



T E X A S

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PLANNING AND ZONING DIVISION

FILE NUMBER: Z1125-0427
REQUEST FOR: Planned Development – General Retail
CASE MANAGER: Garrett Langford, AICP, Assistant Director

PUBLIC HEARINGS

Planning and Zoning Commission: Monday, March 23, 2026
City Council: Monday, April 20, 2026

GENERAL INFORMATION

Applicant: Mayse Associates on behalf of Chick-fil-A, Inc.
Requested Action: Rezone to Planned Development – Commercial (PD-C) within Town East Restaurant Retail (TERRA) Overlay District to modify the development standards
Location: 1638 N. Town East Blvd and 1800 N. Town East Blvd (The site of the proposed rezoning is 1638 N. Town East Blvd. 1800 N. Towne East Blvd is included as the Dallas Central Appraisal District shows the subject property covering two separate parcels. However, these two parcels were recently replatted into one lot which is not currently reflected on the DCAD website.)

PLANNING AND ZONING ACTION

Decision: On March 23, 2026, the Planning and Zoning Commission voted 5-1, with Commissioner Teferi abstaining, to approve the request, subject to certain stipulations.

SITE BACKGROUND

Platting: Portion of Town East Mall Phase 2, Block A, Lot 3R1
Size: 1.82 +/- acres
Zoning: Commercial with TERRA Overlay District
Future Land Use: Commercial
Zoning History: 1954: Annexed and zoned Residential
1966: Rezoned to C, Commercial
1996: Rezoned to C within TERRA Overlay District

Surrounding Zoning and Land Uses (see attachment 3):

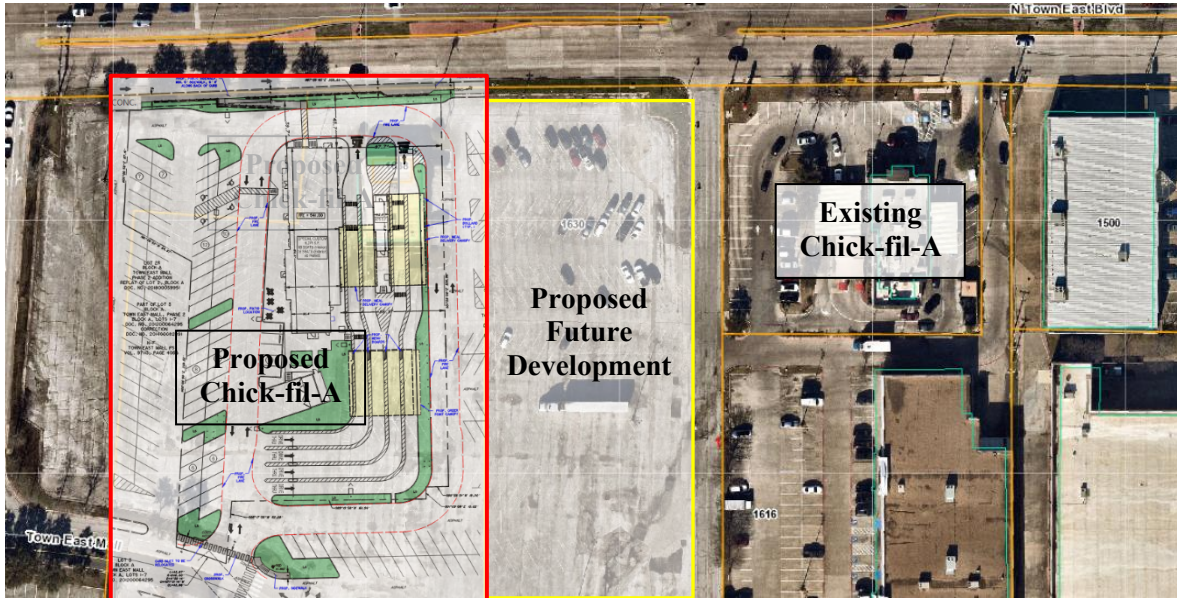
Table with 2 columns: ZONING and EXISTING LAND USE. Rows for NORTH, SOUTH, EAST, and WEST directions.

CASE SUMMARY

The applicant, representing the Chick-fil-A, is requesting to rezone the property to establish a new PD based on Commercial zoning to modify the development standards for their location at 1638 N. Town East Blvd which is the site of the former Payless shoe store. Chick-fil-A has outgrown their current location at 1600 N. Town East Blvd and is looking to redevelop the subject property with a new building that will include four drive-through lanes to better serve their customers. While the proposed restaurant is permitted by right on the subject property, the applicant is requesting a PD to allow some modifications to some of the development standards. The requested modifications are part of Chick-fil-A's national development standards, and are consistent with the requirements in the MZO. The requested modifications include the following:

- Allowance for one menu board and one pre-order board per lane, for a total of up to eight boards across four lanes and wall signs on all sides of the building. Currently the Mesquite Sign Ordinance (MSO) limits menu boards to no more than four per drive-through facility – two menu and two pre-menu boards. The MSO limits wall signs to building sides facing a public street or where there is a customer entrance.
- Allowance for oversized canopies over the drive-through facilities. Currently, the Mesquite Zoning Ordinance (MZO) limits accessory structures to 500 square feet in size; however, the MZO does state that any structures which comply with the requirements for exterior fire-resistant construction may be classified as principal buildings. As the proposed canopy structure is fire-resistant (made of metal), it is not limited to the 500 sq-ft limit. Establishing the proposed oversized canopies within the PD resolves any ambiguity on whether they're permissible.

The image below shows the location of the proposed Chick-fil-A location and their existing location. Chick-fil-A has not disclosed what they plan on doing with their existing location once their new site is in operation. Presumably it will become available on the market.



The Southwest Development Company is the developer working with Macy's (property owner) to prepare the site for the proposed Chick-fil-A and the adjacent pad site shown on the image above as Proposed Future Development. The future Chick-fil-A site is the subject property of the proposed PD and does not include any other portion of the Macy's property or the existing Chick-fil-A property.

MESQUITE COMPREHENSIVE PLAN

The subject property is located within an area that the Mesquite Comprehensive Plan designates as part of the Town East Special Planning Area on the Future Land Use Map (see attachment 4). The Comprehensive Plan describes "the Town East Special Planning Area as the largest center of retail in Mesquite. The area is anchored by Town East Mall and surrounded by additional retail, restaurants, offices, and North Mesquite High School. The area has seen redevelopment over the years with existing structures and new construction. Roadway improvements on various roadways have improved vehicular circulation, and district branding along Town East Boulevard and the highway designates the area as a special district."

The Comprehensive Plan noted that "competition from internet shopping and the rise of specialty boutiques has led to the closure of malls and brick-and-mortar retail across the country. Consideration should be made for changes in the market, and plans should be developed for Town East Mall and the surrounding area to evolve."

STAFF COMMENTS: *The PD does not alter the proposed land use and does not conflict with the future land use designation.*

MESQUITE ZONING ORDINANCE

SEC. 5-311. N. Approval Standards for creation or amendment of a PD District. In making their recommendation and decision, the Planning and Zoning Commission and City Council shall consider the following standards. The approval or amendment of a Planned Development (PD) District should be based on a balancing of these standards.

1. The extent to which the proposed amendment promotes the public health, safety, and welfare and will benefit the City as a whole.

Staff Comments: *The requested modifications summarized in the case summary are not expected to negatively impact public health or welfare of the City. The modifications are not expected to have an impact on public safety or interfere with traffic in the nearby intersection. The requested modifications do not conflict with the newly-adopted PD for the nearby Sears property.*

2. The consistency of the proposed amendment with the Comprehensive Plan and any other adopted land use policies.

Staff Comments: *The Comprehensive Plan acknowledges the shifting retail landscape due to online shopping and changing consumer preferences. Specifically, it calls for strategies to help the mall and surrounding area evolve, adapt to market trends, and maintain economic vitality. Redevelopment of the former Payless property will bring new investment and develop long-underutilized parking areas surrounding the Town East Mall. The recently-adopted Sear Redevelopment PD and this area will follow updated development standards to provide a cohesive sense of place.*

3. The extent to which the proposed PD District will support and further the City Council's strategic goals.

Staff Comments: *The proposed development supports the City Council's strategic goal of a Vibrant Economy (Goals 4.1 and 4.3) by promoting private investment, economic growth, and job creation through the development of a property that has long remained underutilized in one of the City's Targeted Areas.*

4. The extent to which the proposed amendment creates nonconformities.

Staff Comments: *The proposed PD will not create any nonconformities.*

5. The compatibility with the existing use and zoning of nearby property.

Staff Comments: *The proposed PD with the proposed modifications will not interfere with how the proposed quick service restaurant is compatible with the similar auto-oriented developments making the proposed use contextually appropriate. The proposed modifications to allow the additional menu boards and larger canopies is to*

accommodate the four-lane drive-through that Chick-fil-A now utilizes at their new stores.

6. The trend of development, if any, in the general area of the property in question.

Staff Comments: *The N. Town East Blvd corridor has some recent redevelopments with new businesses and the ongoing redevelopment of the former Sears property located to the west of the subject property. The overall goal of the revised development standards of this site and the former Sears property is to provide a cohesive sense of place in an area that has not seen consistent redevelopment.*

7. The suitability of the property for the purposes for which it is presently zoned, i.e., the feasibility of developing the property in question for one or more of the uses currently allowed under the existing zoning classification.

Staff Comments: *The existing zoning allows for the proposed development. The PD is being sought to allow for a few modifications related to menu boards, canopies and wall signs.*

8. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses which would be permitted on the subject property if the amendment were adopted.

Staff Comments: *The site is adequately served by existing roads, utilities, and public safety infrastructure. As a non-residential use, the development will not impact schools or parks. Fire and police services can be provided without issue, and the project will comply with City access standards. The developer has previously provided a Traffic Impact Analysis for the proposed Chick-fil-A and the adjacent pad site to the Traffic Engineering Division. Along with the developer extending water and sewer mains to the property to serve both developments, they will also expand the width of the main access drive that is just west of the current Chick-fil-A. This expanded access drive will serve as the primary entrance point for the new Chick-fil-A.*

9. Whether the proposed PD District provides a greater level of public benefits than would otherwise be achieved if the property were developed under a standard zoning district.

Staff Comments: *The PD to allow modifications to support a development that will represent a significant re-investment along N. Town East Blvd corridor thus providing a greater public benefit that supports private investment, efficient site use, and economic activity.*

10. The degree to which the proposed PD District incorporates a creative site design to achieve the purposes of this Code, and represents an improvement in quality over what is possible through a strict application of the otherwise applicable zoning district or development standards.

Staff Comments: *As mentioned previously, the PD request includes modifications to allow additional menu boards, wall signs on all four sides of the building and to allow the larger canopies. However, the applicant and the developer have worked with City staff to ensure adequate traffic movements into and out of the site. Additionally, the applicant is adding additional landscaping as shown on the concept plan and will be making sidewalk improvements along N. Town East Blvd and the Town East Mall ring road on the south end of the site. The landscaping, parking, screening, and cross access requirements in the proposed PD are similar to the standards that were incorporated in the PD for the redevelopment of the Sears property.*

11. Any other legally sufficient standard under Texas law.

Staff Comments: *No comments at this time.*

CONCLUSIONS

ANALYSIS

While the proposed use of a quick service restaurant with multiple drive-through lanes is permitted by right under the current zoning, the proposed PD does allow for some modifications to a few of City's development standards to accommodate the larger drive-through facility by allowing additional menu boards, larger canopies over the drive-through lanes, and additional wall signs to be on all sides of the building. The proposed development represents a significant re-investment in a portion of the underutilized parking area surrounding Town East Mall and continues the trend of redevelopment in the area such as what is currently taking place in the nearby former Sears property to the west. The landscaping, parking, screening, and cross access requirements in the proposed PD shall meet or exceed the standards that were incorporated in the PD for the redevelopment of the Sears property.

STAFF ASSESSMENT

Based on the information contained in the application and analysis of the facts of record, Planning Staff concludes that approval of the request is warranted, as it meets the review criteria in Section 5-311(N) of the Mesquite Zoning Ordinance and is consistent with Mesquite Comprehensive Plan. Staff suggests that the proposed ordinance include the following exhibits:

- Exhibit A – Legal Description
- Exhibit B – Development Standards
- Exhibit C – Concept Plan

PUBLIC NOTICE

Staff mailed notices to all property owners within 200 feet of the subject property and courtesy notices to all property owners within 400 feet of the subject property. As of March 17, 2026, Staff has not received any responses.

ATTACHMENTS

1. Aerial Map
2. Public Notification Map
3. Zoning Map
4. Future Land Use Map
5. Site Pictures
6. Application Materials
7. Legal Description (Exhibit A)
8. Development Standards (Exhibit B)
9. Concept Plan (Exhibit C)
10. Signage Plan

Aerial Map



Request: Rezoning to PD-C to modify the development standards.

Applicant: Mayse Associates

Location: 1638 N. Town East Blvd

Legend

 Subject Property






ATTACHMENT 2 – PUBLIC NOTIFICATION MAP

Notification Map



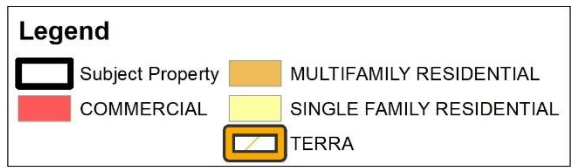
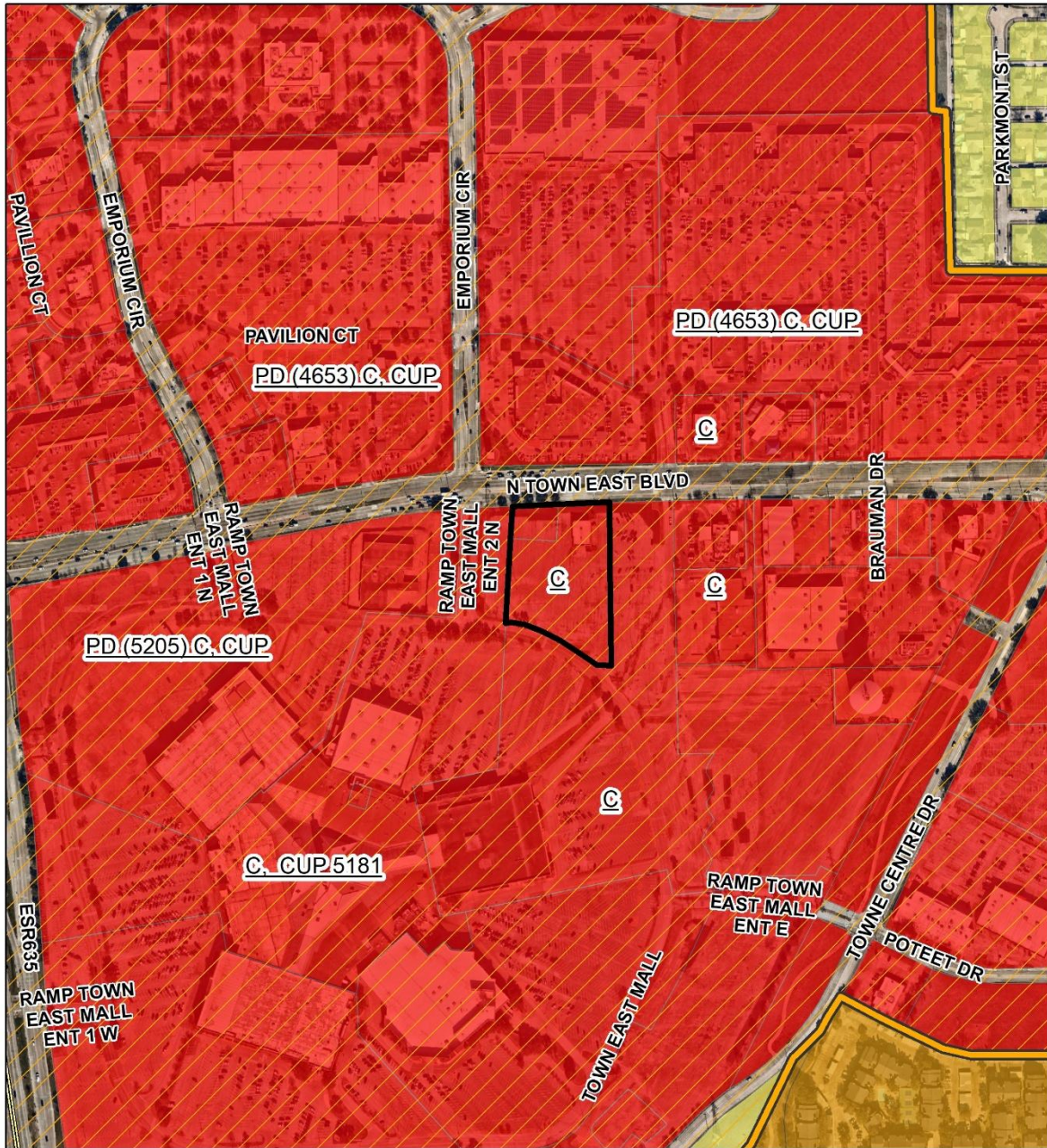
Request: Rezoning to PD-C to modify the development standards.
Applicant: Mayse Associates
Location: 1638 N. Town East Blvd

Legend

-  Subject Property
-  Statutory Notice
-  Courtesy Notice









Zoning Map



Future Land Use Map



Legend

	Subject Property		Town East Special Planning Area		Public/Semi-Public
	Low Density Residential		Parks, Open Space, Drainage		High Density Residential





Rezoning sign facing east



Rezoning sign facing west.

MAYSE & ASSOCIATES
ARCHITECTURE · PLANNING · INTERIOR DESIGN

T 972.386.0338
F 972.386.0578



February 5, 2026

Chick-fil-A #5179 Mesquite
1638 N Town East Blvd
Mesquite, TX 75150

To whom it May Concern,

Please find below our letter of intent to the Planned Development Committee.

The proposed development is intended to be a quick-service restaurant with drive-through service, a surface parking lot, and on-site fire lane. This property is currently zoned Commercial with a TERRA overlay. The intent is to maintain the Commercial base zoning with the TERRA overlay and amend the Zoning restrictions with a PD to allow for the intended use to propose adequate menu boards and canopies to meet the needs of the development. The site is currently a parking lot with a vacant building that is intended to be demolished, and no active businesses are operating within the limits of this PD request. We are requesting to be allowed to provide three stand-alone canopies with respective square footages of 2,924sqft, 1,564sqft, and 2,310sqft. The restaurant development intends to provide canopy coverage of this size that extends over all ordering lanes to ensure the safety and comfort of employees and customers. We also request to have 4 menu boards rather than the allowed 2. The requested changes comply with the Mesquite Comprehensive Plan by "creating a unique experience that draws visitors to utilize the area for more than just shopping." With the market and demand being ever-changing, the re-development of the existing parking areas can be utilized for new retail. With adding in the four lanes for drive-thru orders, in which would need to have a menu board for each lane, would create an efficient vehicular circulation with the location being one of the highest demanding locations for Chick-fil-A. The location of the new Chick-fil-A would be a benefit to the city, as right now the lot is a vacant property. Having this scale of a restaurant being on this land would benefit the city, not only economically, but also socially.

Regards,

Bryce Nichols
bnichols@mayseassociates.com
972.386.0338 ext. 226

Charles DiGiovanni
Vice President
Macy's Retail Holdings, LLC
513-782-1200

2/5/2026

Page 1 of 1

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www.maysessociates.com

FIELD NOTES – DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE J. T. NELMS SURVEY, ABSTRACT NO. 1095, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOT 3R-1, BLOCK A, TOWN EAST MALL, PHASE 2, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 202500134107, OFFICIAL RECORDS, DALLAS COUNTY, TEXAS (O.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN A NORTH LINE OF SAID LOT 3R-1 AND THE SOUTH LINE OF TOWN EAST BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 3R-1 AND THE NORTHWEST CORNER OF LOT 6, BLOCK D, TOWN EAST MALL ADDITION, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 93152, PAGE 4179, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.), BEARS N 88°31'29" E, A DISTANCE OF 215.50 FEET;

THENCE S 01°09'08" E, DEPARTING A NORTH LINE OF SAID LOT 3R-1 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID TOWN EAST BOULEVARD, A DISTANCE OF 326.98 FEET TO A POINT, FROM WHICH AN "X" CUT FOUND BEARS N 59°15'41" E, A DISTANCE OF 247.81 FEET, SAID "X" CUT BEING THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE S 88°38'01" W, A DISTANCE OF 19.00 FEET TO A POINT;

THENCE S 01°09'08" E, A DISTANCE OF 10.02 FEET TO A POINT;

THENCE S 89°19'38" W, A DISTANCE OF 161.94 FEET TO A POINT;

THENCE S 05°17'35" W, A DISTANCE OF 52.28 FEET TO A POINT, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE NORTHWESTERLY, AN ARC LENGTH OF 43.87 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 546.00 FEET, A DELTA ANGLE OF 04°36'14", AND A CHORD BEARING OF N 71°31'14" W, 43.86 FEET TO A POINT;

THENCE N 03°06'56" E, A DISTANCE OF 238.52 FEET TO A POINT;

THENCE N 61°06'53" W, A DISTANCE OF 64.97 FEET TO A POINT;

THENCE N 03°06'56", A DISTANCE OF 97.15 FEET TO A POINT IN A NORTH LINE OF SAID LOT 3R-1 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID TOWN EAST BOULEVARD, FROM WHICH A MAG NAIL FOUND WITH A WASHER STAMPED "1519 SURVEYING" BEARS S 28°01'29" W, A DISTANCE OF 377.80 FEET, SAID MAG NAIL BEING AN ELL CORNER OF LOT 2R-1, BLOCK A OF SAID TOWN EAST MALL AND THE MOST EASTERLY SOUTHEAST CORNER OF LOT 1, BLOCK A, TOWN EAST MALL, PHASE 2, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NOS. 201200064295 AND 201400082891, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.);

THENCE N 87°28'27" E, ALONG A NORTH LINE OF SAID LOT 3R-1 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID TOWN EAST BOULEVARD, A DISTANCE OF 130.27 FEET TO A 1/2" IRON ROD FOUND;

THENCE N 87°29'13" E, A DISTANCE OF 100.45 FEET TO A POINT;

THENCE N 88°31'27" E, A DISTANCE OF 28.72 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.828 ACRES (79,614 SQUARE FEET) OF LAND, MORE OR LESS.

WA#25113 PRINTED: 11/8/2025 STB FILE: WIER-SURVEY/STB LAST SAVED: 11/8/2025 4:22 PM SAVED BY: AARONUS FILE: BOUNDARY METES & BOUNDS-25113.DWG

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 SURVEYOR PREPARING THIS EXHIBIT:
WIER & ASSOCIATES, INC.
 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006
 5151 HEADQUARTERS DR., SUITE 115 PLANO, TEXAS 75024
 Texas Firm Registration No. F-2776 www.WierAssociates.com (817) 467-7700
 Texas Board of Professional Land Surveying Registration No. 10033900

A PORTION OF LOT 3R-1, BLOCK A, TOWN EAST MALL, PHASE 2 MESQUITE, DALLAS COUNTY, TEXAS		REV.
DRAWN BY: RTA APPROVED: ALS	SHEET NO. 1 OF 1	

EXHIBIT B - PLANNED DEVELOPMENT STANDARDS

This Planned Development - Commercial (“**PD-C**”) within the Town East Restaurant Retail (“**TERRA**”) Overlay District must adhere to all conditions of the City of Mesquite, Texas, Mesquite City Code, including but not limited to the Mesquite Zoning Ordinance (“**MZO**”), as amended, and adopts Commercial (“**C**”) District base standards consistent with the Concept Plan for the PD-C district property attached hereto and incorporated herein as **EXHIBIT “C” (“Concept Plan”)**, and the standards identified below, which apply to this PD-C district. Where these regulations conflict with or overlap another ordinance, the regulations contained in the standards identified below will control.

1. **Permitted Land Uses.** The permitted uses on the PD-C district property include the permitted uses in the C District classification and TERRA Overlay District, as set out in the MZO, and those permitted uses on the PD-C district property are subject to the same requirements as set out in the MZO. Prohibited uses on the PD-C district property are identified in subsection 1.b. below.
 - a. Any land use requiring a Conditional Use Permit (“**CUP**”) in the C Zoning District or TERRA Overlay District, as amended, is only allowed if a CUP is issued for the use.
 - b. Any land use prohibited in the C Zoning District and TERRA Overlay District, as amended, is also prohibited. The following uses are also prohibited:
 - i. SIC Code 40: Railroad Passenger Terminal
 - ii. SIC Code 61: Alternative Financial Institutions
 - iii. SIC Code 593: Used Merchandise
 - iv. SIC Code 593a: Pawnshops
 - v. SIC Code 5947: Gift, Novelty, Souvenir Shops
 - vi. SIC Code 5993: Tobacco Stores
 - vii. SIC Code 5999g: Paraphernalia Shops
 - viii. SIC Code 753 Auto Repair Shops
 - ix. SIC Code 754 Auto Services
2. **Development Standards.** In addition to the requirements of the MZO, the planned development is subject to the following:
 - a. **Site Plan.** The site plan shall comply with the Concept Plan in all material respects. Material deviations from the Concept Plan may be permitted to ensure compliance with the Mesquite Engineering Design Manual, the Building and Fire Codes, as amended, provided that the development continues to meet all requirements of this ordinance.
 - b. **Canopies.** Canopies over the drive-through lanes are not subject to the size limitations applicable to accessory structures, provided they are constructed in accordance with the approved Concept Plan.

- c. **Cross Access.** A cross-access easement shall be provided between abutting lots, which matches the standards that were incorporated in the PD for the redevelopment of the Sears property.
- d. **Parking.** The minimum number of off-street parking spaces shall be provided as required by Section 3-400 of the MZO, with the following modifications:
 - i. One (1) parking space for every 250 square feet of gross floor area shall be provided for retail, restaurant, and personal service uses.
 - ii. Off-site parking. Required parking for a use may be provided on a separate lot not within the PD-C district property; provided, an easement over the off-site parking facilities in favor of the premises to be benefited thereby shall be granted and recorded in Dallas County records as a condition of such use.
 - iii. Reduction in the foregoing parking requirements may be provided as authorized by Section 3-403 of the MZO, or by receiving a Special Exception from the Board of Adjustment.
- e. **Landscaping.** The landscaping shall comply with Section 1A of the MZO and the following stipulations:
 - i. The amount of landscaping provided shall be consistent with the amount of landscaping shown on the Concept Plan, and shall meet or exceed the standards as incorporated in the PD for the nearby redevelopment of the Sears property.
 - ii. The development will have cohesive landscaping to create a harmonious streetscape edge that will contain native plant materials and drought-tolerant shrubs and trees. A variety of species shall be required such that no single species shall exceed 25% of the total number of trees. Trees shall be selected from the following:

Common Name	Scientific Name
Texas Walnut	Juglans microcarpa
Pecan	Carya illinoensis
Caddo Maple	Acer saccharum var. caddo
Cedar Elm	Ulmus crassifolia
Chinquapin Oak	Quercus muhlenbergii
Live Oak	Quercus virginiana
Texas Red Oak	Quercus texana
Shantung Maple	Acer truncatum
Lacebark Elm	Ulmus parvifolia

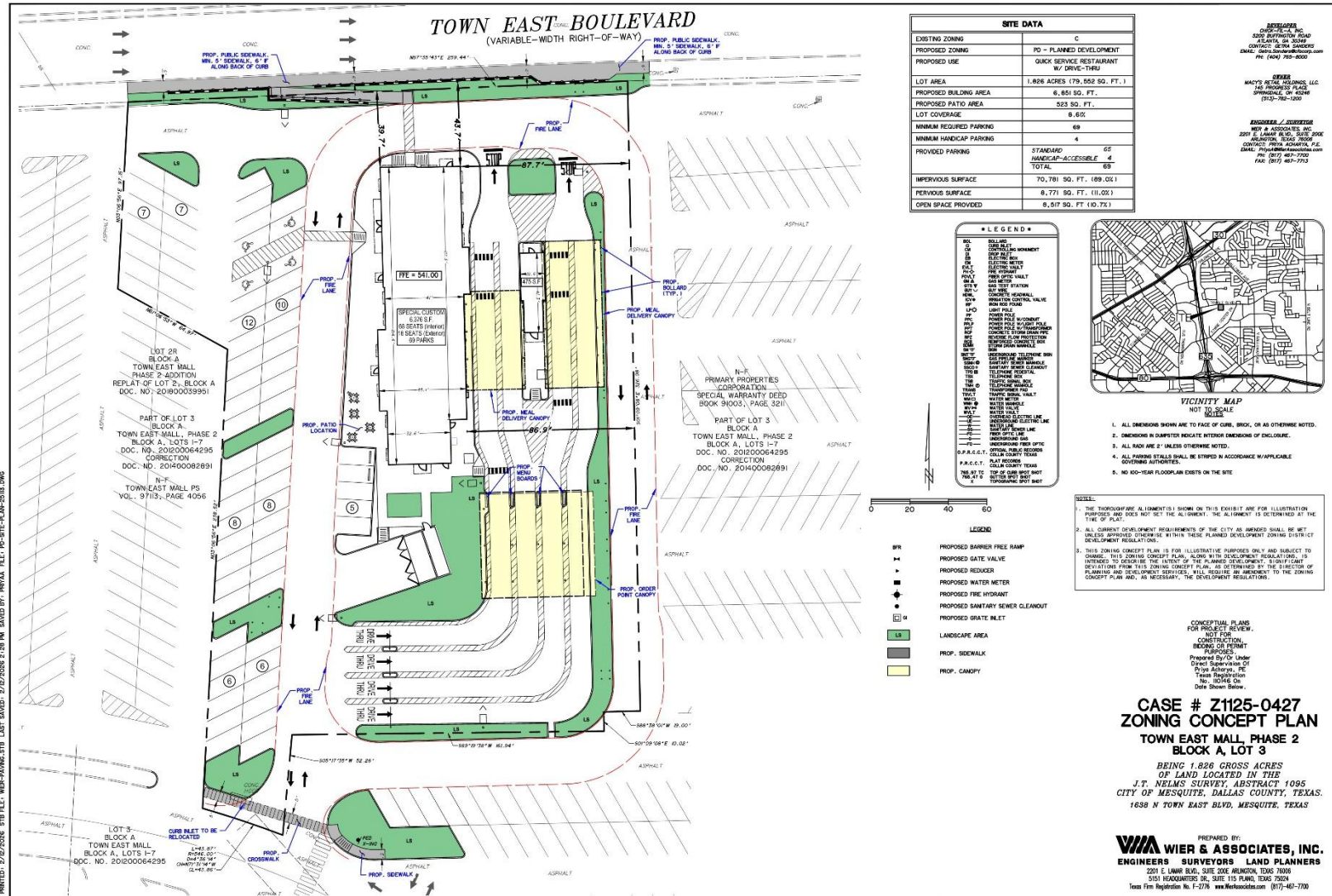
- f. **Screening.**
 - i. Screening for roof-mounted units shall be incorporated with the building facade.

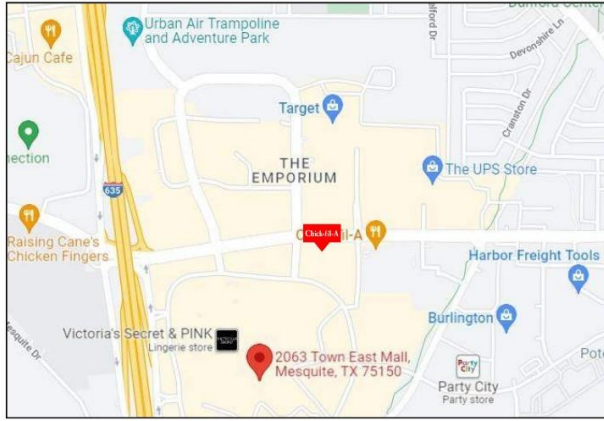
- ii. Drive-through lanes located between the building and the right-of-way will need to be screened from the right-of-way by a 4-foot evergreen hedge row.

- g. **Sidewalks.** Sidewalks shall be provided along or within the right-of-way of N. Town East Boulevard and along the Town East Mall ring road, as depicted on the approved Concept Plan.

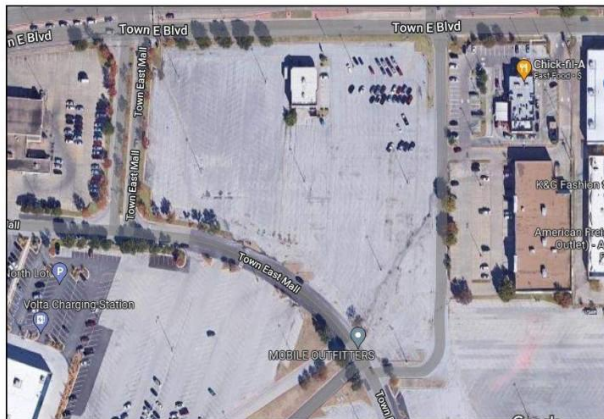
- h. **Signage.** All signage shall comply with the Mesquite Sign Ordinance except as modified below:
 - i. **Menu Boards.** One menu board and one pre-order board are permitted for each drive-through lane.

 - ii. **Wall Signs.** Wall signs may be permitted on all building facades.

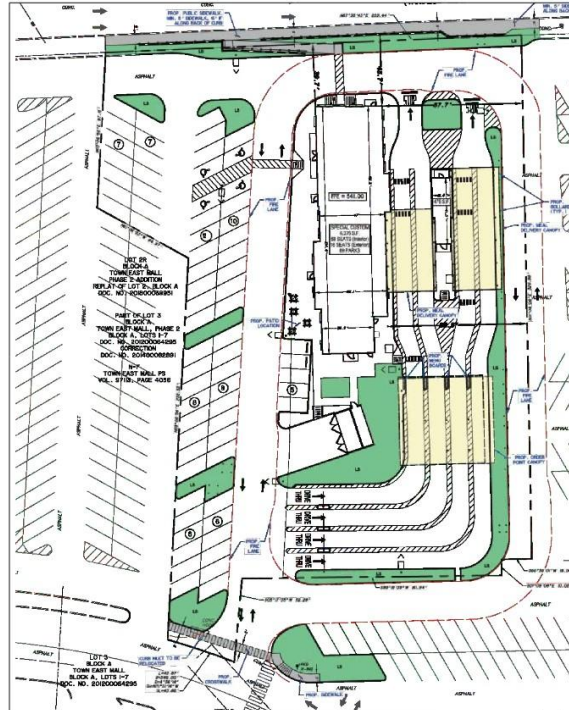




VICINITY MAP N.T.S. NORTH



AERIAL VIEW N.T.S.



SITE PLAN SCALE: 1/64" = 1'-0"

ROGER GHANTOUS - 613-889-8135
Rghantous@pattisonid.com
EMILY MCDONOUGH - 317-752-8549
EMcdonough@pattisonid.com

Project ID
0633976AR8
CFA # - 5179

1638 N Town East Blvd,
Mesquite, TX 75150

Date: 11-4-2025
SALES: ROGER GHANTOUS
PM: EMILY MCDONOUGH
Designer: LEAH LANSFORD

Revision Note

REVISIONS:
1. 11/4/2025: ADDRESS MARK AND SIGNAGE ADDED TO PHASE 1 AND PHASE 2. SIGNAGE TO BE BROWN WHITE.
2. 11/4/2025: ADDRESS SIGN FOR PHASE 1 AND PHASE 2. SIGNAGE TO BE BROWN WHITE.
3. 11/4/2025: ADDRESS SIGN FOR PHASE 1 AND PHASE 2. SIGNAGE TO BE BROWN WHITE.
4. 11/4/2025: ADDRESS SIGN FOR PHASE 1 AND PHASE 2. SIGNAGE TO BE BROWN WHITE.
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9. 11/4/2025: ADDRESS SIGN FOR PHASE 1 AND PHASE 2. SIGNAGE TO BE BROWN WHITE.
10. 11/4/2025: ADDRESS SIGN FOR PHASE 1 AND PHASE 2. SIGNAGE TO BE BROWN WHITE.

Information Required for Production

Customer Approval

Signature _____
MM/DD/YYYY _____

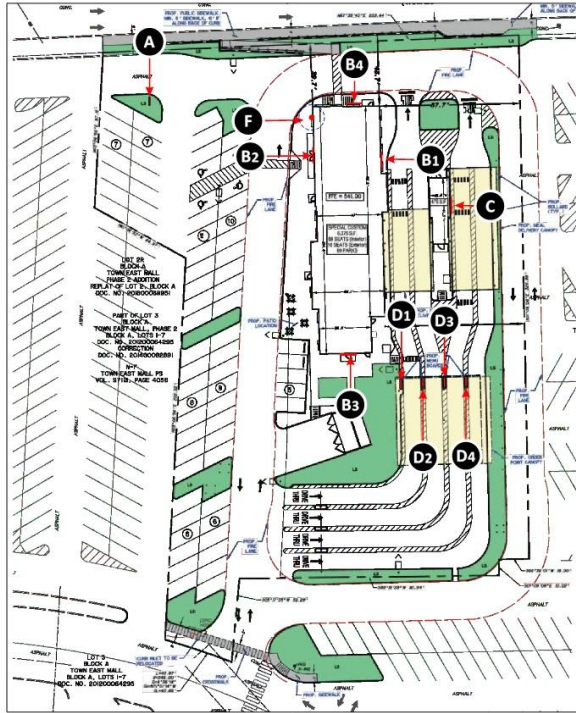
All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison ID.

It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.

Pattison
1.866.635.1110
pattisonid.com

Page 1 of 44

Chick-fil-A
Sign Item
AERIAL VIEW



SITE PLAN 1

SCALE: 1/64" = 1'-0"

SIGN I-D LETTER	FACE A	FACE B
A OPTION 1		
A OPTION 2		
B1-4	5'-0" 	N/A
C		N/A
D1-4		N/A
F	30' 	N/A

Project ID
0633976AR8
CFA # - 5179

1638 N Town East Blvd,
Mesquite, TX 75150

Date: 11-4-2025
SALES: ROGER GHANTOUG
PM: EMILY MCDONOUGH
Designer: LEAH LANSFORD

Revision Note

REVISION 1: ADD ADDRESS SIGN AND SIGNAGE TO BE BOXED WHITE.
REVISION 2: ADD SIGNAGE TO BE BOXED WHITE.
REVISION 3: ADD SIGNAGE TO BE BOXED WHITE.
REVISION 4: ADD SIGNAGE TO BE BOXED WHITE.
REVISION 5: ADD SIGNAGE TO BE BOXED WHITE.
REVISION 6: ADD SIGNAGE TO BE BOXED WHITE.
REVISION 7: ADD SIGNAGE TO BE BOXED WHITE.
REVISION 8: ADD SIGNAGE TO BE BOXED WHITE.
REVISION 9: ADD SIGNAGE TO BE BOXED WHITE.
REVISION 10: ADD SIGNAGE TO BE BOXED WHITE.

Information Required for Production

Customer Approval

Signature _____
MM/DD/YYYY

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Sign Item

SITE PLAN



OPTION 2 **A** **D/F PYLON WITH READERBOARD SIGN** SCALE: 3/8" = 1'-0"
ONE (1) REQUIRED - MANUFACTURE AND INSTALL 62 SF

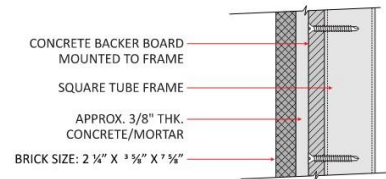
D/F MAIN ID CABINET
FABRICATED D/F ALUM. CABINET WITH SIGNCOMP RETRO FLAT BLEED FRAME AND COVER, WITH .063" ALUM. FILLER, PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN
WHITE BLEED 3M PANOGRAPHIC III FLEX FACES DECORATED WITH 3M #3630-53 TRANSLUCENT CARDINAL RED VINYL APPLIED FIRST SURFACE. WHITE SHOW THRU GRAPHICS.
PAINT INTERIOR OF CABINETS MATTE WHITE, SEMI-GLOSS FINISH.
INTERNALLY ILLUMINATED WITH 7100K WHITE LEDS.

READER BOARD CABINET
TWO (2) 5/F .125" ROUTED ALUM. FACES AND COMMON FILLER PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN. FACE ROUTED FOR READER BOARD AND COPY READING "CLOSED SUNDAY", FACES BACKED WITH WHITE POLYCARBONATE WITH CLEAR TRACK TO ACCOMMODATE THREE (3) LINES OF CHANGEABLE 6" COPY, BLACK CFA COMMERCIAL SET OF 334 LETTERS. INCLUDE CHANGER ARM. FRANKLIN GOTHIC EXTRA COND. STORAGE BOX FOR CHANGEABLE LETTERS INCLUDED WITH LETTERSET.
INTERNALLY ILLUMINATED SAME AS ABOVE.

POLE SUPPORT
FOUNDATION AND SUPPORT STEEL PER STATE STAMPED ENGINEERING BASED ON SITE SPECIFIC BASIS, LOCAL SOIL CONDITIONS AND WIND-LOAD REQUIREMENTS.
STEEL SUPPORT SHIPPED PRIMED. FINISH PAINTED IN FIELD BY INSTALLER, PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN. PAINT PROVIDED BY PATTISON ID DFW.

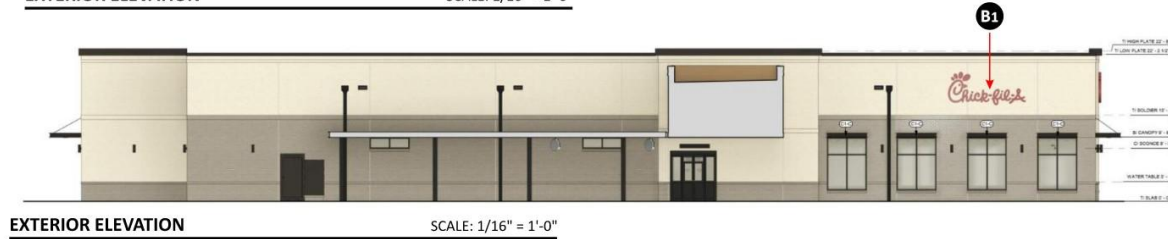
MASONRY / BRICK: BY G.C.
BRICK MATERIAL AND DESIGN SHALL MATCH THE BUILDING MATERIAL AND MORTAR FINISH.

WEATHERPROOF POWER BOX PROVIDED AND INSTALLED BY CUSTOMER. PRIMARY ELECTRICAL BY G.C.



MASONRY DETAIL N.T.S.

Project ID 0633976AR8	
CFA # - 5179	
1638 N Town East Blvd, Mesquite, TX 75150	
Date:	11-4-2025
SALES:	ROGER GHANTOUGH
PM:	EMILY McDONOUGH
Designer:	LEAH LANSFORD
Revision Note	
<p>R11-03-2025 ADDS ADDRESS MARK AND LOOK UP WINDOW NUMBER. LETTERS TO BE BOLD WHITE.</p> <p>R10-03-2025 ADDS SIGN Pylon AS PER UP OR UP (PLEASE NOT SIGN TO SIGN) AND APPROVED CLEARANCE SET TO 16MM BRICK.</p> <p>R10-03-2025 UPDATED SP</p> <p>R10-03-2025 ADDS OF HIGH BONE</p> <p>R10-03-2025 UPDATED SP (1) AND (2) CHANGES QUANTITY OF SP (1) TO 2 AND (2) TO 1. CHANGES QUANTITY OF SP (1) TO 2 AND (2) TO 1. CHANGES CLEARANCE SET TO 16MM BRICK. APPROVED TO 16MM BRICK. APPROVED TO 16MM BRICK. APPROVED TO 16MM BRICK.</p> <p>R10-03-2025 UPDATED SP</p> <p>R10-03-2025 UPDATED SP (1) AND (2) CHANGES QUANTITY OF SP (1) TO 2 AND (2) TO 1. CHANGES CLEARANCE SET TO 16MM BRICK. APPROVED TO 16MM BRICK. APPROVED TO 16MM BRICK.</p> <p>R10-03-2025 UPDATED SP (1) AND (2) CHANGES QUANTITY OF SP (1) TO 2 AND (2) TO 1. CHANGES CLEARANCE SET TO 16MM BRICK. APPROVED TO 16MM BRICK. APPROVED TO 16MM BRICK.</p>	
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Customer Approval	
Signature _____	
MM/DD/YYYY _____	
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Sign Item	
A OPTION 2	



Project ID
0633976AR8

CFA # - 5179

1638 N Town East Blvd,
Mesquite, TX 75150

Date: 11-4-2025
 SALES: ROGER GHANTOUGH
 PM: EMILY MCDONOUGH
 Designer: LEAH LANSFORD

Revision Note

REVISION 01: ADD ADDRESS SIGN AND
 SIGNAGE TO BE BROWN WHITE

REVISION 02: ADD SIGNAGE FOR PICK UP
 OR DELIVERY AND SIGN TO SIGNAGE AND
 ADD SIGNAGE TO SIGNAGE SIGN

REVISION 03: UPDATE SIGN
 REVISION 04: ADD SIGNAGE TO SIGNAGE
 REVISION 05: ADD SIGNAGE TO SIGNAGE
 REVISION 06: ADD SIGNAGE TO SIGNAGE
 REVISION 07: ADD SIGNAGE TO SIGNAGE
 REVISION 08: ADD SIGNAGE TO SIGNAGE
 REVISION 09: ADD SIGNAGE TO SIGNAGE
 REVISION 10: ADD SIGNAGE TO SIGNAGE
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MM/DD/YYYY

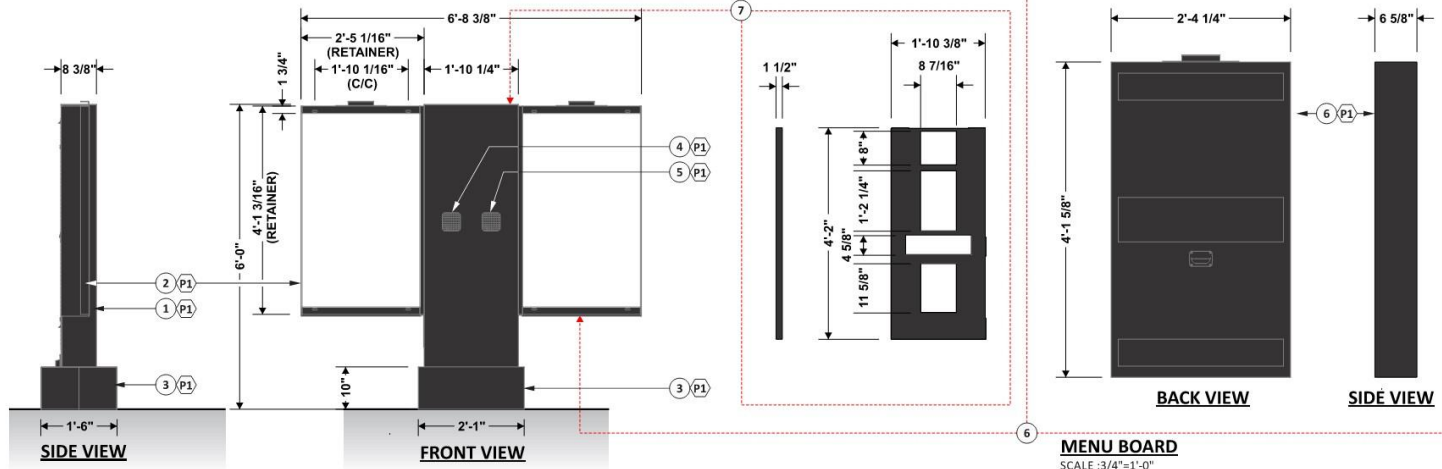
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Chick-fil-CO
Sign Item
ELEVATIONS



NONSTANDARD 6FT OVERALL HEIGHT

Project ID
0633976AR8
CFA # - 5179
1638 N Town East Blvd,
Mesquite, TX 75150

Date: 11-4-2025
SALES: ROGER GHANTOUG
PM: EMILY MCDONOUGH
Designer: LEAH LANSFORD

Revision Note

REVISION 01: ADD ADDRESS LABEL AND SIGN WITH ADDRESS NUMBER LEFT TO BE BROWN WHITE.
REVISION 02: ADD ADDRESS NUMBER TO BE BROWN WHITE.
REVISION 03: ADD ADDRESS NUMBER TO BE BROWN WHITE.
REVISION 04: ADD ADDRESS NUMBER TO BE BROWN WHITE.
REVISION 05: ADD ADDRESS NUMBER TO BE BROWN WHITE.
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REVISION 18: ADD ADDRESS NUMBER TO BE BROWN WHITE.
REVISION 19: ADD ADDRESS NUMBER TO BE BROWN WHITE.
REVISION 20: ADD ADDRESS NUMBER TO BE BROWN WHITE.

D1-4 CFA - (6FT) C7 WIFI DIGITAL ORDERING STATION
FOUR (4) REQUIRED - MANUFACTURE & INSTALL

SCALE: 1/2" = 1'-0"

CHFIOME3AX0022		
DRIVE-THRU MENU BOARD		
INSTALLATION: EXTERIOR WEIGHT (lbs): ----		
VOLTS: 120 AMPS: 12 # of CIRCUITS: ----		
ITEM DESCRIPTION: ----	QTY	
1 FABRICATED C-CHANNEL STRUCTURE COVERED WITH ALUMINUM	-	
2 2"X 2" STEEL ANGLES FRAME BOLTED TO STRUCTURE (TO HOLD DISPLAYS)	-	
3 ALUMINUM BASE COVER	-	
4 SPEAKER	-	
5 MICROPHONE	-	
6 ALUMINUM ENCLOSURE FOR DISPLAY (2X)	-	
7 FABRICATED 1/8"TK. ALUMINUM POP HOLDER ADD-ON WITH ALUMINUM SLOTS AT BACK	-	
# Colors:		
P1 PAINT: MP 20181 EQUUS BRONZE, SATIN		

- ORDERING STATIONS SUPPLIED BY PATTISON ID.
- PATTISON ID TO PROVIDE TEMPLATES AND ANCHOR BOLTS.
- GEN. CONTRACTOR TO SET ANCHOR BOLTS AND POUR CONCRETE.
- PATTISON ID TO INSTALL ORDERING STATION STRUCTURE.
- INTERNAL ELECTRONICS TO BE INSTALLED BY CUSTOMER.



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Signature _____

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Chick-fil-A
Sign Item
D1-4