



City of Galveston

MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GALVESTON REGULAR MEETING – August 5, 2025

CALL MEETING TO ORDER

The meeting was called to order at 3:38 p.m. The meeting start time was delayed due to technical issues.

ATTENDANCE

Members Present: Stan Humphrey, Mary Jan Lantz, John Lightfoot, Anthony Rios, Tom Singleton, Rusty Walla, Ex-Officio CM Beau Rawlins

Members Absent: Rejone Edwards

Staff Present: Tim Tietjens, Executive Director of Development Services; Teresa Evans, Special Assistant to Executive Director of Development Services; Catherine Gorman, AICP, Assistant Director/HPO; Daniel Lunsford, Planning Manager; Kyle Clark, Coastal Resources Manager; Mehran Jadidi, Assistant City Attorney; Trevor Fanning, Assistant City Attorney; Chris Harrison, Fire Marshal; Karina Rosales, Planning Technician

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The July 22, 2025, regular meeting and workshop minutes were accepted as presented.

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

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

Staff presented the staff report.

Chairperson Walla opened the public hearing on the case. The applicant and property owner, Anthony Torusoglu, gave a presentation to the commission via video conference. See attached list for presentations made to the commission. The public hearing was closed, and the Chairperson called for a motion.

Commissioner Rios made a motion to approve the request with Staff's Recommendations.

Commissioner Humphrey seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor:	Humphrey, Rios
Opposed:	Lantz, Singleton
Absent:	Edwards
Abstained:	Lightfoot, Walla
Non-voting participant:	Councilmember Beau Rawlins

The motion failed due to a lack of four affirmative votes.

***** Commissioner Rios steps away at 4:10pm and returns at 4:12pm.**

GALVESTON LANDMARK

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

Staff presented the staff report and noted that 33 public hearing notices were sent, and one returned in favor.

Chairperson Walla opened the public hearing on the case. The public hearing was closed, and the Chairperson called for a motion.

Vice-Chairperson Lantz made a motion to recommend approval of the request with Staff's Recommendations.

Chairperson Walla seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor:	Humphrey, Lantz, Lightfoot, Rios, Singleton, Walla
Opposed:	None
Absent:	Edwards
Non-voting participant:	Councilmember Beau Rawlins

The motion passed.

PLANNED UNIT DEVELOPMENT

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.

Staff presented the staff report and noted that eight public hearing notices were sent, and none returned.

Chairperson Walla opened the public hearing on the case. The applicant, Michael Gaertner, gave a presentation to the commission. See the attached list of presentations made to the commission. The public hearing was closed, and the Chairperson called for a motion.

Chairperson Walla made a motion to recommend approval of the request with Staff's Recommendations.

Commissioner Lightfoot seconded.

Chairperson Walla made a motion to amend his main motion to recommend approval of the request with Staff's Recommendations including a condition that the applicant provide landscaping on the right of way of Ave G/ Winnie from 46th to 48th St.

Commissioner Rios seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast for the first motion:

In favor:	Humphrey, Lantz, Lightfoot, Rios, Walla
Opposed:	Singleton
Absent:	Edwards
Non-voting participant:	Councilmember Beau Rawlins

The motion passed.

The Chairperson called for questions or comments from the Commission. The following votes were cast for the amended motion:

In favor:	Humphrey, Lantz, Lightfoot, Rios, Walla
Opposed:	Singleton
Absent:	Edwards
Non-voting participant:	Councilmember Beau Rawlins

The motion passed.

TEXT AMENDMENT

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: Alecs Young, Galveston Fund 1, LLC.

Staff presented the staff report.

Chairperson Walla opened the public hearing on the case. The applicant, Alecs Young, gave a presentation to the commission. The public hearing was closed, and the Chairperson called for a motion.

Vice-Chairperson Lantz made a motion to recommend approval of the request.

Commissioner Humphrey seconded.

The Chairperson called for questions or comments from the Commission. The following votes were cast:

In favor:	Humphrey, Lantz, Lightfoot, Rios, Singleton, Walla
Opposed:	None
Absent:	Edwards
Non-voting participant:	Councilmember Beau Rawlins

The motion passed.

THE MEETING ADJOURNED AT 5:23 PM

PLANNING COMMISSION
REGULAR MEETING
COMMISSIONER SIGN-IN SHEET

MEETING DATE: August 5, 2025, 3:30 PM

EDWARDS, REJONE

Absent

HUMPHREY, STAN

LANTZ, MARY JAN

LIGHTFOOT, JOHN

RIOS, ANTHONY

SINGLETON, TOM

WALLA, RUSTY

RAWLINS, BEAU EX-OFFICIO

Meeting Date: August 5, 2025



Planning Commission

Development Services Department

City of Galveston

August 5, 2025

Property Owner Notices & Public Comment

New Business and Associated Public Hearings

BEACHFRONT CONSTRUCTION/DUNE PROTECTION PERMITS

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Applicant: Anthony Torusoglu

Property Owner: Anthony Torusoglu

Notices Sent: **0**

Returned: 0

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
				None

GALVESTON LANDMARK

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

Notices Sent: **33**

Returned: 1

In Favor: 1

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
X				Ellen Burton – [REDACTED]



City of Galveston

DEVELOPMENT SERVICES
3015 Market | Galveston, TX 77550
planning@galvestontx.gov | 409-797-3660

NOTICE OF PUBLIC HEARING REGULAR MEETING

Notice is hereby given that on **August 4, 2025**, at **4:00 p.m.**, a Public Hearing will be held by the **LANDMARK COMMISSION** on the following request, in City Council Chambers, Second Floor of City Hall, 823 Rosenberg, in the City of Galveston, Texas:

25LC-033 (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

Notice is hereby given that on **August 5, 2025**, at **3:30 p.m.**, a Public Hearing will be held by the **PLANNING COMMISSION** on the following request, in City Council Chambers, Second Floor of City Hall, 823 Rosenberg, in the City of Galveston, Texas:

CITY COUNCIL HAS FINAL DECISION-MAKING AUTHORITY REGARDING THIS CASE

Notice is hereby given that on **August 28, 2025**, at **5:00 p.m.**, a Public Hearing will be held by **CITY COUNCIL**, in City Council Chambers, Second Floor of City Hall, 823 Rosenberg, in the City of Galveston, Texas:

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

Because you own property in the vicinity of the subject property, the City of Galveston invites you to attend the meetings and/or share your opinion by returning this form. Prior to 11:00 a.m. on the meeting dates, you may mail the comment form to the address below, deliver it in person, or scan and e-mail to planning@galvestontx.gov. The Commission and Council will be informed of the number of responses in support and opposition. Do not duplicate. Only one notice per property will be accepted.

A detailed staff report will be posted online at least 72 hours before the meeting. You may view the staff report by visiting <https://galvestontx.portal.civicclerk.com/> and selecting the meeting date under "Landmark Commission, Planning Commission, and City Council."

If you have any questions regarding this notice, please contact our office at (409) 797-3660 and ask to speak to the staff member indicated below.

Para preguntas o mayor información en español, comuníquese con el Departamento de Planificación de la Ciudad de Galveston al (409) 797-3508.

Planning and Development Division
PO Box 779 (3015 Market)
Galveston, Texas 77553-0934
Attn: Catherine Gorman, AICP/HPO

- ☒ I am in favor
☐ I am opposed
☐ I have no comment

25LC-033 - L.C. - August 4, 2025

25P-025 - P.C. - August 5, 2025

25P-025 - C.C. - August 28, 2025

COMMENTS:

2928 ave K is a lovely home and an asset to the area!

Ellen M. Barton

Signature of Property Owner

Ellen M. Barton

Printed Name

Address of property within notification area

Please be advised that any and all comments received, are subject to the Texas Public Information Act.

Please note local and state law requires that written notice of a public hearing shall be sent to each owner, as indicated by the most recently approved municipal tax roll. It is possible for property ownership to change as notices are generated. The City of Galveston will accept any notification of property owner changes in our offices for correction with regard to legal notice of planning and zoning cases.



PLANNED UNIT DEVELOPMENT

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.

Notices Sent: **8**

Returned: 0

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
				None

TEXT AMENDMENT

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: Alecs Young, Galveston Fund 1, LLC.

Notices Sent: **0**

Returned: 0

PROPERTY OWNER NOTICES				
RESPONSE				COMMENTS
In Favor	Opposed	Undeliverable	No Comment	
				None