

# NOTICE OF REGULAR CITY COUNCIL MEETING

CITY OF YANTIS, TEXAS  
6:00 P.M., APRIL 28, 2026  
YANTIS CITY HALL  
103 CITY CIRCLE  
YANTIS, TEXAS

*Notice is hereby given that the City Council of the City of Yantis, Texas will hold a REGULAR MEETING at the above-named date, time, and location for the purpose of discussion, consideration, and action on all items listed below.*

1. **CALL TO ORDER**
2. **INVOCATION**
3. **PLEDGE OF ALLEGIANCE**
4. **DISCUSS/CONSIDER ACTION:** YVFD Report (Wesley Crist)
5. **DISCUSS/CONSIDER ACTION:** Water/Sewer/Maintenance Report (David Freeman)
6. **DISCUSS/CONSIDER ACTION:** Conduct Public Hearing(s) as the Planning and Zoning Commission and City Council to consider for recommendation and possible action, an ordinance of the City of Yantis, Texas, amending the City of Yantis Zoning Ordinance to amend the zoning designation of an approximately 5.13 acres consisting of four (4) tracts of real property generally located at 131 and 133 North Main Street, Yantis, Wood County, Texas from Residential R1, R2, and R3 to a new Planned Development District 26-01 and to establish and allow the use of said Property in accordance with specific regulations as provided in The City of Yantis Zoning Ordinance and amending the zoning map of the City of Yantis, Texas to reflect said zoning change.
7. **DISCUSS/CONSIDER ACTION:** Bids from Electricians for Lighting Update at City Hall.
8. **DISCUSS/CONSIDER ACTION:** Update from Attorney
9. **DISCUSS/CONSIDER ACTION:** Consent Items
  - Minutes from Previous Meetings: March 24, 2026
  - Review & Submit for March 2026 Financial Reports
  - Approval of April 2026 Paid & Due Bills

**ADJOURN**

*John D. Norris, III* by: *Tonya Norris*  
\_\_\_\_\_  
**MAYOR**

**NOTES TO THE AGENDA:**

*The Council may vote and/or act upon each of the items listed in this Agenda.*

*The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act.*

*Persons with disabilities who plan to attend this meeting and who need assistance should contact Tonya Norris at (903) 383-2610 two working days prior to the meeting so that appropriate arrangements can be made.*

*If during the course of the meeting covered by this notice, the Council should determine that a closed or executive meeting or session of the Council is required, then such closed or executive meeting or session as authorized by Section 551.071 through 551.076 Texas Government Code will be held by the Council at the date, hour, and place given in this notice or as soon after the commencement of the meeting covered by this notice as the Council may conveniently meet in such closed or executive meeting or session concerning any and all subjects and for any and all purposes permitted by Sections 551.071 through 551.076 Texas Government Code. Should any final decision, or final vote be required in the opinion of the Council with regard to any matter considered in such closed or executive meeting or session, then such final action, final decision, or final vote shall be at either:*

*The open meeting covered by this notice upon the reconvening of this public meeting, or*

*At a subsequent public meeting of the Council upon notice therefore; as the Council shall determine.*

This is to certify that I, TONYA NORRIS, posted this Agenda on the glass front door of the Yantis City Hall, 103 City Circle, Yantis, Texas, on the 28th day of April, 2026, at 5:00 PM  
*Tonya Norris*  
\_\_\_\_\_  
City Secretary

**REGULAR CITY COUNCIL MEETING  
CITY OF YANTIS, TEXAS  
APRIL 28, 2026**

**MINUTES**

On the above date the City Council met in Regular Session with the following members Mayor John D. Norris, III, Mayor Pro-Tem Julie Mattox, Council Member Reed Gammill, Council Member Ken Sharp, Council Member Stephen Judkins. Council Member Gerald Schmidt was absent. A list of guests is attached to these minutes.

Mayor Norris called the meeting to order at 6:02 p.m.

David Freeman led the City Council and guests in a word of prayer.

Mayor Norris led the Pledge of Allegiance.

**TREASURY REPORT:**

*As of April 1, 2026, the following checkbooks had a balance of:*

CITY OF YANTIS	\$ 36,955.75
YANTIS WATER DEPARTMENT	\$ 123,103.09
C.D. BALANCE (CNB)	\$ 233,347.52
SCARBOROUGH PARK	\$ 1,346.39
YANTIS EDC	\$ 53,296.28
LOAN BALANCE	\$(126,753.62)

**YANTIS VOLUNTEER FIRE DEPARTMENT REPORT-WESLEY CRIST**

Fire Chief Wesley gave verbal comments on his written report. The report is attached to the minutes.

**WATER & SEWER REPORT BY DAVID FREEMAN**

- 1.53 million gallons pumped.
- 1.43 million gallons sold.
- Everything is running smoothly.
- Sewer numbers are not good. Really no explanation other than lack of rain, followed by heavy rain.
- Talked about maybe increasing the minimum water or deposit rate. Will be talk about during budget time
- A new floor was installed in the flatbed trailer this month.
- Trash Day was very slow.

### **UPDATE ON GENERATOR**

Mr. Freeman called Bentley to get an update and said he has had 2 surgeries to attach his thumb due to almost losing it with a fan for another customer. He will contact us when he gets back from recovery. No action taken

### **CONDUCT PUBLIC HEARING REGARDING ZONING CHANGE**

Mayor Norris opened the floor for comments at 6:20 p.m. Discussion included what fencing type is required and how tall, enclosure for dumpsters and how many homes will be added. Mayor Norris closed public hearing at 6:23 p.m. Council Member Sharp moved to approve the changes presented for the City of Yantis Zoning Ordinance and amending the zoning map of the City of Yantis to reflect zoning change. Council Member Gammill seconded the motion. Motion carried. (3-1) Council Member Judkins voting against

### **BIDS FROM ELECTRIAN FOR LIGHTING UPDATE CITY HALL**

Mayor Pro-Tem Mattox approved the hiring of Millsap Electric to update lighting at city hall. Council Member Gammill seconded the motion. Motion carried. (4-0)

### **UPDATE FROM ATTORNEY**

Mayor and Council Members discussed some areas of concern and gave suggestions on next items/ordinances to be working through: Junked vehicles, joining a municipal court for code violation enforcement, inter-local with sheriff's office for issuing citations for code violation.

### **CONSENT ITEMS:**

- ***Minutes from March 24, 2026, regular meeting***  
Council Member Gammill moved to approve the minutes as presented. Council Member Judkins seconded the motion. Motion carried. (4-0)
- ***Review & Submit for Audit March 2026 Financial Reports***  
Council Member Judkins moved to approve the financial reports as presented and Council Member Sharp seconded the motion. Motion carried. (4-0)
- ***Approval of April 2026 Paid & Due Bills***  
Council Member Gammill moved to pay the bills and Council Member Sharp seconded the motion. Motion carried. (4-0)

City Secretary suggested transferring \$60,000 from the Yantis Water Department account to the Tex Star Investment Account. Everyone agrees.

### **ADJOURN**

Council Member Judkins moved to adjourn the meeting and Council Member Gammill seconded the motion. Motion carried. (4-0). Mayor Norris thanked everyone for coming and adjourned the meeting at 6:45 p.m.



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**MAYOR**



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**CITY SECRETARY**

**Items for next agenda:**



## CITY COUNCIL REPORT

April 28, 2026

**I. REPORT OF CALLS FOR THE MONTH:**

- A. Calls for the month of March 2026 were Meeting – 1, Medicals – 14, Trainings-2, MVC-1, Structure Fire-2, Grass Fires – 4, Workdays – 1, Brush Fire – 1, Tree Fire – 1, Fundraiser -1, Boat Fire-1, Woods Fire-1, Investigation-1, Gas Leak-1, Control Burns-4, Event Standby-2. Total calls 38, total man hours were 526.50.
- B. Used 17,7540- gallons of water for the month of March.

**II. Community Events:**

- A. Held Easter egg hunt again this year.
- B. Lion's Club Fish Fry May 9<sup>th</sup>.
- C. Low-cost vaccination clinic May 16<sup>th</sup>.

Submitted by: Stephan L. Chini #1601

Date: April 28, 2026

YANTIS FIRE DEPARTMENT ACTIVITY REPORT

DATE:	INCIDENT:	MEMBERS RESPONDING:	TIME ON CALL:	TOTAL MAN HOURS:
3/1/2026	Woods Fire	10	4.00	40.00
3/3/2026	Meeting	9	2.00	18.00
3/5/2026	Medical	3	1.00	3.00
3/6/2026	Medical	2	0.50	1.00
3/9/2026	Medical	1	1.00	1.00
3/10/2026	Medical	1	1.00	1.00
3/10/2026	Medical	3	0.50	1.50
3/10/2026	Training	11	2.00	22.00
3/12/2026	Medical	4	0.50	2.00
3/13/2026	Medical	1	1.00	1.00
3/13/2026	Medical	6	0.50	3.00
3/13/2026	Work Day	3	12.00	36.00
	Work Day	1	8.00	8.00
3/13/2026	Medical	4	0.25	1.00
3/14/2026	Medical	8	0.75	6.00
3/14/2026	Medical	6	1.00	6.00
3/14/2026	Medical	7	0.50	3.50
3/14/2026	Fundraiser	3	16.00	48.00
	Fundraiser	11	9.00	99.00
3/14/2026	Medical	8	1.00	8.00
3/14/2026	Grass Fire	5	0.50	2.50
3/17/2026	Training	11	2.00	22.00
3/17/2026	Tree Fire	11	0.75	8.25
3/19/2026	Grass Fire	6	2.50	15.00
3/19/2026	Brush Fire	5	0.25	1.25
3/21/2026	Medical	4	0.50	2.00
3/23/2026	Structure Fire	5	1.50	7.50
3/23/2026	Control Burn	8	4.00	32.00
3/24/2026	Control Burn	5	6.00	30.00
3/25/2026	Investigation	2	0.25	0.50
3/25/2026	Gas Leak	2	0.50	1.00
3/27/2026	MVC	8	1.50	12.00
3/28/2026	Control Burn	8	0.25	2.00
3/28/2026	Event Stand-By	2	14.25	28.50
3/29/2026	Event Stand-By	2	11.00	22.00
3/29/2026	Grass Fire	2	0.25	0.50
3/29/2026	Structure Fire	8	2.50	20.00
3/30/2026	Control Burn	6	0.50	3.00
3/31/2026	Grass Fire	5	0.50	2.50
3/31/2026	Boat Fire	4	1.25	5.00

TOTAL CALLS:

38

TOTAL MAN HOURS:

526.50

OFFICER'S SIGNATURE:

*Wesley L. Christ #1601*

**CITY OF YANTIS, TEXAS  
ORDINANCE NO. PD-2026-01**

**AN ORDINANCE OF THE CITY OF YANTIS, TEXAS AMENDING THE CITY OF YANTIS ZONING ORDINANCE TO AMEND THE ZONING DESIGNATION OF APPROXIMATELY 5.13 ACRES CONSISTING OF FOUR (4) TRACTS OF REAL PROPERTY GENERALLY LOCATED AT 131 AND 133 NORTH MAIN STREET, YANTIS, WOOD COUNTY, TEXAS FROM RESIDENTIAL R1, R2, AND R3 TO A NEW PLANNED DEVELOPMENT DISTRICT (PD-26-01); TO ESTABLISH AND ALLOW THE USE OF SAID PROPERTY IN ACCORDANCE WITH SPECIFIC REGULATIONS; AMENDING THE CITY'S ZONING MAP TO REFLECT SAID ZONING CHANGE; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00); PROVIDING FOR SAVINGS, NO SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Yantis (the "City"), Texas is a Type A general-law municipality located in Wood County, created in accordance with the provisions of Chapter 6 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

**WHEREAS**, on April 28th, 2026, the Planning and Zoning Commission and City Council considered a request to change the zoning for approximately 5.13 acres consisting of four (4) tracts of real property generally located at 131 and 133 North Main Street, Yantis, Wood County, Texas from Residential R1, R2, and R3 to a new Planned Development District (herein "PD-2026-01"), as more particularly described in Exhibit A (the "Subject Property"), to allow for the construction and development of a specialized manufactured home park district with open space requirements and landscape requirements, consisting primarily of uses set forth in Section 11 of the City of Yantis Zoning Ordinances on the Subject Property (the "Application"); and

**WHEREAS**, after due deliberations and consideration, including testimony from the public hearings held on April 28, 2026, and other relevant information and materials, the City Council of the City of Yantis, Texas finds that publication and notice has been provided in accordance with the law, and approval of the Application is in conformance with the comprehensive plan for the City of Yantis and promotes the general welfare and safety of the community.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF YANTIS, TEXAS:**

**SECTION 1.** The City Council finds that the Application should be approved, and the City of Yantis Zoning Ordinance Ordinance No. PD-2026-01, as amended, is hereby further amended by changing the zoning for the Subject Property from Residential R1, R2, and R3 to a new Planned Development District (PD-2026-01), in conformance with this ordinance.

**SECTION 2.** The Subject Property shall be developed and maintained in conformance with the Development Plan, which consists of this ordinance, including **Exhibits "A" through "C"** attached hereto, and subject to the special conditions set forth therein.

The base zoning used for PD-2026-01 is that of the R-3 District, with modifications to the density, location and placement of manufactured homes, location and placement of required fencing, and the location and placement of required open space and trees as set forth in **Exhibit "C"**.

The 8ft privacy fence must be maintained in good condition.

There must be an enclosure/screening around the trash dumpster(s) screening at least 3 sides, but no lock/closure is required.

**SECTION 3.** Any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the City of Yantis Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine of two thousand dollars (\$2,000.00) per day per offense. The City shall further have the right to seek injunctive relief for any and all violations of this ordinance where the law in such cases so provides.

**SECTION 4.** The provisions of this ordinance are severable, and should any section, subsection, paragraph, sentence, phrase or word of this ordinance, or application thereof to any person, firm, corporation or other business entity or any circumstance, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of the remaining or other parts or portions of this ordinance, and the City Council hereby declares that it would have passed such remaining parts or portions of this ordinance despite such unconstitutionality, illegality, or invalidity, which remaining portions shall remain in full force and effect.

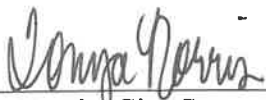
**SECTION 5.** All ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the Town not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 6.** This ordinance shall become effective from and after its passage and approval and adoption and after publication as may be required by law or by ordinance, and the zoning map shall be updated to reflect the same.

**DULY PASSED** by the City Council for the City of Yantis, Texas on the 28th day of April, 2026.

**APPROVED:**

**ATTEST:**



\_\_\_\_\_  
Tonya Norris, City Secretary



\_\_\_\_\_  
John D. Norris, III, Mayor

**APPROVED AS TO FORM:**



\_\_\_\_\_  
Sarah Ross, City Attorney

**EXHIBIT A**

**Legal Descriptions**

Approximately 5.13 acres consisting of four (4) tracts of real property generally located at 131 and 133 North Main Street, Yantis, Wood County, Texas.

**Property ID 104209**

**Lot 8 PT BLK 4 & 7 PTS 2.0 YANTIS TOWNSITES**

**Property ID 115176**

**LOT 8 PT BLK 4 1.865 YANTIS TOWNSITES**

**Property ID 37474**

**LOT 8 PT BLK 4 0.865 YANTIS TOWNSITES**

**Property ID 117627**

**LOT 8 PT BLK 4 0.406 YANTIS TOWNSITES**

## **EXHIBIT B**

### **MAIN STREET ESTATES a PLANNED DEVELOPMENT City of Yantis, Texas**

#### **1) PROPERTY LOCATION AND SIZE.**

This Planned Development is approximately 5.13 acres consisting of four (4) tracts of real property generally located at 131 and 133 North Main Street, Yantis, Wood County, more particularly described on **Exhibit “A”** and shown on **Exhibit “C”** Development Plan, which is attached hereto and incorporated herein for all purposes.

#### **2) PURPOSE.**

To create a Planned Development to allow for specific uses and regulations on the Subject Property, in conformance with SECTIONS 11 and 17 of the City of Yantis Zoning Ordinance. The proposed current project is for Main Street Estates which includes a manufactured home park, with amended density regulations, porch requirements, open space requirements, and landscaping requirements.

#### **3) DEVELOPMENT PLAN.**

The proposed Development Plan as shown on **Exhibit “C”** shall be binding upon the applicant thereof, their successors and assigns, and shall limit and control all building permits. Any other plans must be approved by the City Council. This PD-2026-01 includes the approved plans for parking, setbacks, building heights and stories, open space, and screening as set forth in **Exhibit ‘C’**. All other regulations and requirements, including underpinning and foundation requirements, are as set forth in Section 11 of the City of Yantis Zoning Ordinance.

The Planned Development shall at all times comply with all other state and local laws and regulations.

#### **5) USE ALLOCATIONS.**

All uses and regulations shall comply with the R-3 District in the City of Yantis Zoning Ordinances unless specifically set forth in this PD-2026-01. Any use prohibited in the R-3 District and not specifically allowed in this PD-2026-01 Zoning District (“PD District”) may be allowed upon approval of the City Council of a Special Use Permit (SUP). All procedural requirements and regulations governing the issuance of a SUP shall apply to such application.

\*Under no circumstances shall a sexually oriented business, or any establishment which offers entertainment or services which includes nude or partially dressed male or female persons, be allowed to operate within the Planned Development.

The density, location of manufactured homes, driveway location, porch locations, fencing, and trees are approved as set forth in **Exhibit “C”**, attached hereto.

