

NOTICE OF WORKSHOP CITY COUNCIL

CITY OF YANTIS, TEXAS
4:00 P.M., MARCH 24, 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 WORKSHOP MEETING at the above-named date, time, and location for the purpose of discussion, consideration, and planning on all items listed below.

1. Planned Development District at 129-131 N. Main Street
2. Zoning Ordinance Amendments

MAYOR

NOTES TO THE AGENDA:

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

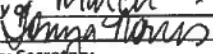
The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act.

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 17th day of March, 2026, at 2:00pm.


City Secretary

NOTICE OF REGULAR CITY COUNCIL MEETING

CITY OF YANTIS, TEXAS
6:00 P.M., MARCH 24, 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:** Update on Generator
7. **DISCUSS/CONSIDER ACTION:** Cancel General Election for May 2, 2026
8. **DISCUSS/CONSIDER ACTION:** Expansion Project at Main Street Estates (New Site Plan from Bethany Ashby)
9. **DISCUSS/CONSIDER ACTION:** Update from Attorney
 - Planned Development District at 129-131 N. Main St. (Main Street Estates)
 - Zoning Ordinance Amendments
10. **DISCUSS/CONSIDER ACTION:** Response to Letter Received from Matia Soto, Tenant in Apartment #24 at Yantis Village Senior Apartments
11. **DISCUSS/CONSIDER ACTION:** Consent Items
 - Minutes from Previous Meetings: February 24, 2026
 - Review & Submit for February 2026 Financial Reports
 - Approval of March 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 17th day of March, 2026, at 2:00 PM.

Tonya Norris
City Secretary

Yantis TX.

TO: Mayor John D. Norris (Trey)
All City Council Members

THIS LETTER WAS HAND DELIVERED TO ABBY-ASSISTANT MANAGER EVER SO OFTEN ON SITE.

PLEASE NOTE ABBY IS A NEW STAFF MEMBER, WAS THROWN IN HERE WITH NO KNOWLEDGE OF EXISTING CRIMES, ISSUES, CONCERNS. ON THE CONTRARY ABBY IS VERY KIND, ASSISTED ME, AND IN PROCESS OF LEARNING THE HOW TO'S AT THIS LOCATION. BASICALLY WE BOTH WERE DUMPED IN HERE NOT BEING TOLD OF THE HORRIFIC REALITY.

I AM NEEDING OUR GOVERNMENT OFFICIALS TO STEP IN AND ASSIST ME IN A HORRIFIC SITUATION. IF I WOULD HAVE KNOWN PRIOR OF THESE CONCERNS I WOULD HAVE NEVER COME TO THIS LOCATION. I AM HERE NOW AND CANNOT JUST EASILY GET UP AND GO, IT TAKES A LOT OF FUNDS.

I AM DISABLED, 62 YEARS YOUNG, HIGHLY EDUCATED, SPEAK THREE LANGUAGES, ADVOCATE FOR ABUSED CHILDREN AND ADULTS AND A UNITED STATES CITIZEN

I HAVE SUBMITTED AND WILL KEEP REACHING OUT TO ALL AGENCIES TO GET CONCERNS ADDRESSED PROFESSIONALLY AND ACCURATELY. I HAVE TOLD YANTIS VILLAGE SENIOR APARTMENT STAFF I WILL MANAGE THIS PLACE YET NO RESPONSE FROM THEM.

PLEASE HELP ME/US !!!!

I BELIEVE THERE ARE MANY TENANTS LIVING HERE TO JUST EXIST AND REALLY BELONG IN A FULL TIME CARE FACILITY. ALTHOUGH THEY HAVE HEALTH CARE PROVIDERS WHO ARE REQUIRED BY LAW TO REPORT THESE CONCERNS/ISSUES AS MANDATED REPORTERS. THEY HAVE NOT!! WHY? THEY ARE JUST AS HIGH AND STRUNG OUT ON ILLEGAL DRUGS!!! VERY SAD!!

THANK YOU IN ADVANCE,

 3/10/2024

**MARIA SOTO
945-365-6424 CELL
schoolboxexpressinc@gmail.com**

February 28, 2026

To:

- *Yantis Village Senior Apartments-Management/Owner
100 Village Circle Yantis, Texas 75497
- *JL Gray Management
- * ALL CONGRESSIONAL LEADERS WHOM REPRESENT ME IN AND OUT OF MY DISTRICT
- *UNITED STATES DEPARTMENT OF AGRICULTURE
- *City of Yantis Texas-Mayor/City Council Members
- *Sheriff's Department Wood County
- *United States Department Of Justice
- *United States Department of Housing and Community Affairs
- *Social Security Officials
- *All Government Agencies
- *ALL LOCAL AND NATIONAL MEDIA

TO WHOM IT MAY CONCERN...

I am requesting your assistance,

My name is Maria Soto living in Apartment #24 since January 20, 2026 move in date.

I submitted perfect money and this is the service I have received from Yantis Village Senior Apartments.....

IT IS MY BELIEF..... the following have occurred, still occurring and will continue to occur until someone with authority will take proper actions immediately.

*Laws/Rules/Regulations are being broken per tenants- Property, Federal, and State Laws

*LEASE RULES AND REGULATIONS NOT BEING COMPLIED BY TENANTS NOR ENFORCED BY YOUR PROPERTY MANAGEMENT/OWNERS

*Lease Rules and Regulations not being enforced whether an up to date lease, new lease or grandfathered in. WHY? NO MANAGEMENT ON SITE, NO MAINTENANCE STAFF ON SITE, NO ONE IS HELD ACCOUNTABLE TO LEASE AGREEMENT

*ILLEGAL Drugs being sold, delivered, purchased, made, smoked, consumed onsite on a daily and nightly basis. The fumes, odor, smell, are so strong you can smell it coming through vents, attic, walls, inside and outside of apartment doors and windows. Causing health and fire hazards on a daily basis to myself and other tenants putting us in danger continually.
There are more illegal drugs here on YOUR property than in Dallas, TEXAS.

*People living on FEDERAL property who are not on lease and visiting for longer than a regular visit/stay. Actually living here with no lease agreement, nor paying rent, no criminal background check.

*Dumpster/Trash overflowing of trash, flies, roaches, mice not including tenant in #23 inside a full dumpster searching for food, items, also known as dumpster diving yet in her case mental issues. Tenants apartments who are hoarders have a their apartments full of trash as a health care agent staff takes out more than ten plus trash bags full from apartment #17.

***People walking around day and night trying to enter/BREAK IN my apartment and others while doors locked including screen doors causing reasons to be alarmed for my/our safety from illegal drug dealers, illegal drug users, incompetent tenants whom have no knowledge of their whereabouts.**

See police report and No Trespassing Warning Signed and Served to Amy Lee Walls-aka illegal drug dealer/user. Making it a legal document to be enforced due to me being in danger.

***Smoking-cigarettes/illegal drugs-marijuana/meth/heroin/cocaine you name it you can smell it inside apartments and outside apartments putting my health at risk. I had to go to doctor due to rash, watery eyes, running nose, sinuses, mental distress due to so much smoke, illegal drug odors.**

Purchase, Sell, Make, USE Illegal Drugs DAILY at Apartments #4, #9, #10, #17, #23!!! ETC., TO NAME A FEW

More than 90% of tenants smoke like a chimney all day and night!!!

Read YOUR lease agreement per JL GRAY. MANAGING COMPANY.

***Criminal Background Checks- It is my understanding you the lessor are required to perform a criminal background check Prior to leasing. Assuring our safety at all times from felons, registered sex offenders, etc., Why are there felons living on this federal property?**

*** Animals-Tenants have animals that are NOT Emotional Support Dogs/Cats or Service Animals. Tenants yelling at their animals, feces all over grounds, urine, cat food, dog food.**

SEE YOUR LEASE AGREEMENT.

These are pets, as tenants have signs on their windows 'BEWARE OF DOG' announcing DANGER from their OWN pets!

Service Animals/Emotional Support Animals are required to be on a leash, Perform a Specific Task, Documentation from a licensed Physician to be placed in file.

***Hoarders- A Mental Illness Characterized by the persistent difficulty discarding items regardless of their actual value, leading to extreme clutter that compromises living spaces. It stems from trauma, depression, or genetic factors..... There are many hoarders onsite both inside and outside their apartments. This puts all tenants in fire danger risk at all times.**

ON YOUR LEASE AGREEMENT it states these apartments have an individual inspection once a month.

I have lived here for almost 2 months and not one inspection has been accomplished.

I am baffled at tenants who are hoarders and have been able to pack their apartments top to bottom, inside and outside full of trash and items causing us to be in danger both physically and mentally. Allowed by management due to no inspections as stated in YOUR lease agreement.

***Livid individuals who do not live on property but come to Yantis Village Senior Apartments to get their illegal drug supply, sell their illegal drugs, hang out while they get high with individuals who live here and use illegal drugs.**

SOME INDIVIDUALS LIVING ON PROPERTY RENT FREE NOT EVEN LISTED ON LEASE!

***Disturbing the Peace-Day or Night, All Hours!!**

Tenants/People banging on doors, looking through windows front and back, banging on walls, slamming doors causing walls and windows to shake.

***Need Proof No Problem!! I HAVE DOCUMENTATION, PICTURES AND.....**

Look up Police reports as Sheriff's Office Officials are well aware of these individuals by name. Sheriff's, ambulances, coming and going daily.

INVESTIGATIONS, INVESTIGATORS, WOOD COUNTY DEPUTIES-LAW ENFORCEMENT, TEXAS DEPARTMENT OF FAMILY AND PROTECTIVE SERVICES-ADULT PROTECTIVE SERVICES, PUBLIC AUTHORITIES ARE ON PROPERTY DOING INVESTIGATIONS DAILY DUE TO CRIMES, MENTAL ILLNESS, AND ALL ILLEGAL ACTIVITY.

PREVENTABLE BY OWNER, MANAGEMENT IN CHARGE WHO OVERSEE "YANTIS VILLAGE SENIOR APARTMENTS"-100 Village Circle Yantis, Texas 75497.

I have reached out to YANTIS City officials, Congressional Leaders, Law Enforcement to assist since there is no management on site at anytime day or night. My lease is in black and white. I have submitted perfect money and I expect this lease to be enforced at all times.

***I/WE AS TENANTS HAVE RENTERS RIGHTS AND ARE PROTECTED BY LAW THE RIGHT TO SAFE AND SECURE HABITABLE HOUSING.,**

***SECTION 92.331 OF THE TEXAS PROPERTY CODE PROTECTION AGAINST LANDLORD RETALIATION..... THREATS!!!-MANY TENANTS HAVE STATED IN FEAR OF THEIR LIVES- DUE TO BEING THREATENED BY JL GRAY, FRANKIE, STAFF IF ANYTHING IS SAID, COMPLAINED CAUSING REASON TO BELIEVE THEIR IS MORE TO THESE CONCERNS THAN JUST WHAT I HAVE BEGUN TO MENTION.**

I DEMANDING ASSISTANCE, IT IS MY BELIEF I AM IN DANGER 24/7, causing physical illness, mental distress, financial loss, due to no management on site and no one to enforce YOUR LEASE per JL GRAY/OWNER/YANTIS VILLAGE SENIOR APARTMENTS.

PLEASE RESPOND TO ME IN WRITING AS I WORK WITH ALL OUR CONGRESSIONAL LEADERS AND ALL OTHER ENTITIES ASSISTING IN THIS MATTER. I WILL SUBMIT YOUR WRITTEN RESPONSE TO ALL GOVERNMENT AGENCIES.

Respectfully,



**MARIA SOTO
100 VILLAGE CIRCLE APT#24
YANTIS TEXAS 75497
945-365-6424
schoolboxexpressinc@gmail.com**



School Box Express Inc.

Maria Soto

Child Advocate/Trainer



schoolboxexpressinc@gmail.com