



DEVELOPMENT SERVICES

RULE INTERPRETATION DETERMINATION

Determination #: 2026-003

Title: *Implementation of Senate SB 785: zoning regulation of manufactured housing*

Drafted by: *Land Development Division, Policy Administration Section*

Rule in Question: *Senate Bill 785 (89R); UDC Section 35-311-1 Residential Use Matrix*

Department Action: *This RID is for clarification purposes and includes suggested UDC amendments.*

Amin Tohmaz, PE, CBO
Development Services Director

Date

7/2/2026

Effective Date of Determination: *September 1, 2026*

Please note RIDs often result in direct or related UDC amendments to codify the clarification addressed within the RID. RIDs can also be superseded by subsequent RIDs or UDC amendments. The Development Services Department will remove RIDs from the website when they are no longer valid.

Staff Analysis: During the 90th Texas legislative session, Senate Bill 785 was approved, effective September 1, 2026. Among other things, the bill prohibits a municipality from requiring a specific use permit or other permit that serves a similar purpose to a specific use permit for a new HUD-code manufactured home if the home is constructed in accordance with federal law and the city does not require a specific use permit for other non-HUD-code housing within the same zoning district.

Currently, several single-family residential districts allow HUD-code manufactured housing through an "S" Specific Use Authorization process.

Staff Position and Interpretation: In order to comply with the restrictions of SB 785, starting September 1, 2026, the Development Services Department will no longer accept or process zoning applications to allow manufactured housing in any zoning district through an “S” Specific Use Authorization process. With the forthcoming 2027 Unified Development Code amendment cycle fast approaching, the Director believes that the community should have input into where HUD-code manufactured housing is permitted and the Unified Development Code should be changed accordingly.

Additionally, those seeking to establish HUD-code manufactured housing can still pursue “MH” Manufactured Housing zoning until the 2027 UDC amendment process is complete. This zoning district remains in compliance with the balance of SB 785, which requires that cities provide at least one zoning district in which HUD-code manufactured housing is permitted by right.

Future UDC Amendments: The following UDC amendments are proposed as part of this RID:

TABLE 311-1 RESIDENTIAL USE MATRIX																			
PERMITTED USE	RP	RE	R-20	NP-15	NP-10	NP-8	R-6	RM-6	R-5	RM-5	R-4	RM-4	R-3, R-2, R-1	MF-18	MF-25	MF-33	MF-40	MF-50 & MF-65	ERZD
Dwelling - HUD-Code Manufactured Homes	S	S	S	S	S	S	S	S	S	S	S	S	S						P