

**NOTICE OF MEETING
PLANNING COMMISSION
OF THE CITY OF GALVESTON
TUESDAY, AUGUST 5, 2025 - 3:30 PM
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas
REGULAR MEETING**

**One or more members of the Planning Commission may attend the meeting by
videoconference.**

**A quorum of the members of the Planning Commission will be physically present
at the meeting location.**

1. Call Meeting to Order
2. Attendance
3. Conflict of Interest
4. Approval of Minutes

4.A July 22, 2025 – Regular Meeting

5. Public Comment
Request to Address Commission on Agenda Items Without Public Hearings and Non-Agenda Items (three-minute maximum per speaker. If speaking through a translator, six-minute maximum per speaker)
6. New Business and Associated Public Hearings

6.B BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

1. **25BF-036 (12716 Bermuda Beach Drive)** Request for exemption and approval for Beachfront Construction Certificate and Dune Protection Permit to include proposed construction of a single-family dwelling with a crushed rock driveway apron. Property is legally described as Abstract 121 Hall & Jones Survey, Lot 15, Bermuda Beach Section 5, a subdivision in the City and County of Galveston, Texas.
Applicant: Anthony Torusoglu

Property Owner: Anthony Torusoglu

6.C GALVESTON LANDMARK

2. **25P-025 (2928 Avenue K)** Request for designation as a Galveston Landmark.
The property is legally described as M.B. Menard Survey, Portion of Lot 14 (14-2), Block 149, in the City and County of Galveston, Texas.
Applicant: Harper and Michelle Jones
Property Owner: Harper and Michelle Jones

6.D PLANNED UNIT DEVELOPMENT

3. **25P-028 (4702 Winnie / Avenue G)** Request for a Planned Unit Development (PUD) Overlay District for a “Parking Lot, Commercial Surface Parking Area”.
Property is legally described as M.B. Menard Survey (0-0), Blocks 406 & 407 and Adjacent Street, in the City and County of Galveston, Texas.
Applicant: Michael Gaertner, Sr., Architect
Property Owner: Gary Patterson, PMM Holdings, Inc.

6.E TEXT AMENDMENT

4. **25ZA-005** Request for a text amendment to the Galveston Land Development Regulations, Article 2, Uses and Supplemental Standards for the Vending Kiosk/ATM land use (LDR 2.373).
Applicant: Alocs Young, Galveston Fund 1, LLC.

7. Adjournment

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on 07/31/2025 at 3:50 PM

Karina Rosales, Planning Technician

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE (3) DAYS PRIOR TO ANY PROCEEDING, CONTACT THE CITY SECRETARY'S OFFICE, SUITE 201, 823 ROSENBERG, GALVESTON, TEXAS 77550 (409 797-3510).

MEMBERS OF CITY COUNCIL MAY BE ATTENDING AND PARTICIPATING IN THIS MEETING

