



CITY OF HOLLAND, TEXAS

Planning and Zoning & Regular Meetings of the City Council

Monday, December 15th, 2025, at 6:00p.m.
Holland Community Center
107 W. Travis St., Holland, Texas 76534
www.cityofholland.org

Planning and Zoning Commission Meeting

Monday, December 15th, 2025 – 6:00 pm

Notice is hereby given that the Public Notice of Hearing and Planning & Zoning Commission Meeting will be held on Monday, December 15th, 2025, at 6:00 pm @ 107 W. Travis St., Holland, Texas 76534, to discuss the following agenda items and, this notice was posted by Tuesday, December 9th, 2025 by 5:00 pm at City Hall.

1. **Call to Order: 6:00 pm**
 - a) Roll Call: Determination of Quorum *All five Council members present*
 - b) Pledge of Allegiance
 - c) Invocation

2. **Citizen Public Comments** *(Not for items listed on this Agenda. Three Minutes each. No Deliberations with Commissioners. The Commission May Respond with Factual Statements, Recitation of existing Policy, and Request for an item to be placed on a Future Agenda.)*

3. **Discussion and Possible Action Items**
 - A. **Discuss and consider possible action;** 201 Old Vilas variance for his “non- conforming lot” *Motion made to approve the variance request to the City Council by Dale Rendon; Seconded by Laura Cosper; Motion Carries 5-0*
 - B. **Discuss and consider possible action;** rezoning application for Sumbera Estates Block 1 Lot 2; Property Id 528640 from Mark Wendler for rezoning lots on Claudewood from an R1 to R2 to build duplexes. *Motion made to approve the rezoning of Lot 2 – 5 Property Ids 528640,528641,528642 and 528643 from R1 to R2 by Oscar Perez; Seconded by Dale Rendon; Motion Carries 5-0*
 - C. **Discuss and consider possible action;** rezoning application for Sumbera Estates Block 1 Lot 3; Property Id 528641 from Mark Wendler for rezoning lots on Claudewood from an R1 to R2 to build duplexes.
 - D. **Discuss and consider possible action;** rezoning application for Sumbera Estates Block 1 Lot 4; Property Id 528642 from Mark Wendler for rezoning lots on Claudewood from an R1 to R2 to build duplexes.
 - E. **Discuss and consider possible action;** rezoning application for Sumbera Estates Block 1 Lot 5; Property Id 528643 from Mark Wendler for rezoning lots on Claudewood from an R1 to R2 to build duplexes.

4. **ADJOURN 6.33 pm**

Regular City Council Meeting Following Planning and Zoning Meeting

Notice is hereby given that the Regular City Council Meeting will be held on Monday, December 15th, 2025, directly following the Planning and Zoning meeting in the Holland Community Center @ 107 W. Travis St., Holland, Texas 76534, and this notice was posted by Monday, December 9th, 2025, by 5:00 p.m. at City Hall.

1. **Call to Order 6:33 pm**

- a. Roll Call; Determine of Quorum

2. **Citizen Public Comments**

The City Council welcomes public comments at this point on non- agenda items. This segment is limited to thirty (30) minutes to the first (10) speakers. Speakers must sign up to speak before the start of the council meeting and shall limit their comments to three (3) minutes. Speakers must address the Council at the podium and give their name before presenting their concerns. Note: State law will not permit the City Council to respond to items that are discussed during public comments.

3. **Consent Agenda**

All matters listed under the Consent Agenda will be considered routine by the City Council and will be enacted by one motion. There will be no separate discussion on these items unless the City Council members remove specific items from the Consent Agenda to the Regular Agenda prior to voting on adoption of the Consent Agenda. Removed items will be considered and acted on after a vote on the Consent Agenda.

- a. **Approval of Minutes for November 17, 2025, Planning and Zoning & Regular City Council Meeting Motion made to approve the minutes by Oscar Perez; Seconded by Laura Cosper; Motion Carries 5-0**

b. **Departmental/Staff Reports:**

- i. Financial Reports
ii. Police Reports
iii. Utility Reports
iv. Discussion Building Permits – New Businesses
v. Engineer Report
vi. Approval to Pay Bills for December 2025 Motion made to approve paying the bills for December 2025 by Dale Rendon; Seconded by AJ Hill; Motion Carries 5-0

4. REGULAR AGENDA: REVIEW/DISCUSS AND CONSIDER ACTION

Discussion/Possible Action Items:

- a) **Discuss and consider possible action**, P&Z recommendation to approve/disapprove the variance request for 201 Old Vilas. Motion made to approve the variance request for 201 Old Vilas by Dale Rendon; Seconded by Laura Cosper; Motion Carries 5-0
- b) **Discuss and consider possible action**, P&Z recommendation to approve/disapprove rezoning application for Sumbera Estates Block 1, Lot 2 Property ID 528640 from R1 to R2. Motion made to approve the rezoning of Lot 2, Property ID 528640 from R1 to R2 by Dale Rendon; Seconded by Laura Cosper; Motion Carries 5-0
- c) **Discuss and consider possible action**, P&Z recommendation to approve/disapprove rezoning application for Sumbera Estates Block 1, Lot 3 Property ID 528641 from R1 to R2. Motion made to approve the rezoning of Lots 3-5, Property IDs 528641,528642,528643 from R1 to R2 by Dale Rendon; Seconded by Oscar Perez; Motion carries 5-0
- d) **Discuss and consider possible action**, P&Z recommendation to approve/disapprove rezoning application for Sumbera Estates Block 1, Lot 4 Property ID 528642 from R1 to R2
- e) **Discuss and consider possible action**, P&Z recommendation to approve/disapprove rezoning application for Sumbera Estates Block 1, Lot 5 Property ID 528643 from R1 to R2
- f) **Discuss and consider possible action**: approve/ disapprove the recommendation from The MDD for Jason Price application for reimbursement on his 205 S Franklin property. Motion made to approve the reimbursement for 205 S Franklin for a total of 16,663 by Dale Rendon; Seconded by Aj Hill; Motion Carries 5-0
- g) **Discuss and consider possible action**: approve/ disapprove the recommendation from The MDD for Jason Price application for reimbursement on his 101 S Franklin location. Motion made to approve the reimbursement for 101 S Franklin for a total of 25,000 by Dale Rendon; Seconded by AJ Hill; Motion Carries 5-0
- h) **Discuss and consider possible action**; Preparation and submission of a funding application to the Texas Water Development Board (TWDB) State Revolving Fund (SRF)or United States Department of Agriculture (USDA) Rural Development (RD) program. Motion made to authorize City Staff to submit funding application For Water development to the United States Department of Agriculture (USDA) by Laura Cosper; Seconded by Dale Rendon; Motion Carries 5-0
- i) **Discuss and consider possible action**: discuss creating animal control policies and procedures. Motion made to table until after the meeting with Bell County Animal Shelter by Laura Cosper; Seconded by AJ Hill; Motion Carries 5-0
- j) **Discuss and consider possible action**: on the bill from Bell County Animal control. Motion made to table until after meeting with Bell County Animal Control Shelter by Dale Rendon; Seconded by Laura Cosper; Motion Carries 5-0

5. **Executive Session 7:31 pm**

Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the Board of Commissioners may convene in Executive Session regarding the following matters:

- A. Discuss the appointment, employment, evaluation, reassignment, duties, discipline, dismissal of, or to hear, a complaint against the public officer or employee: Roger Gauna.

SECTION 551.074 Personnel Matters

6. **DISCUSSION/POSSIBLE ACTION ITEMS FROM EXECUTIVE SESSION 8:48 pm**
a. Roger Gauna Motion to take no action from the executive session by Laura Cosper; Seconded by Dale Rendon; Motion Carries 5-0
7. **Announcements of future Regular City Council Meeting date- January 26, 2026**
8. **Adjourn Motion made to adjourn by Oscar Perez; Seconded by AJ Hill; Motion Carries 5-0 Adjourn at 8:49 pm**

***Executive Session:** The Council may vote and/or act upon each of the items listed on the agenda. The Council reserves the right to retire from an executive session concerning any of the items on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act including Section 551.071 (Consult with Attorney); Section 551.072 (Real Property); Section 551.073 (Gifts and Donations); Section 551.074 (Personnel Matters); Section 551.076 (Security Devices); and Section 551.087 (Economic Development).*

***Notice of Requested Agenda Item:** Anyone wanting to place an item on the agenda for the following meeting should submit their written agenda item to the City Secretary no later than the Monday prior to the Meeting. The mayor will review all items and decide placement on the agenda for action. The agenda will be posted on three business days prior to the meeting. Only emergency items will be posted after that date on a separate Agenda. All Employee Reports need to be given to the City Secretary by the Monday prior to the Regular Council Meeting.*

***Notice of Assistance at Public Meetings:** In compliance with the ADA the Holland Community Center is wheelchair accessible. Reasonable accommodation will be provided for people attending city council meetings in need of special assistance. Please contact Sandra Dickey, City Secretary, at (254) 657-2460 at least 48 business hours prior to the meeting for special assistance.*

***Certification:** I, the undersigned authority do hereby certify that the Notice of Meeting was posted pursuant to Sections 551.041 - 552.043 at City Hall, 102 W. Travis St., Holland, Texas 76534 (outside bulletin board convenient and readily accessible to the general public at all times, at or before 5 o'clock p.m. on 12/9/2025 and said Notice remained posted continuously for at least 72 hours preceding the scheduled time of said Meeting.*

Posted By: **Sandra Dickey**

Date: 11/10/2025

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person under Subchapter H, Chapter 411, Government code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

X



Johnny Kallus
Mayor

X



Sandra Dickey
City Secretary