

## Rolling Hills Possible Sister Neighborhood

By Tracy Roper

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Notes from the discussion with Kent Meyer at the Rolling Hills Community Association meeting on Monday, January 19, 2026 at Chaparral Hills Baptist Church regarding a possible “sister” neighborhood to Rolling Hills.

Kent owns 7:12 Homes and he has built multiple homes in the Vineyard’s subdivision that is northwest of Broadway and Hastings. I asked Kent about the name for his company, 7:12 Homes. He said he was working in real estate for Coldwell Banker and was happy there. He just did not need all of the services that he was paying them for so he wanted to start his own business.

As was Kent’s custom, he got up early one morning to do his daily bible devotional and that day it centered on Matthew 7:12.

So in everything, do to others what you would have them do to you, for this sums up the Law and the Prophets. (NIV)

He liked the idea of that being his guiding principle and what cinched it was that his birthday is July 12.

He has two businesses that use that as their name: 7:12 Hometown Realty and 7:12 Homes.

Since then he has been building homes in the Vineyards. Those properties include homes on lots that average  $\frac{1}{4}$  to  $\frac{1}{3}$  acre in size.

After the failed attempt by Xcel Energy to place a solar farm on the Bivins property that is East and South of Rolling Hills, Kent said he and Howard and Carol Smith discussed that the property would be a good place for a housing development.

The Smith’s also attended the meeting and Kent said they were an integral part of the thought process behind the sister neighborhood. They have been business colleagues of Kent’s for several year and are well established in the Amarillo real estate landscape. Howard was an Amarillo City Councilman from 2017 to 2023. Howard and Carol partnered in managing their successful business Howard Smith Company Realtors in Amarillo, TX for many years.

Kent said in his opinion, the north side of Amarillo is “just prettier” than the southern side of Amarillo. That is what drew him to the Vineyards. He said, this is not about him “needing” more to do. He has plenty to keep him busy but he likes the idea of adding a “country development” north of Amarillo. His description is a neighborhood with larger lots (1 to 5 acres) in size with a base home size of about 1,800 square feet. He is not interested in the all three of the sections of land that Xcel had eyes on. He would like, though, to possibly acquire the single section that is due east of Rolling Hills (south of Cherry and west of Broadway). He said in the interest of it being a “country development” he is not thinking of it being annexed into the city limits.

He said, when ask, that he would think the perfect number of houses on the section would be 200 to 300.

Kent also admitted that he has not reached out to Bivins to see if they would even be interested in selling the land. His first priority is to get a feel for how the Rolling Hills residents would feel about such a development. He said he attended the solar farm public hearing hosted by Xcel and left there knowing that Rolling Hills neighbors are passionate about their neighborhood.

One of the most prevalent concerns voiced at the meeting was the issue of water from the added wells.

A secondary concern was increased traffic. Kent said that typically a developer will design roads within the neighborhood and submit them for approval. He said that the two neighborhoods would not have to be connected unless it was required for emergency vehicles to have easy access to the neighborhood. Sheriff Thomas that emergency traffic access would definitely be a consideration.

At the end of Kent's discussion, a vote was held to ask those in attendance to raise their hands if they were in favor of Kent moving forward to research the possibility of acquiring the section and following that research water resources. Twenty-one hands were raised in favor of him moving forward and only two were raised against.

The RHCA will follow-up on this effort and invite Kent back to a future meeting as appropriate.

\*Notes taken by Tracy Roper, standing in for our president, Carol Van Buskirk, and vice-president, Randy Jones, as they cruise the Caribbean.