



AGENDA
PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS, 619 MAIN STREET, FRIONA, TEXAS
TUESDAY, JUNE 1, 2021
6:00 PM

- ITEM 1 ROLL CALL
- ITEM 2 HEAR GENERAL PUBLIC COMMENTS

PUBLIC HEARING:

- ITEM 3 RECEIVE PUBLIC COMMENTS ON A ZONING DESIGNATION CHANGE FROM ATWELL, LLC FOR ALLSUPS CONVENIENT STORE #905 LOCATED AT SUBDIVISION 470, LOT 24, BLOCK 12 AND SETTING THE SCHEDULE FOR APPROVAL

REGULAR HEARINGS:

- ITEM 4 CONSIDER AND TAKE ACTION ON APPROVAL OF MINUTES OF THE MAY 12, 2021 PLANNING AND ZONING COMMISSION MEETING
- ITEM 5 CONSIDER AND TAKE ACTION ON APPROVAL OF A ZONING DESIGNATION CHANGE FROM ATWELL, LLC FOR ALLSUPS CONVENIENT STORE #905 LOCATED AT SUBDIVISION 470, LOT 24, BLOCK 12 AND SETTING THE SCHEDULE FOR APPROVAL
- ITEM 6 ADJOURNMENT

I, Rosa Mendez, City Secretary, do certify that the above notice of meeting was posted on the outside front door at the City Hall of Friona, Texas, on this the _____ day of May, 2021 at _____ p.m.

Rosa Mendez, City Secretary

The City Council Chambers is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact Leander Davila, City Manager at (806) 250-2761 or Fax (806) 250-2893 for further information.

Planning and Zoning Commission Agenda



Recommendation for Commission Action

PLANNING AND ZONING COMMISSION

REGULAR MEETING: JUNE 1, 2021

AGENDA ITEM #: 1

POSTING LANGUAGE: ROLL CALL

LEAD DEPARTMENT: CITY MANAGER'S OFFICE

FISCAL NOTE: THERE IS NO ANTICIPATED FISCAL IMPACT

ADDITIONAL BACKGROUND INFORMATION: ROLL CALL MUST BE CONDUCTED AT EVERY PLANNING AND ZONING COMMISSION MEETING TO ASSURE A QUORUM OR MAJORITY OF MEMBERS IS PRESENT IN ORDER TO CONDUCT BUSINESS. IF A QUORUM IS NOT PRESENT, THE MEETING MUST BE CANCELLED.

Planning and Zoning Commission Agenda



Recommendation for Commission Action

PLANNING AND ZONING COMMISSION

REGULAR MEETING: JUNE 1, 2021

AGENDA ITEM #: 2

POSTING LANGUAGE: HEAR GENERAL PUBLIC COMMENTS

LEAD DEPARTMENT: CITY MANAGER'S OFFICE

FISCAL NOTE: THERE IS NO ANTICIPATED FISCAL IMPACT

ADDITIONAL BACKGROUND INFORMATION: THIS IS THE PORTION OF THE AGENDA WHERE THOSE IN ATTENDANCE CAN DISCUSS ANY TOPIC NOT LISTED ON THE AGENDA. GENERALLY, PUBLIC COMMENT IS LIMITED TO A CERTAIN TIME FRAME AS DESIGNATED BY THE COMMISSION.

IF SOMEONE FROM THE AUDIENCE WANTS TO DISCUSS AN ITEM CURRENTLY ON THE AGENDA, THEY WILL NEED TO WAIT UNTIL THAT ITEM IS BROUGHT UP TO PROVIDE COMMENTS.

Planning and Zoning Commission Agenda



Recommendation for Commission Action

PLANNING AND ZONING COMMISSION

REGULAR MEETING: JUNE 1, 2021

AGENDA ITEM #: 3

POSTING LANGUAGE: RECEIVE PUBLIC COMMENTS ON A ZONING DESIGNATION CHANGE FROM ATWELL, LLC FOR ALLSUPS CONVENIENT STORE #905 LOCATED AT SUBDIVISION 470, LOT 24, BLOCK 12 AND SETTING THE SCHEDULE FOR APPROVAL

LEAD DEPARTMENT: CITY MANAGER'S OFFICE

FISCAL NOTE: THERE IS NO ANTICIPATED FISCAL IMPACT

ADDITIONAL BACKGROUND INFORMATION: ON APRIL 29, 2021, THE CITY OF FRIONA MET WITH A TEAM FROM YES WAY, ALLSUPS AND ATWELL CONSTRUCTION TO DISCUSS THE EXPANSION OF THE ALLSUPS LOCATED AT 312 EAST 11TH STREET IN FRIONA, TEXAS ONTO THE EMPTY BLOCK TO THE EAST OF IT. THE GOAL IS DOUBLE THE SIZE OF THE STORE AND PROVIDE A REFUELING STOP FOR SEMI TRUCKS TRAVELLING THROUGH THE AREA. THE CONSTRUCTION GROUP HAS SUBMITTED AN APPLICATION FOR A ZONING CHANGE REQUEST TO THE CITY OF FRIONA WHICH KICKED OFF A 60-DAY PROCESS TO REZONE THE PIECE OF PROPERTY.

SINCE THIS TIME, THE CITY OF FRIONA HAS PUBLISHED 3 COPIES OF THE PUBLIC HEARING IN THE LOCAL NEWSPAPER, SENT LETTERS TO OVER 25 RESIDENTS WITHIN A 200 FOOT AREA OF THE PROPERTY, AND HAVE NOTIFIED THE LOCAL SCHOOL DISTRICT AND RAILROAD OF THE REQUEST. THIS IS THE FIRST OF TWO PUBLIC HEARINGS THAT WILL BE CONDUCTED ON THE REQUEST. **THIS PORTION OF THE AGENDA IS ONLY TO RECEIVE PUBLIC COMMENT.** ACTION TO APPROVE OR DENY THE REQUEST WILL BE TAKEN UNDER AGENDA ITEM #5. ALLSUPS WILL HAVE A REPRESENTATIVE PRESENT AT THE MEETING TO ANSWER ANY QUESTIONS THE PUBLIC MAY HAVE.



NOTICE OF PUBLIC HEARINGS

FRIONA PLANNING AND ZONING COMMISSION

Date: Tuesday, June 1, 2021 **Time:** 6:00 p.m.
Place: City Council Chambers, City Hall, 619 Main St., Friona, Texas
Applicant(s): Kimmy Phan on behalf of Allsup's Convenience Store #905

The Friona Planning and Zoning Commission will consider in public hearing a request for the rezoning of half the City block of Subdivision 470, Lot 24, Block 12, plus one-half of all bounding streets, alleys, and public ways to change from "B" District – Two-Family Dwelling District to "D" District – Local Retail District.

A recommendation to approve, deny, or modify the requested rezoning will be sent to the City Council.

The Friona City Council will consider this proposed change in a public hearing on Monday, June 14, 2021 at 6:30 p.m. in the City Council Chambers of City Hall, 619 Main Street, Friona, Texas.

For further information, contact the Friona City Manager at (806) 250-2761

In the event of a lack of quorum to convene or continue either the Planning and Zoning or Council meeting described above, this matter will automatically be carried forward to the agenda of the next regularly scheduled meeting and succeeding meetings as necessary.

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Planning and Zoning Commission Agenda



Recommendation for Commission Action

PLANNING AND ZONING COMMISSION

REGULAR MEETING: JUNE 1, 2021

AGENDA ITEM #: 4

POSTING LANGUAGE: CONSIDER AND TAKE ACTION ON APPROVAL OF MINUTES OF THE MAY 12, 2021 PLANNING AND ZONING COMMISSION MEETING

LEAD DEPARTMENT: CITY MANAGER'S OFFICE

FISCAL NOTE: THERE IS NO ANTICIPATED FISCAL IMPACT

ADDITIONAL BACKGROUND INFORMATION: THE APPROVAL OF THE MINUTES OF A PLANNING AND ZONING MEETING ARE IMPORTANT BECAUSE THEY CODIFY THE ACTION TAKEN AT A PREVIOUS PLANNING AND ZONING MEETING. MINUTES CAN BE AMENDED BEFORE APPROVAL BY THE COMMISSION.

**MINUTES OF
PLANNING & ZONING COMMISSION
CITY OF FRIONA
MAY 12, 2021**

On this the 12th day of May, 2021 at 4:00 p.m., the Planning & Zoning Commission of the City of Friona, Texas, met at the regular meeting place thereof, in the City Council Chambers, 619 Main Street, Friona, Texas. The meeting was open to the public and notice of said meeting was published in the official newspaper and posted on front door at City Hall as required by law.

The following members were present:

Andy Montana, Chairman
Carroll Cook, Vice-Chairman
Mayra Olmos
Danny Campbell

Absent: Roddy Berend

Others present included: Leander Davila, City Manager
Rosa Mendez, City Secretary
Bryan Guymon, Attorney, Underwood Law Firm

ITEM 1 ROLL CALL

Chairman Montana called the meeting to order at 4:04 p.m. and announced that a quorum was present.

ITEM 2 CONSIDER AND TAKE ACTION ON APPROVAL OF MINUTES OF THE MAY 5, 2021 PLANNING AND ZONING COMMISSION

Carroll Cook made the motion to approve the minutes of the May 5, 2021 Planning and Zoning Commission meeting. Mayra Olmos second the motion and the motion passed with a vote of 4/0.

ITEM 3 UPDATE REGARDING THE ZONING DESIGNATION CHANGE FROM ATWELL, LLC FOR ALLSUPS CONVENIENTNCE STORE #905 LOCATED AT SUBDIVISION 470, LOT 24, BLOCK 12 AND SETTING THE SCHEDULE FOR APPROVAL

The city manager briefed the commission on the deadline timetable and kept them up-to-date on any changes in the process. The deadlines are as follows:

First Publication in the Newspaper:	Thursday, May 13, 2021
Letters sent to the 20+ residents in 200 ft area:	Thursday, May 13, 2021
Letters sent to the School District:	Thursday, May 13, 2021
Letters sent to the Railroad in the Town:	Thursday, May 13, 2021
Second Publication in the Newspaper:	Thursday, May 20, 2021
Third Publication in the Newspaper:	Thursday, May 27, 2021
Planning & Zoning Public Hearing:	Tuesday, June 1, 2021
Planning & Zoning Action on Zoning Change:	Tuesday, June 1, 2021
Friona City Council Public Hearing:	Monday, June 14, 2021
Friona City Council Action on Zoning Change:	Monday, June 14, 2021

ITEM 4 CONSIDER AND TAKE ACTION ON APPROVAL OF ORDINANCE NO. 21.05.12 OF THE CITY OF FRIONA, TEXAS CODE OF ORDINANCES REGULATING PEDDLERS, SOLICITORS, CANVASSERS AND ITINERANT MERCHANTS; ESTABLISHING PROTECTIONS FOR HOMEOWNERS DESIRING TO AVOID PEDDLERS, SOLICITORS, CANVASSERS AND ITINERANT MERCHANTS; REGULATING HANDBILLS; ESTABLISHING A PERMIT FEE; PROVIDING A PENALTY OF UP TO \$500 PER VIOLATION; PROVIDING AN EFFECTIVE DATE; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER AND PROVIDING FOR PUBLICATION

A minor change in Ordinance No. 21.05.12 Section 4 Permit Fee. will change the permit application fee to read “\$50.00” as opposed to “\$25.00”. With that minor change in Ordinance No. 21.05.12, Carroll Cook made the motion to approve Ordinance No. 21.05.12 of the City of Friona, Texas code of ordinances regulating peddlers, solicitors, canvassers and itinerant merchants; establishing protections for homeowners desiring to avoid peddlers, solicitors, canvassers and itinerant merchants; regulating handbills; establishing a permit fee; providing a penalty of up to \$500 per violation; providing an effective date; providing a savings clause; providing a repealer and providing for publication. Mayra Olmos made the second to the motion and the motion passed with a vote of 4/0.

ITEM 5 CONSIDER AND TAKE ACTION ON APPROVAL OF AN ORDINANCE AMENDING THE FRIONA CODE OF ORDINANCES, CHAPTER 4, “BUSINESS REGULATIONS”, BY ADDING ARTICLE 4.400, “MOBILE FOOD VENDORS”, TO ALLOW FOR AND REGULATE MOBILE FOOD VENDORS; PROVIDING FOR EXEMPTIONS, REQUIRING AN INSPECTION AND PERMITS; ESTABLISHING A FEE, DISTANCE REQUIREMENTS, AND HOURS OF OPERATION; PROVIDING A PENALTY; PROVIDING AN EFFECTIVE DATE; PROVIDING A REPEALER; PROVIDING A SAVINGS CLAUSE; AND PROVIDING FOR PUBLICATION

A minor change in Ordinance No. 21.05.12A **Section 4.402** Inspections, Applications, Permits, and Fees **(b)**. Application and Inspections 1. Will be changed to read that all required inspections through the “Regional” Health Department as opposed to “Parmer County” Health Department. With that minor change in Ordinance No. 21.05.12A, Danny Campbell made the motion to approve Ordinance No. 21.05.12A. Mayra Olmos made the second to the motion and the motion passed with a vote of 4/0.

ITEM 6 DISCUSSION REGARDING A RENTER’S ORDINANCE TO ALLOW FOR AND REGULATE OWNERS OF SINGLE-FAMILY, DUPLEX AND MULTI-FAMILY RESIDNETIAL RENTAL PROPERTIES

Bryan Guymon addressed the Planning and Zoning Board. He recommended to the board that they enforce the Ordinance that we already have in the books before creating a Rental Ordinance.

ITEM 6 ADJOURNMENT

Chairman Montana adjourned the meeting at 5:08 p.m.

APPROVED:

ATTEST:

Andy Montana, Chairman

Carroll Cook, Vice Chairman

Planning and Zoning Commission Agenda



Recommendation for Commission Action

PLANNING AND ZONING COMMISSION

REGULAR MEETING: JUNE 1, 2021

AGENDA ITEM #: 5

POSTING LANGUAGE: CONSIDER AND TAKE ACTION ON APPROVAL OF A ZONING DESIGNATION CHANGE FROM ATWELL, LLC FOR ALLSUPS CONVENIENT STORE #905 LOCATED AT SUBDIVISION 470, LOT 24, BLOCK 12 AND SETTING THE SCHEDULE FOR APPROVAL

LEAD DEPARTMENT: CITY MANAGER'S OFFICE

FISCAL NOTE: THERE IS NO ANTICIPATED FISCAL IMPACT

ADDITIONAL BACKGROUND INFORMATION: ON APRIL 29, 2021, THE CITY OF FRIONA MET WITH A TEAM FROM YES WAY, ALLSUPS AND ATWELL CONSTRUCTION TO DISCUSS THE EXPANSION OF THE ALLSUPS LOCATED AT 312 EAST 11TH STREET IN FRIONA, TEXAS ONTO THE EMPTY BLOCK TO THE EAST OF IT. THE GOAL IS DOUBLE THE SIZE OF THE STORE AND PROVIDE A REFUELING STOP FOR SEMI TRUCKS TRAVELLING THROUGH THE AREA. THE CONSTRUCTION GROUP HAS SUBMITTED AN APPLICATION FOR A ZONING CHANGE REQUEST TO THE CITY OF FRIONA WHICH KICKED OFF A 60-DAY PROCESS TO REZONE THE PIECE OF PROPERTY.

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APPLICATION FOR ZONING CHANGE

PROCESS

All zoning is by ordinance and only the City Council has the authority to adopt or to change an ordinance. The Council has assigned the study of zoning to the City Planning and Zoning Commission, which will make recommendations to the Council. If the Commission recommends a request for rezoning, it will not be effective until it is passed by the City Council. The rezoning process normally requires a period of sixty (60) days.

APPLICATION

Applicant Name: Kimmy Phan
Mailing Address: 130 S Orange Avenue, Suite 200B
City, State and Zip: Orlando, FL 32801
Work Phone: Home/Cell Phone: 5043195257

PROPERTY

Listed Property Owner: ALLSUPS CONV. STORE #905
Property Location (street address): 312 East 11th Street
Property Legal Description: INVENTORY & EQUIPMENT STORE #217
Subdivision: 470 Lot: 24 Block: 12

ZONING CHANGE REQUEST

Present Zoning (circle one below): Proposed Zoning (circle one below):
A District - Single Family Dwelling District
B District - Two-Family Dwelling District
C District - Apt/Multi-Family Dwelling District
D District - Local Retail District
E District - Central Business District
F District - Industrial and Manufacturing
Present Use: N/A Proposed Use: Fueling Station

Signature: Date: 5/3/2021

Filing Fee required upon submission of each separate application of \$50.00.

Applicant shall furnish documentation explaining the request and provide a site plan drawn to scale with measurements showing existing site and proposed request.

*****Reserved for City Use*****

Planning & Zoning Commission Meeting Date: City Council Meeting:

Status of Application: Approved Declined Staff Initials:



ZONING B: TWO FAMILY ZONING



ZONING D&E: LOCAL RETAIL/CENTRAL BUSINESS



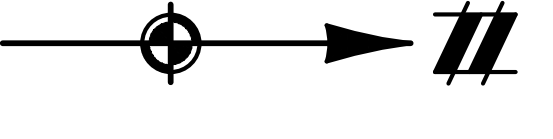
DESIGNATION AREA FOR THE NEW ALLSUPS LOCATION

LEGEND

- BOUNDARY LINE
- - - EXISTING ROW
- - - BOUNDARY ADJACENT LINE
- SETBACK LINE
- ⊕ EXISTING UTILITY POLE
- ⊕ EXISTING LIGHT POLE
- ⊕ PARKING SPACE COUNT
- ⊕ PROPOSED SIGN
- ⊕ PROPOSED ACCESSIBLE PARKING SPACE SIGN

SITE DATA
 EXISTING SITE AREA 2.88 ACRES
 BUILDING AREA 5,630 SF
 ZONING DISTRICT D/E LOCAL RETAIL / GENERAL BUSINESS AND B (TWO FAMILY)
 BUILDING SETBACK REQUIRED
 REAR (NORTH) 30.0'
 FRONT (SOUTH) 25.0'
 SIDE (WEST) 25.0'

PARKING DATA
 STANDARD PROVIDED 25 SPACES
 TRUCK PROVIDED 15 SPACES



NOTICE:
 CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER SHALL BE RESPONSIBLE FOR SAFETY OF THE WORK, OF ANY NEARBY PERSONS, AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR OR OTHER PERSONS.
 REPRODUCTION SHALL BE MADE CONSISTENT WITH THE ORIGINAL DESIGN OF ATWELL, LLC.

ATWELL
 866.850.4200 www.atwell-group.com
 1250 EAST DIEHL ROAD, SUITE 300
 NAPERVILLE, IL 60563
 DESIGN FIRM #184-005876

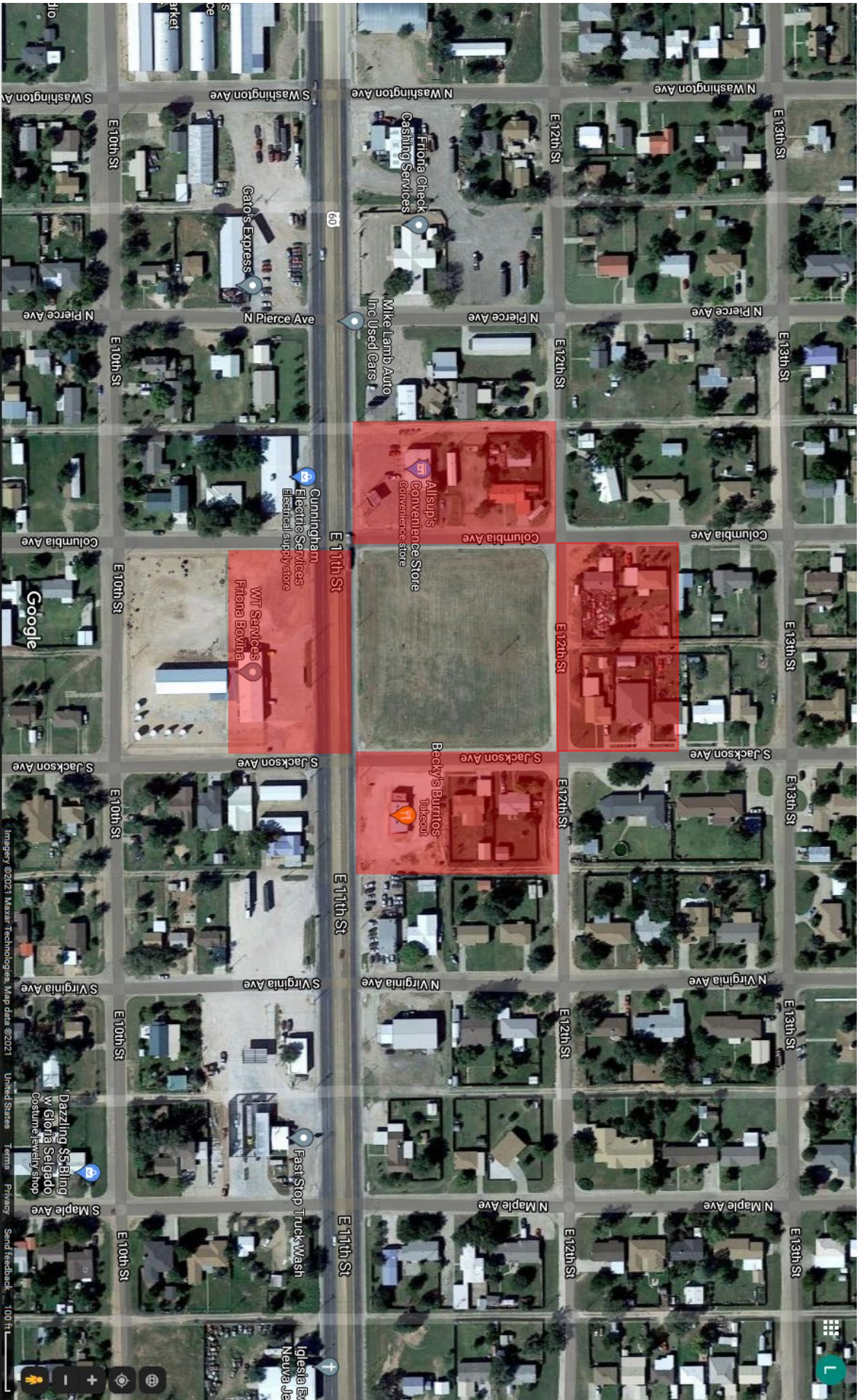
SECTION 470
 BLOCK 12 / ABSTRACT 24
 CITY OF FRONA
 PARMER COUNTY, TEXAS

CLIENT **BW GAS & CONVENIENCE RETAIL, LLC**
ALLSUP'S CONVENIENCE STORE #217
 312 EAST 11th ST.
CONCEPT PLAN 03

DATE MARCH 2, 2021

SCALE	0 10 20
1" = 20 FEET	
DR.	M.A.C. / C.H. J.P.C.
BOOK	
NO.	21000847
SHEET NO.	CN-03

NOT FOR CONSTRUCTION



200ft

FRIONA
The Biggest Small Town in Texas

623 Main Street
Friona, Texas 79035

5 000.51⁰
MAY 14 2021
MAILED FROM ZIP CODE 79035

KYLE & JAMISON LAMBERT
1204 Jackson
Friona, Texas 79035

JERRY & RAYE LONDON
1210 Jackson
Friona, Texas 79035

JOSE M MEJIA
1110 Jackson
Friona, Texas 79035

RAFAEL & GUADALUPE ROCHA
1108 Jackson
Friona, Texas 79035

MARIO & REBECCA SOTO
506 East 11th Street
Friona, Texas 79035

HUB BAG COMPANY
501 East 11th Street
Friona, Texas 79035

TERESA SALINAS
1008 Jackson
Friona, Texas 79035

MOISES GARCIA
1006 Jackson
Friona, Texas 79035

WEST TEXAS RURAL TELEPHONE
1010 Columbia
Friona, Texas 79035

RICHARD SAMARRON
1007 Columbia
Friona, Texas 79035

JOE CUNNINGHAM
1706 West 10th Street
Friona, Texas 79035

ALLSUPS CONVENIENCE STORES INC
309 East 11th Street
Friona, Texas 79035

Subject: Notice of Public Hearing

ADDRESSES FOR ALLSUPS PUBLIC HEARINGS

1. GLENNELLA APPLING, 1105
2. GLENNELLA APPLING, 1107
3. SAMUEL MCINTOSH, 310 E
4. ERM Trust, 1203 Columbia
a. ERM Trust, 201 E
5. JUAN GARCIA, 1202 Colum
6. LUCIANO AND RAQUEL V
7. PEDRO LEON, 1208 Colum
8. COSME AND ZULEMA M
9. JOHN CLIFFORD HANSA
10. HILARIO ROJAS, 1205 Ja
11. LUIS & JANET HERNAN
12. KYLE & JAMISON LAM
13. JERRY & RAYE LONDO
14. JOSE M MEJIA, 1110
15. RAFAEL & GUADALUP
16. MARIO & REBECCA S
17. HUB BAG COMPANY
18. TERESA SALINAS, 10
19. MOISES GARCIA, 10
20. WEST TEXAS RURAL
21. RICHARD SAMARRON
22. JOE CUNNINGHAM
23. ALLSUPS CONVEN
24. FRIONA INDEPEN
25. BURLINGTON NO

THE CITY OF
FRIONA
THE BIGGEST SMALL TOWN IN TEXAS

623 Main Street
Friona, Texas 79035

FRIONA

5 000.51*

FRIONA

GLENNELLA APPLING
1105 Columbia
Friona, Texas 79035

KYLE & JAMISON LAMBERT
1204 Jackson
Friona, Texas 79035

GLENNELLA APPLING
1107 Columbia
Friona, Texas 79035

JERRY & RAYE LONDON
1210 Jackson
Friona, Texas 79035

SAMUEL MCINTOSH
310 East 12th Street
Friona, Texas 79035

JOSE M MEJIA
1110 Jackson
Friona, Texas 79035

ERM TRUST
201 East 15th Street
On behalf of 1203 Columbia
Friona, Texas 79035

RAFAEL & GUADALUPE
1108 Jackson
Friona, Texas 79035

ERM TRUST
1203 Columbia
Friona, Texas 79035

MARIO & REBECCA
506 East 11th
Friona, Texas 79035

JUAN GARCIA
1202 Columbia
Friona, Texas 79035

HUBERT
501 E
Friona

LUCIANO AND RAQUEL VITAL
1204 Columbia
Friona, Texas 79035

TE
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F

PEDRO LEON
1208 Columbia
Friona, Texas 79035

M
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E

COSME AND ZULEMA MORALES
1201 Jackson
Friona, Texas 79035

W
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E

JOHN CLIFFORD HANSARD
1203 Jackson
Friona, Texas 79035

HILARIO ROJAS
1205 Jackson
Friona, Texas 79035

LUIS & JANET HERNANDEZ
1207 Jackson
Friona, Texas 79035

THE CITY OF
FRIONA
THE BIGGEST SMALL TOWN IN TEXAS

623 Main Street
Friona, Texas 79035

FRIONA INDEPENDENT SCHOOL DISTRICT
909 East 11th Street
Friona, Texas 79035

BURLINGTON NORTHERN SANTA FE
500 Main Street
Lubbock, TX 79401



UNITED STATES POSTAGE
PITNEY BOWES
\$ 000.510
02 1P
0000905064
MAY 14 2021
MAILED FROM ZIP CODE 79035

Check Your Mirrors

By Sue Jane Sullivan



Checking mirrors in the literal sense was a vital skill this past week as I traveled over 1,700 miles east to North Carolina. One must never assume other drivers are performing the same task when behind the wheel. This is why I am a big fan of the sensors that sound the alarm when another vehicle is approaching or within my perimeter. Happy to report only one close call—a Texas driver illegally passing on the right shoulder and then swerving between me and the driver ahead while driving at least 85 in a 70. I'll give him the benefit of the doubt and hope that his wife was in the back seat about to give birth. However, driving dangerously as he was, my guess is he just grew impatient with my obeying the speed limit and the no-pass zone. I, too, have paid a few speeding tickets in my driving career, but moving fast and recklessly is reserved only for The Bandit.

These long road trips are a trademark of mine. I recognize this won't always be the case. Ageing diminishes reaction time and eyesight; arthritis in the knees will one day force me to relinquish the wheel for long road trips such as this one. Gee, I can remember it was just four years ago in August that I made a spur-of-the-moment visit to New York City for a two-hour visit with Holocaust survivor Johanna Reiss. I was not about to pass up that chance even though logistically it was crazy. I was on the road for 600-800 miles a day. No biggie for this road warrior. In 2017.

When I left last Tuesday, reality forced me to plan a much different schedule. Since January, I have battled almost crippling osteoarthritis (knees). As a former student-athlete, I was

fortunate to never suffer any injuries. Even though I have gained weight of late, I have moved about easily, athletically, and smugly feeling like I was 35, not 65. Until this recent winter morning when I got up from bed and could not walk. Physical therapy has made the world of difference, but the new norm is some discomfort and slower gait/mobility. No way could I drive or ride, for that matter, 800 miles a day now.

So, the path to North Carolina took on a new flavor. Plain vanilla, with a few sprinkles on top. The sprinkles include (1) compression socks (yes, I took them off when stepping out to walk around or get gas as I do have some semblance of personal pride remaining), (2) stops on the hour to stand like a flamingo on each leg and walk around my car for a few minutes, and (3) eating more fruit in the car instead of Milky Ways, Tootsie Pops, Her-

shey's bars, Pay Days, or fried foods. I miss those guys.

What used to be a two-night, three-day travel to NC was accomplished in three nights and four days. I could fly, but I do not like to fly, and I absolutely love to be in my car on the road with podcasts, NPR, Radio Classics, and my tunes. Arriving safely, no matter the time it takes, is still the most important aspect of any road trip. I did, and seeing my daughter for the first time in fifteen months was the happiest I had been to see her since delivery day in Cogdell Memorial Hospital almost 39 years ago.

I won't get to take Julie home with me this time, though. She and John love being near the ocean, so next week I'll make that return 1,700-mile trip back to Texas, old lady compression socks and all. I might also cave and sneak in a Milky Way to eat with my banana.

We've got just what you need Storage! Clean out that garage, store it with us & let your car have the garage back!!

Self-Storage Systems
Rental office at State Farm Office
Homer Allen & Perry Balle - Owners
1015 W. Hwy 69 - Friona, TX
806-250-2355 Call 265-7923

frionaonline.com
official website of the **Friona Star**

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NOTICE OF THE INTENTION OF PARMER COUNTY, TEXAS TO DESIGNATE A REINVESTMENT ZONE; TO ESTABLISH THE BOUNDARIES THEREOF; AND TO PROVIDE FOR AN EFFECTIVE DATE

As part of the process of the consideration of the application submitted by Lazbuddie Wind Energy II LLC for tax abatement pursuant to Chapter 312 of the Texas Tax Code, Parmer County is required to give notice of its intent to establish a reinvestment zone. A public hearing on the establishment of such reinvestment zone is scheduled for Monday, May 24, 2021. This hearing shall be held at the Parmer County Courthouse at 401 3rd St., Farwell, Texas and is set to start at 9:30 a.m.

By state law, the County is required to publish notice of such hearing in a newspaper of general circulation in the County no later than seven (7) days before the date of the hearing. If you desire further information regarding the proposed reinvestment zone, you may contact the Parmer County Judge's office.

Fresh! At the Farmers' Market!

What Do You See at the Market?

I love buying my berries, peaches and apples there!
Pick us, "peas!"
Honey is from a farmer's bees
Maple syrup is from his trees
Home-baked bread is from his oven
Flowers from gardens, tended with lovin'!

Where Does It Grow?
1. B. 2. C. 3. A. 4. E. 5. D
1. C. 2. A. 3. B. 4. E. 5. D

As Seasons Change!
I love a juicy peach!
Oranges glad that there are so many vegetables, fruits, baked goods and fresh eggs and salads to choose from!

FRESH PRODUCE

LEMONS BROCCOLI
ORANGES PEAS APPLES
CUCUMBERS PEPPERS

1 2 3 4
L E M O N S
5 6 7 8 9
B R O C C O L I
10 11 12
O R A N G E S
P E A S
A P P L E S

Commissioners schedule public hearing on reinvestment zone

The Parmer County Commissioners Court met in regular session on Monday, May 10, 2021 at 10 a.m. in the County Courtroom of the Parmer County Courthouse in Farwell, Texas. The meeting began with prayer and the Pledge of Allegiance to the American Flag and Texas Flag.

There were no public comments. Minutes from the April 26th meeting were read and approved. Commissioners approved the payment of the accounts payables as presented by County Treasurer Sharon May. The Treasurer's Payroll report was also approved.

County Extension Agent Janelle Duffey updated the Court on the various programs the Extension

office has been promoting since the first of the year including the "Walk Across Texas" program, "Stroke Awareness," tips for eating right, and incorporating exercise into your daily routine.

Last month, the Commissioners learned that part of a potential Reinvestment Zone for Lazbuddie Wind Energy II, LLC involves the Bovina and Friona school districts. As a result, a public hearing will be held at 9:30 a.m. on Monday, May 24 prior to Commissioners Court to discuss and questions regarding the intention of Parmer County to designate a Lazbuddie Wind Energy II, LLC Reinvestment Zone.

Sheriff Randy Geris reported that he was cur-

rently housing 19 inmates in the Parmer County Law Enforcement Center.

Parmer County has changed the address of its website. You now type in www.parmercounty.texas.gov to gain access to county information and services.

The next scheduled Commissioners Court meeting is Monday, May 24th.

All meetings are open to the public. The Commissioner's Court reserves the right to go into Executive Session at any time. The agenda may be found on the Parmer County website. Information in this article is only a summary. Any questions concerning specific actions should be directed to the Commissioners Court.

FRIONA
The Heart of Small Towns in Texas

NOTICE OF PUBLIC HEARINGS

FRIONA PLANNING AND ZONING COMMISSION

Date: Tuesday, June 1, 2021 Time: 6:00 p.m.
Place: City Council Chambers, City Hall, 619 Main St., Friona, Texas
Applicant(s): Kimmy Phan on behalf of Allsup's Convenience Store #905

The Friona Planning and Zoning Commission will consider in public hearing a request for the rezoning of half the City Block of Subdivision 470, Lot 24, Block 12, plus one-half of all bounding streets, alleys, and public ways to change from 'B' District - Two-Family Dwelling District to 'D' District - Local Retail District.

A recommendation to approve, deny, or modify the requested rezoning will be sent to the City Council.

The Friona City Council will consider this proposed change in a public hearing on Monday, June 14, 2021 at 6:30 p.m. in the City Council Chambers of City Hall, 619 Main Street, Friona, Texas.

For further information, contact the Friona City Manager at (806) 250-2761

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City of Friona • 623 Main Street • Friona, Texas 79035 • (806) 250-2761 • citymgr@frionatx.us

13th Annual PUDGE KENDRICK MEMORIAL GOLF TOURNAMENT

Proceeds benefit the Parmer County and Hereford Cancer Coalitions, which provide grants for local cancer patients

July 24-25, 2021
John Pitman Golf Club
Hereford, Texas

Two-Person Scramble
Entry Fee \$300 per team

Space limited to 80 teams

Saturday tee times:
8 am or 1:30 pm
Sunday's round is lighted.
Tee times same as Saturday.

✓ Free practice round Friday (cart not included)
✓ Saturday evening meal for player and one guest
✓ Player evaluation Saturday following meal

To sign up, contact:
John Pitman Golf Club
806-363-7139

Pudge Kendrick Memorial Golf Tournament
PO Box 288
Friona, Texas 79035

AgriLife Research's chief Texas apiary inspector discusses beekeeping, agriculture

By Briana Ford

The trajectory of Mary Reed's life changed after she took a college class on social insects and became fascinated by honeybees, their biology and their close ties with agriculture. This newfound fascination led her to take a beekeeping course where she delved deeper into the details of honeybees, hive management and beekeeping practices.

Years later, Reed serves as the chief Texas apiary inspector with Texas A&M AgriLife Research's Texas Apiary Inspection Service where she influences the landscape of Texas agriculture through her work.

Reed sat down to discuss her experience in the apiary industry and the unique role Texas plays to keep the industry buzzing.



Mary Reed, Texas A&M AgriLife Research's chief apiary inspector. (Texas A&M AgriLife photo by Laura McKenzie)

What is the Texas Apiary Inspection Service?

The primary mission of my office is to conduct health inspections on beekeeping operations across the state. As one of the largest migratory beekeeping states with commercial operations entering Texas from across the country, these operations must be inspected for the presence of honeybee pests and diseases. Without a proper inspection, these diseases could quickly spread across the state and the nation, causing negative impacts on the apiary industry, and thus the agricultural industry, as a whole.

Housed on The Texas A&M University System RELS Campus my office routinely performs our diagnostic services, mobilizes for inspections and holds educational opportunities for industry stakeholders.

What honeybee diseases do you look and test for?

On an inspection, we primarily keep an eye out for symptoms of foulbrood disease, both American and European strains. If we spot symptoms of either disease, we will conduct an infield test for an additional diagnosis. In a positive case of American foulbrood disease, we will quarantine the yard until the issue is resolved because it is a disease that can spread very quickly and is extremely damaging to beekeeping operations.

At our office on the RELS Campus, we also process samples for Varroa mites and Nosema spores. Varroa mites are parasites that attack and feed on honeybees and are considered to be the No. 1 problem in the apiary industry. Nosema is a gut microsporidian that can have a significant impact on the overall health of a colony if there is a high infection rate. We offer Varroa and Nosema diagnostic services to all beekeepers for free.

A beekeeper should be aware of a plethora of other pest and disease concerns. Because our office has limited personnel, we narrowed our focus to inspection efforts for migratory operations, however, we cater to all Texas beekeepers. I encourage all beekeepers to

contact us if they have concerns about the health of their hives or have any questions about beekeeping and the apiary industry. We are happy to answer any questions and direct beekeepers to credible information and resources that they may need.

Why should Texans care about bees?

Bees are incredibly important to the health and diversity of Texas agriculture. Often, people think of honeybees and just think of one or two hives in somebody's backyard. But in reality, and specifically here in Texas, beekeeping is considered to be "big agriculture."

Many of the fruits and vegetables available to us in the grocery store are a result of bee pollination. Without pollinators, we would not have the diversity of food that we enjoy. In addition, bees provide this vital and efficient service for free. Without them, the pollination of crops would become cumbersome, resulting in a decrease in produce, which would likely cause accessibility and nutritional implications.

As an extension of these pollination services, bees support other industries as well. For example, animals and livestock have access to a diversity of forage, contributing nutritional benefits, while medicines and plant fibers are also a result of insect pollination.

What is the unique migratory nature of the Texas apiary industry?

Texas is one of the largest migratory beekeeping states with approximately 180 commercial migratory beekeepers coming to Texas at least once a year. Many of these beekeepers move their hives to Texas in the spring after almond pollination in California to take advantage of the early warm weather and nectar and pollen flows. These early resources help beekeepers strengthen their hives, raise new bees and queens, make splits and make a honey crop.

Texas provides a variety of nectar resources that beekeepers utilize to produce the diverse types of Texas honey. As such, Texas is one of the leading states in honey production nationwide.

There are also several pollination opportunities within Texas that beekeepers seek out. These local pollination events result in a variety of produce celebrated and enjoyed by Texans.

One of the greatest challenges beekeepers around the country face today is a loss of locations to keep bees, as well as a lack of resources beneficial for bees and other pollinators. Texas is large enough to not only provide beekeepers a space to keep bees, but an array of natural resources to support healthy hives.

If someone is interested in beginning beekeeping, how can they get started?

I emphasize the importance of educating yourself before purchasing hives, so you know what you're getting into and how to best care for the bees. If possible, it helps to work with an experienced mentor before getting bees and during your first couple of years. A mentor could work with you on managing the hives and answer questions and provide guidance on how to be a successful beekeeper in your area.

If you've already done your research and are looking for a more in-depth, structured environment, I'd also refer to the Texas Master Beekeeper program. This program is designed to challenge beekeepers in their knowledge of honeybees, beekeeping and factors that can affect a honeybee colony. This program encourages beekeepers to dive deeper into the biology of a honeybee colony and the behaviors a colony may exhibit. This allows a better understanding of how certain factors such as health, environmental and management practices are affecting the colony and what that means for the success of the colony. The program also aims to encourage beekeepers to share their knowledge and passion with others, thus generating ambassadors for the apiary industry.

Additional information on the apiary industry in Texas is available through local Texas A&M AgriLife Extension Service offices across the state, the Texas Beekeepers Association and the Texas Apiary Inspection Service website.



Obituaries



Garrett "Garry" Viss



Garrett "Garry" Viss 64 of Bovina passed away May 11, 2021 in Curry County, New Mexico. Celebration of Life Services have been scheduled for 12:00 P.M. MDT Thursday, May 20, 2021 at Central Baptist Church in Clovis, N.M. with Michael Kirby, officiating. Burial following in the Bovina Cemetery Bovina, Texas by HANSARD FAMILY Funeral Home of Friona, Texas.

Gary was born August 25, 1956 in Pomona, California to Cornelius and Gertrude Charlotte Hannink Viss. He truly had a lifelong career of agriculture, especially the dairy cattle industry. He was a very strong man with a "walk it off" attitude, in large part because of his faith in God and his love of his earthy father and the traditions that he instilled in him.

Gary loved water and snow skiing, but anything done with family was fun in his eyes. He loved his Lord and was a member of Central Baptist Church

in Clovis.

He is preceded in death by his parents, and 3 children- Jacob, Jennifer and Brian Viss.

Those to carry on his legacy include 3 sons-Derran Viss and wife Bronia of Wylie, Texas, Jarad Viss and wife Lauren of Newport News, Virginia, and Garrett Viss Jr. Of Herford, 3 daughters-Angela Taylor and husband Chris of Tampa, Florida, Sarah Viss-Sayers and husband Callan of Baytown, Texas, and Jessica Viss of Bovina, Texas, his love- Esther

Steelman, her sons-Luke Steelman and wife Evangelina, Levi Steelman, and Jake Steelman and wife Jade, all of Bovina, Texas, 4 brothers-Guy Viss and wife Cindy of Comanche, Texas, Daniel Viss and wife Susie of Stephenville, Texas, Randy Viss of Dublin, Texas, and David Viss and wife Mia of Wadell, Arizona, 4 sisters-Gail Danzeisen and husband Clayton of Laveen, Arizona, Glenda Kerr and husband David of Buckeye, Arizona, Janet Van Hofwegen and husband David of Tolleson, Arizona, and Karen Christopher and husband David of Lubbock, Texas, and 17 grandchildren.

THERE WILL BE NO PUBLIC VIEWING

You may send condolences to the family and sign the online guest book at: www.hansardfamily.com



Augustina Lopez



Augustina Lopez 76 of Friona passed away May 17, 2021 in Amarillo. Viewing will be held Thursday, May 20, 2021 in the Ron Smiley Memorial Chapel of HANSARD FAMILY with Celebration of Life Services set for 11:00 A.M. Friday, May 21, 2021 also in the chapel with Rev. Brett Hoyle, officiating. Burial following in the Muleshoe Memorial Park in Muleshoe by HANSARD FAMILY Funeral Home of Friona.

Augustina was born November 13, 1944 in Lockhart, Texas to Nestor and Tomasta Hernandez Yruegas. She later married Pilar Mario Lopez Dec. 7, 1972.

She loved to be outdoors working on her lawn and

spending time with family. She enjoyed cooking, dancing, and the color red.

Augustina is preceded in death by her parents, husband, and 1 brother -Antonio Yruegas.

Those to carry on her legacy

include 6 daughters-Josie Roque of Muleshoe, Elizabeth Gonzales, Rita Ramos, and Margarita Shelby, all of Friona, Kassandra Villarreal of Levelland and Jamie Rodriguez of Harlingen, 1 son-Ruben Lopez of Sudan, 1 sister-Esperanza Narez of Clovis, 4 brothers-Phillip Yruegas of Ft. Worth, Joe Yruegas of Austin, Boccillo Yruegas and Nestor Yruegas Jr. of Alice, Texas, and 19 grandchildren.

You may send condolences to the family and sign the online guest book at: www.hansardfamily.com



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FRIONA NOTICE OF PUBLIC HEARINGS FRIONA PLANNING AND ZONING COMMISSION Date: Tuesday, June 1, 2021 Time: 6:00 p.m. Place: City Council Chambers, City Hall, 619 Main St., Friona, Texas Applicant(s): Kimmy Phan on behalf of Allsup's Convenience Store #905 The Friona Planning and Zoning Commission will consider in public hearing a request for the rezoning of half the City Block of Subdivision 470, Lot 24, Block 12, plus one-half of all bounding streets, alleys, and public ways to change from 'B' District - Two-Family Dwelling District to 'D' District - Local Retail District. A recommendation to approve, deny, or modify the requested rezoning will be sent to the City Council. The Friona City Council will consider this proposed change in a public hearing on Monday, June 14, 2021 at 6:30 p.m. in the City Council Chambers of City Hall, 619 Main Street, Friona, Texas. For further information, contact the Friona City Manager at (806) 250-2761 In the event of a lack of quorum to convene or continue either the Planning and Zoning or Council meeting described above, this matter will automatically be carried forward to the agenda of the next regularly scheduled meeting and succeeding meetings as necessary. The City Council Chambers is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact Leader Davis, City Manager at (806) 250-2761 or Fax: (806) 250-2992 for further information. City of Friona • 623 Main Street • Friona, Texas 79035 • (806) 250-2761 • citymgr@frionatx.us

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Obituaries



Ireneo Eddie Ortiz Jr.

Ireneo Eddie Ortiz Jr., 59 of Bovina passed away May 19, 2021 in Hereford. Family led viewing was held Sunday May, 23, 2021 beginning at 2:00 P.M. with Rosary Services at 6:00 P.M. at St. Ann's Catholic Church in Bovina with Mass of Christian Burial Services scheduled for 11:00 A.M. Monday, May 24, 2021 also at St. Ann's Catholic Church in Bovina, Father Gregory Bunyan as Celebrant. Burial following in the Bovina Cemetery by HANSARD FAMILY Funeral Home of Friona.

Ireneo was born July 15, 1961 in Rensselaer, Indiana to Irene Eddie and Altargracia Castro Ortiz. He was an electrician for Quintana Mechanical, was a very proficient welder and known as



the family handyman. He loved his family, golfing, motorcycles, and dancing. He enjoyed music and loved it loud. He was a member of St. Ann's Catholic Church in Bovina.

Those preceding him in death include his father, 1 brother-Andres Ortiz, and 2

nephews-Thomas Ortiz and Michael Ortiz.

Those that will carry on his legacy include his Mother Altargracia of Bovina, 2 daughters-Erika Zubia and husband Daniel of St. Joseph, Missouri, and Erin Castañeda and husband Marco of Bovina, 1 son-Christopher Peña and wife Rashonda of Amarillo, 1 brother-Noel Ortiz and wife Susie of Bovina, 2 sisters-Celia Quintana and husband Earl, and Delia Cantu and husband Ben, all of Bovina, and 12 grandchildren.

You may send condolences to the family and sign the online guest book at: www.hansardfamily.com



Rumalda M. Ruzicka

Rumalda M. Ruzicka, 81 of Friona, formerly of Bovina passed away May 25, 2021 in Friona. Rosary Services will be held at 6:00 P.M. Thursday, May 27, 2021 in the Ron Smiley Memorial Chapel of HANSARD FAMILY. Cremation arrangements by HANSARD FAMILY Funeral Home of Friona.

Rumalda was born February 7, 1940 in Ballinger, Texas to Andres and Emiliana Peña Martínez. She was a seamstress for Kellwood Corporation in Altus, Oklahoma for 25 years. She loved her family and going to the lake with them, bingo and the casinos. She would always say, "I want to see flowers while I am alive, not have them after I die." In lieu of flowers, you may send memorials to the American Heart Association at www.heart.org.



Preceding Rumalda in death are her parents, 2 husbands-Praxeds Roblez and Jim Ruzicka, 1 son-Daniel Roblez, 1 brother-Ramon, and 3 sisters-Amelia, Manuela, and Lupe.

Those to carry on her legacy include 1 daughter-Simona Martinez and husband

Miguel of Bovina, 3 sons-Damian Roblez and wife Paula of New Market, Tennessee, Marcello Roblez of San Antonio, and Andrew Roblez and wife Cindy of Loganville, Wisconsin, 2 brothers-Andy Martinez of Muleshoe, and Juan Manuel Martinez of Amarillo, 2 sisters-Tina Uriegas of Bovina, and Lucy Rocha and husband Raymond of Bovina, 1 daughter-in-law-Kay Roblez of Altus, Oklahoma, 12 grandchildren and 14 great-grandchildren.

"The soul never forgets what the mind discards."

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FRIONA
In Friona • South Texas

NOTICE OF PUBLIC HEARINGS
FRIONA PLANNING AND ZONING COMMISSION

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Place: City Council Chambers, City Hall, 619 Main St., Friona, Texas
Applicant(s): Kimmy Phan on behalf of Allsup's Convenience Store #905

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13th Annual
PUDGE KENDRICK
MEMORIAL GOLF TOURNAMENT

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Planning and Zoning Commission Agenda



Recommendation for Commission Action

PLANNING AND ZONING COMMISSION

REGULAR MEETING: JUNE 1, 2021

AGENDA ITEM #: 6

POSTING LANGUAGE: ADJOURNMENT

LEAD DEPARTMENT: CITY MANAGER'S OFFICE

FISCAL NOTE: THERE IS NO ANTICIPATED FISCAL IMPACT

ADDITIONAL BACKGROUND INFORMATION: IN PARLIAMENTARY PROCEDURE, AN ADJOURNMENT ENDS A MEETING. IT COULD BE DONE USING A MOTION TO ADJOURN. THIS MOTION ESTABLISHES AN ADJOURNED MEETING AND IS NOTED IN THE MEETING MINUTES.