

# City of Mesa

*City Hall*  
20 East Main Street



## Meeting Minutes

Tuesday, February 10, 2026

4:30 PM

Study Session

## Design Review Board

*Chair Dane Astle  
Vice Chair Ryan Circello  
Boardmember Denise Dunlop  
Boardmember Shelly Udall  
Boardmember David Winstanley*

1 Call meeting to order.

Chair Astle called the meeting to order at 4:30 p.m.

2 Approval of minutes from the January 13, 2026 Design Review Board meeting.

2-a Minutes from the January 13, 2026 Design Review Board meeting.

**Approved (5-0 Boardmember Dunlop Absent)**

3 Discuss and provide direction on the following Preliminary Design Review cases:\*

3-a **DRB25-00139. "Dutch Bros AZ1618,"** 0.8± acres located approximately 560 feet south of the southeast corner of East Elliot Road and South Power Road. Design Review for an approximately 1,025 square foot Coffee Shop with Drive-Thru Facilities. **(District 6)**

**Staff Planner: Noah Bulson**

**Presentation and discussion only; no formal action taken by the Board.**

3-b **DRB25-00621. "Let's Play Music,"** 1.0± acres located at 2601 East Brown Road. Design Review for an exterior façade remodel to an existing approximately 7,195 square foot office building. **(District 1)**

**Staff Planner: Sergio Solis**

**Presentation and discussion only; no formal action taken by the Board.**

3-c **DRB25-00734. " RMDC Dance Studio,"** 1.0± acres located approximately 325 feet east of the southeast corner of East Warner Road and South Mountain Road. Design Review to allow for the development of an approximately 15,350 square foot Small-Scale Commercial Recreation building. **(District 6)**

**Staff Planner: Chloe Durfee Daniel**

**Presentation and discussion only; no formal action taken by the Board.**

3-d **DRB25-00765. "Blue Sky Pest Control,"** 2.4± acres located at the northwest corner of South Sossaman Road and East Ray Road. Design Review to allow for the development of an approximately 26,000 square foot office and warehouse building. **(District 6)**

**Staff Planner: Kwasi Abebrese**

**Presentation and discussion only; no formal action taken by the Board.**

3-e **DRB25-00936. "Rio Salado 25,"** 3.2± acres located at the northeast corner of North Price Road and West Rio Salado Parkway. Design Review to allow for an approximately 54,725 square foot Hotel and 36-unit Multiple Residence. **(District 3)**

**Staff Planner: Joshua Grandlienard**

Presentation and discussion only; no formal action taken by the Board.

4 Staff update.

Welcome new Boardmember Megan Neal. New Design Review Board scope to come.

5 Adjournment.

Approved (5-0 Boardmember Dunlop Absent)

\*The applicant and public may speak about a case, and the Board may provide comments and suggestions to assist the applicant with the proposal, but the Board will not approve or deny a case under Preliminary Review.

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting.

Si necesita asistencia o servicio de interpretación en Español, comuníquese con la Ciudad al menos 48 horas antes de la reunión al 480-644-2767.

Any citizen wishing to speak on an agenda item should complete and turn in a blue card to City staff before that item is presented. When the Board considers the item, you will be called to the podium to provide your comments.