

**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.

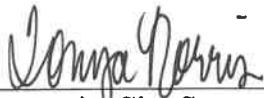
DULY PASSED by the City Council for the City of Yantis, Texas on the 28th day of April, 2026.

APPROVED:



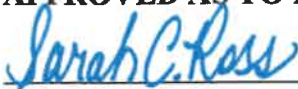
John D. Norris, III, Mayor

ATTEST:



Tonya Norris, City Secretary

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.

EXHIBIT C

Main Street Estates Development Plan

