

A.F.A. ENTERPRISES LLC

3201 Farm to Market Road 544

Wylie, TX 75098

Phone: (214) 430-1053 | Email: maliksamerperez@gmail.com

Date: June 07, 2025

City of Wylie Board of Adjustment

300 Country Club Rd

Wylie, TX 75098

Subject: Letter of Intent - Sign Variance Request for Monument Sign

Dear Board Members,

We respectfully submit this Letter of Intent to request a sign variance for the property located at 3201 Farm to Market Road 544, Wylie, TX 75098.

The property is a commercial retail shopping center which includes a grocery store, fast food restaurant, smoke shop, and other retail tenants. The property is zoned Commercial Corridor, with current land use as General Merchandise Store.

We are requesting a variance to install a new monument sign that will be:

- 20 feet tall from the ground
- Contain two cabinet sign boxes measuring approximately 8' x 8'
- Constructed with brick base to match exiting monument sign and engineered to meet city requirements

The purpose of this request is to provide adequate visibility for the businesses within the shopping center, as the current sign regulations limit visibility from nearby major thoroughfares. The additional height and size of the proposed monument sign will allow tenants to better advertise their business, improve wayfinding for customers, and support the continued commercial vitality of the center.

The proposed sign will comply with all applicable engineering, safety, and aesthetic standards and

will be subject to final city approval.

We appreciate your time and consideration in reviewing this request and look forward to your favorable decision.

Sincerely,

Malik Perez

A.F.A. Enterprises LLC

(214) 430-1053

maliksamerperez@gmail.com