCO - SW 7545 - PIER
9	VISION GLASS - KAWNEER DARK BRONZE



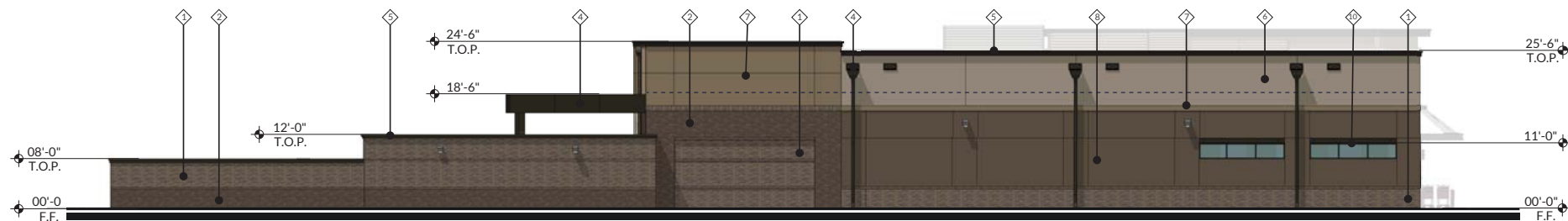
02 SOUTH ELEVATION (BACK)
SCALE: 1/8" = 1'-0"



SITE PLAN



03 WEST ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"



04 EAST ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"

WYLIE RETAIL + GROCER



WYLIE RETAIL+GROCER TEXSTONE CAPITAL

WYLIE, TX

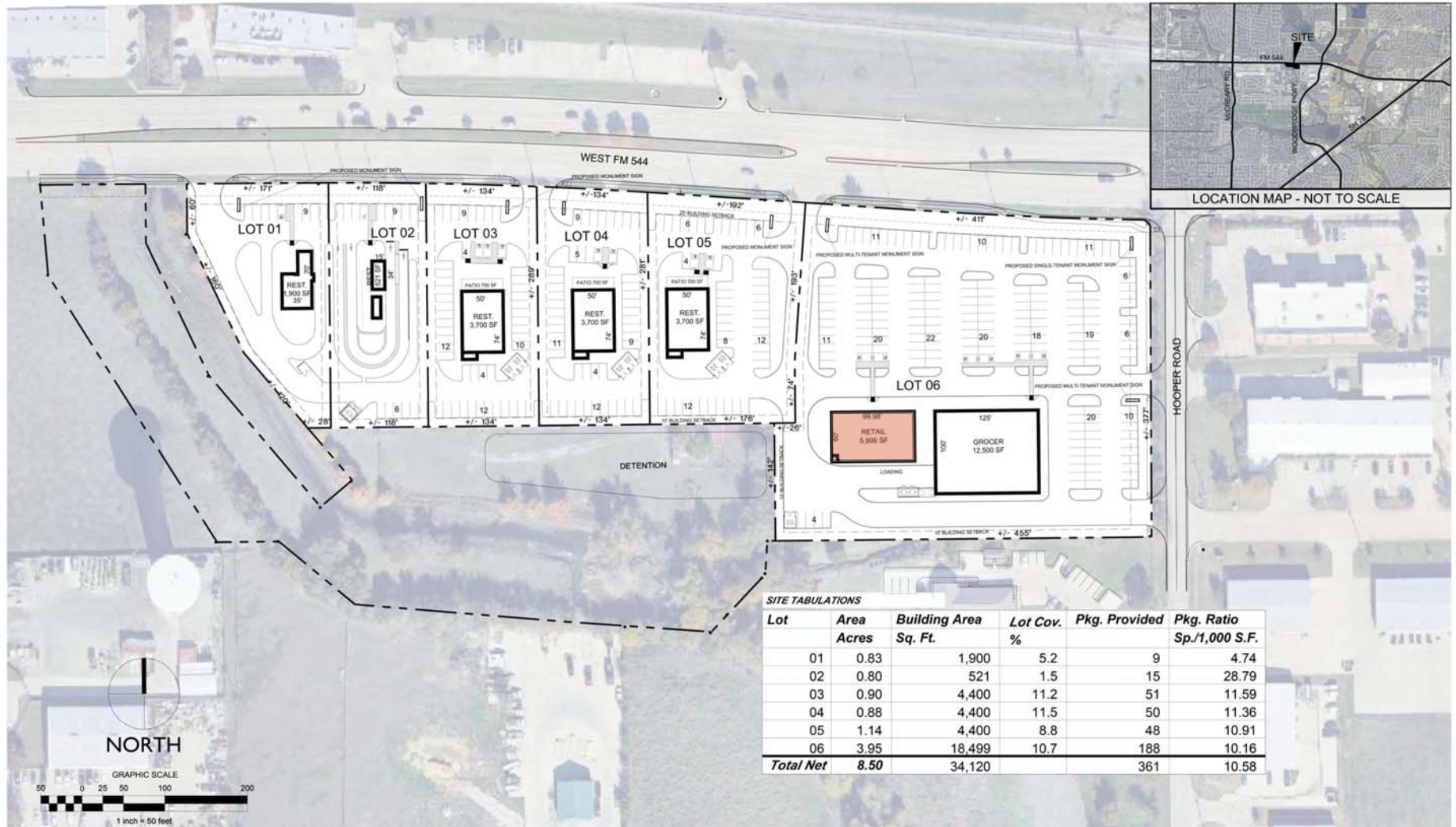
DESIGN SCHEMES

5,999 SF RETAIL BLDG.

12/24/2025

O'BRIEN

1722 Routh St., Suite 122 | Dallas, TX 75201 | 972.788.1010 | obrienarch.com



Shadow Creek Village

TexStone Capital

Wylie, TX

SP-15

JOB No.: 25-061

SCALE: 1"= 50'-0"

DATE: 11.17.25

O'BRIEN

OPTION

01









OPTION

02







