

Kristy Wages, Chair
Johnathan Strange, Vice-Chair
Greg Lindsey, Commissioner
Adam Armstrong, Commissioner
Grizelda Castillo, Commissioner
Jeffrey Roberson, Commissioner
Lillian Hollie, Commissioner

Susan Davis,
Development Services Director



**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
May 7, 2026
1:30 p.m.
City Council Chambers
504 N. Queen Street
Palestine, Texas**

Zoom Link:

<https://us02web.zoom.us/j/85622950824?pwd=bFILhsYINtIOL3NOaaBHJmYwsL5Wci.1>

Meeting ID: 856 2295 0824

Passcode: 575288

One tap mobile

+13462487799,,85622950824#,,,,*575288# US

Note: when you are joining a Zoom meeting by phone, you can use your phone's dial pad to enter the commands *6 for toggling mute/unmute and *9 to "raise your hand."

Follow us live at: [facebook.com/palestinetx/](https://www.facebook.com/palestinetx/)

A. CALL TO ORDER

B. PROPOSED CHANGES OF AGENDA ITEMS

C. PUBLIC COMMENTS

Any citizen wishing to speak during public comments regarding an item on or off the agenda may do so during this section of the agenda. All comments must be no more than five minutes in length. Any comments regarding items, not on the posted agenda may not be discussed or responded to by the Commissioners. Members of the public may join via Zoom or in person.

D. CONFLICT OF INTEREST DISCLOSURES

E. DIRECTOR'S REPORT

1. March 2026 Development Services Monthly Report

F. **APPROVAL OF MINUTES**

1. Consider approval of the minutes from the April 2, 2026, meeting.

G. **PUBLIC HEARINGS / DISCUSSION AND ACTION ITEMS**

1. Public hearing and consideration of a request for a Specific Use Permit allowing a manufactured home at 900 San Jacinto Street. (Applicant: Cynthia Jones)
2. Public hearing and consideration of a request for a Specific Use Permit for a church and short-term rental at 801 N. Sycamore Street. (Applicant: Kevin Fuhr)
3. Discussion and possible action regarding amending Chapter 39, Article III, Section 39.3.6-16, Signs in the Main Street Overlay District.
4. Public hearing and consideration of an amendment to Chapter 39, Section 39.2.2-13, Land Use Chart, to remove the option of obtaining a Specific Use Permit (SUP) to allow placement of a manufactured home within the Residential Estate (RE) and Mixed Residential (MR) zoning districts.
5. Public hearing and consideration of an amendment to Chapter 39, Section 39.2.3-4, Manufactured and Mobile Homes, to revise terminology by removing references to “mobile home” and replacing them with “manufactured home,” where applicable.

H. **ADJOURNMENT**

I certify that the above Notice of Meeting was posted on the outdoor bulletin board at the main entrance to City Hall, 504 N. Queen Street, Palestine, Texas, in compliance with Chapter 551 of the Texas Government Code on **Friday, May 1, 2026.**



April Jackson, City Secretary

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) PERSONS IN NEED OF SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, CONTACT THE CITY SECRETARY'S OFFICE VIA EMAIL AT citysecretary@palestine-tx.org or 903-731-8414.



Agenda Date: 05/07/2026
To: Planning and Zoning Commission
From: Susan Davis, Development Services Director
Agenda Item: Development Services Department Report
Date Submitted: 04/30/2026

SUMMARY:

Development Services department report for the month of March 2026.

RECOMMENDED ACTION:

No action necessary.

CITY MANAGER APPROVAL:

Attachments

Department Report



**DEVELOPMENT SERVICES DEPARTMENT
ACTIVITIES REPORT
MARCH 1-MARCH 31, 2026**

PERMITTING TOTALS

BUILDING and LICENSE PERMITS

Permit Type	March Permit Count	March Permit Fees	Permit Count / Fiscal Year	Permit Fees / Fiscal Year
BUILDING PERMIT	14	\$5,831.05	65	\$35,063.22
CERTIFICATE OF OCCUPANCY	4	\$280	33	\$2,200
DRIVEWAY	2	\$50	9	\$430.77
FENCE	4	\$200	9	\$480.77
ROOFING	5	\$403.85	29	\$4,671.85
DEMOLITION	0	\$0	8	\$450
RIGHT OF WAY	3	\$150	19	\$2,450
COMMERCIAL ELECTRICAL	4	\$420	13	\$1,195
RESIDENTIAL ELECTRICAL	6	\$819	53	\$6,354.87
MECHANICAL	3	\$105	8	\$630
GAS TEST	3	\$315	49	\$7,301
PLUMBING	6	\$735	33	\$2,653.27
SIGN	2	\$150	19	\$2,259.07
SPECIFIC USE	0	\$0	4	\$1,200
CONTRACTOR LICENSE	10	\$1,250	47	\$5,875
HEALTH PERMITS	37	\$3,300	233	\$55,325
ZONING VERIFICATION LETTERS	0	\$0	4	\$120
PLAT	0	\$0	3	\$600
COMMERCIAL FILMING	0	\$0	1	\$0
VARIANCE APPLICATION	0	\$0	2	\$300
VENDOR PERMIT	0	\$0	4	\$200
PARADE/FESTIVAL	2	\$300	7	\$600
Totals:	86	\$17,558.90	615	\$134,984.82

CERTIFICATE OF OCCUPANCY ISSUED Name	Address	Description
MIKE & JANET SHAVERS	3903 W OAK ST	CLEAN & SHOW ONLY
HAPPY PAWS HOME SITTING	305 W PALESTINE AVE	BUSINESS OFFICE
FERNANDO DA COSTA	1801 N QUEEN ST	CLEAN & SHOW ONLY
ATHENS CLEANERS LLC	101 MOORE DR	OWNER CHANGE

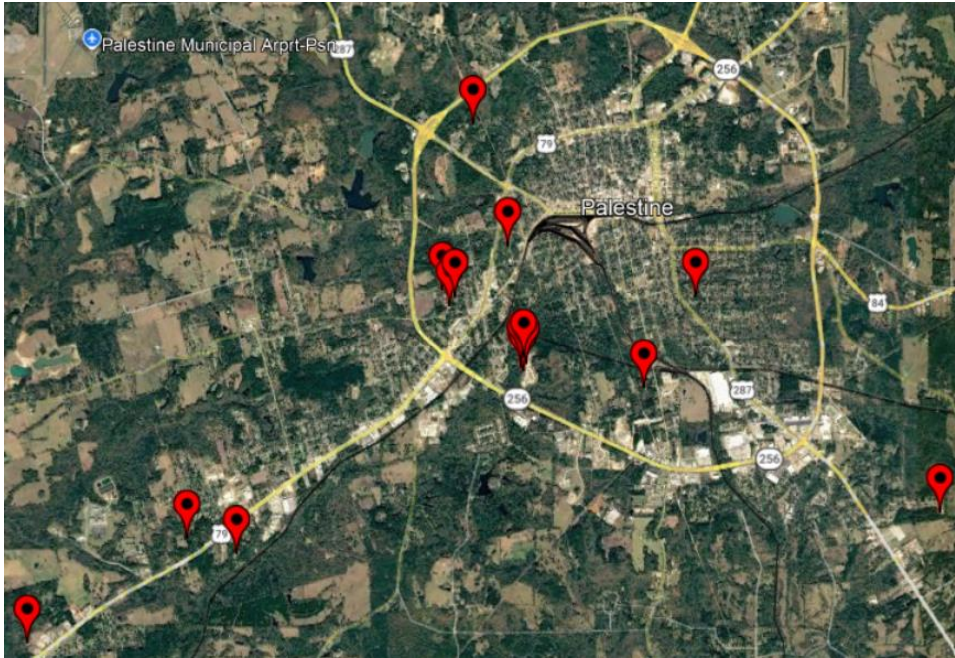


PERMITTING PROJECTS / NEW BUSINESS OCCUPANCIES

RESIDENTIAL CONSTRUCTION IN PROGRESS

Address	Square Feet	Estimated Value
404 Cedarvale	4400	\$200,000
5475 W Oak St	Unknown	\$150,000
112 Cartmell Dr	2627	\$222,700
1524 W Alabama St	4304	\$425,000
1613 S Magnolia St-Duplex	4800	\$200,000
103 Holly Tree	3970	\$275,000
110 Cartmell Dr.	2036	\$173,060
109 Cartmell Dr	2036	\$173,060
213 Victory St	720	\$30,000
8 Rambling Rd	2762	\$325,000
513 Future St	720	\$30,000

303 Joe Louis	1200	\$35,000
205 Victory St	1250	\$80,000
122 Cartmell Dr	2036	\$173,060
123 Cartmell Dr	2036	\$173,060
2213 Evergreen St	1740	\$320,000
Total		\$2,984,940



COMMERCIAL CONSTRUCTION UNDER REVIEW

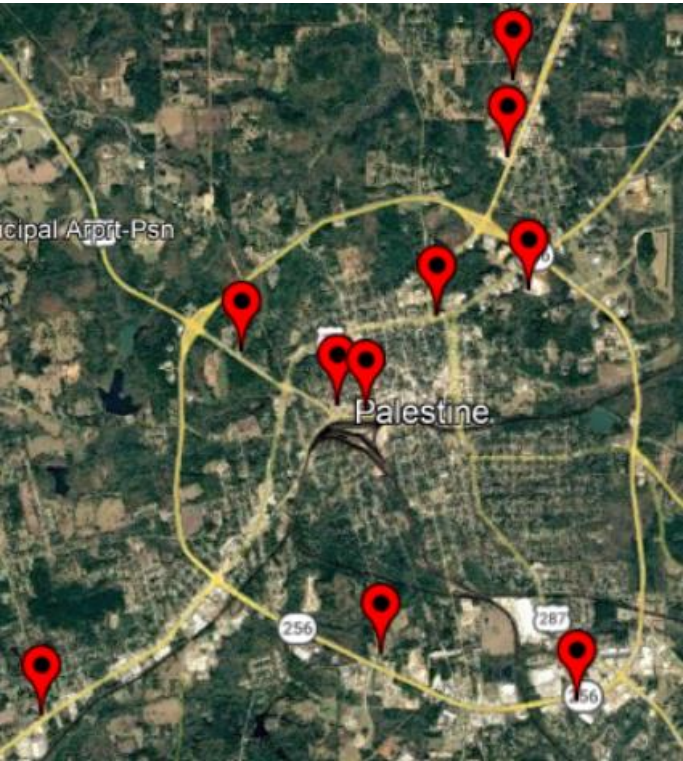
Name	Address	Description
REDEEMED CHRISTIAN CHURCH OF GOD	4101 N LOOP 256	NEW BUILD CHURCH
ATARAM OIL COMPANY	2324 W REAGAN ST	FIRE REVIEW
ANDERSON COUNTY AGRILIFE	603 N SYCAMORE ST	NEW COMMERCIAL BUILDING
GRACE & TRUTH CHURCH	924 N ESPLANADE ST	COMMERCIAL ADDITION

BUREAU VERITAS SUBMISSIONS

Project	Status
ATARAM OIL COMPANY	FIRE REVIEW-AWAITING RESPONSES TO COMMENTS
ROBERT DALE	IN REVIEW- AWAITING RESPONSES TO COMMENTS
ANDERSON COUNTY AGRILIFE	IN REVIEW-WAITING FOR RESPONSES TO COMMENTS

COMMERCIAL CONSTRUCTION IN PROGRESS

Name	Address	Description	Valuation
ELLIOT CDJR	2321 HWY 155	Car Dealership	\$3,500,000
AZINO, LLC	409 E PALESTINE AVE	CIVIL WORK FOR FUTURE DEV.	\$65,000
DOGWOOD CAFE	917 W DEBARD ST.	Remodel-Finish out	\$150,000
BRAKES PLUS	2214 S LOOP 256	CAR REPAIRS SHOP	\$1,500,000
ATWOODS RANCH AND HOME	804 E NEWMAN ST	RANCH AND HOME STORE	\$5,000,000
LUCKY DUCK LAUNDROMAT	4205 W OAK ST	LAUNDROMAT	\$200,000
GRACE BIBLE CHURCH	1390 GARDNER RD	CHURCH	\$18,000
CALVARY BAPTIST CHURCH	703 GILLESPIE	CHURCH	\$540,000
LIVING SPRINGS ASSEMBLY OF GOD	1601 W SPRING ST	CHURCH	\$44,000
FLOWERS BY PAT	616 W OAK ST	EXTERIOR REPAIRS	\$67,000
TOTAL:			\$11,084,000





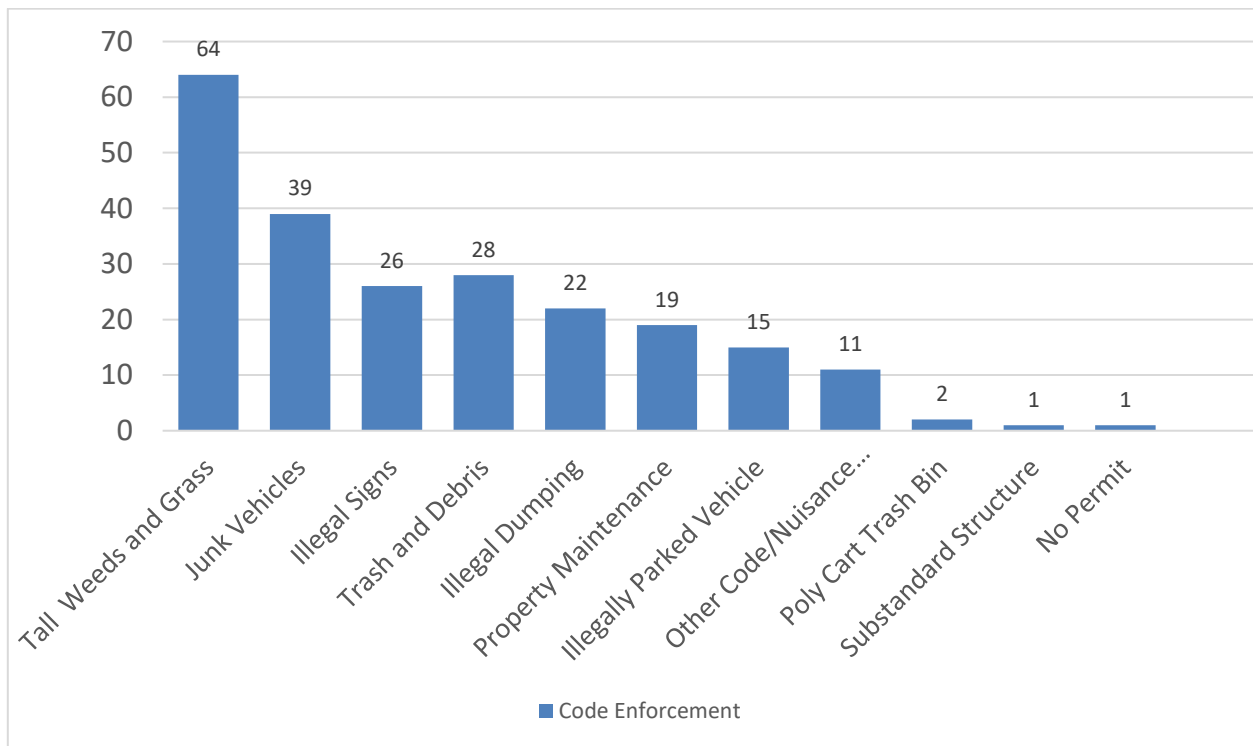
DEMOLITIONS

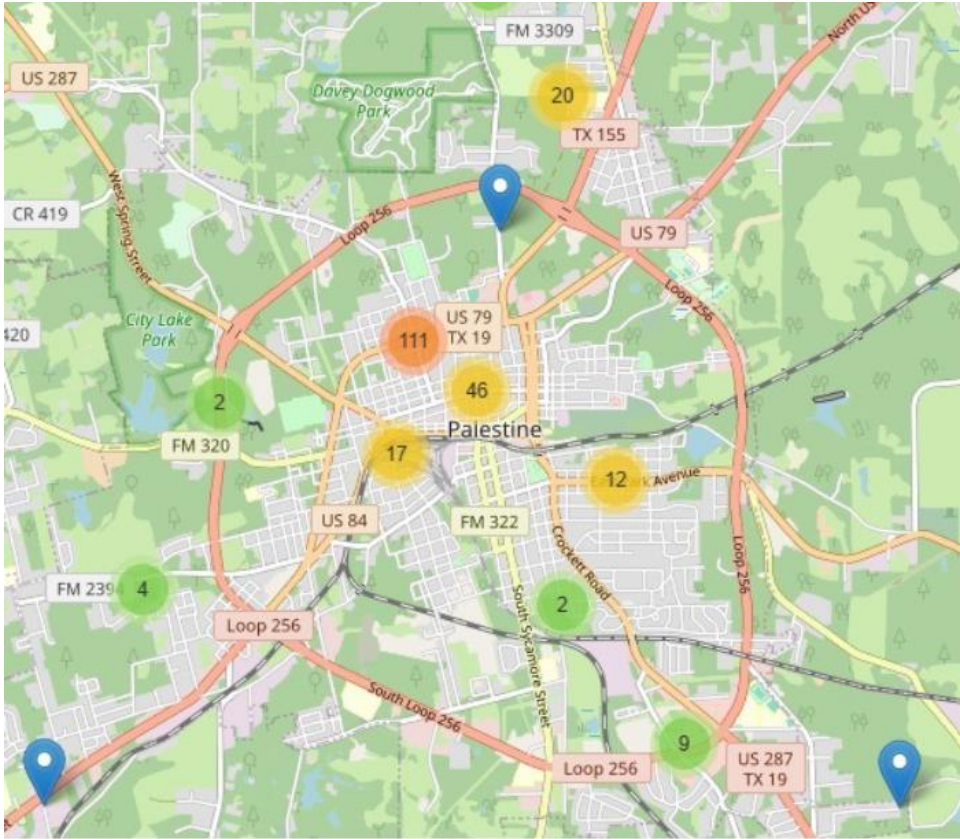
OWNER/CITY DEMOLISHED	ADDRESS
None	

2026 DEMOLITION SUMMARY

OWNER DEMOLISHED	CITY DEMOLISHED	ACTIVE DEMO PERMITS	REHABILITATED PROPERTIES
907 E MURCHISON ST			
509 S MAGNOLIA ST.			

CODE VIOLATIONS – Code Violations for March, 2026







Agenda Date: 05/07/2026
To: Planning and Zoning Commission
From: Chasity Esparza, Planning Technician/HPO
Agenda Item: Approval of Minutes from the April 2, 2026, Meeting
Date Submitted: 04/29/2026

SUMMARY:

Consider approval of minutes for the regular meeting of the Planning and Zoning Commission held on April 2, 2026.

RECOMMENDED ACTION:

Staff recommends approval of the minutes for the April 2, 2026, meeting.

CITY MANAGER APPROVAL:

Attachments

Minutes

THE STATE OF TEXAS §
COUNTY OF ANDERSON §
CITY OF PALESTINE §

The Planning and Zoning Commission of the City of Palestine convened in a Regular Meeting on Thursday, April 2, 2026, at 1:30 p.m., in the Council Chambers at City Hall, 504 N. Queen Street, Palestine, Texas, with the following people present: Chairman Kristy Wages, and Commissioners Johnathan Strange, Jeffrey Roberson, Lillian Holly, and Adam Armstrong.

Commissioners Greg Lindsey and Grizelda Castillo were absent.

Staff present: Development Services Director Susan Davis. City Manager Admin Corby Neal, and City Secretary April Jackson.

CALL TO ORDER

With a quorum present, Chairman Wages called the meeting to order at 1:32 p.m.

PROPOSED CHANGES OF AGENDA ITEMS

None.

PUBLIC COMMENTS

No public comments were made.

CONFLICT OF INTEREST DISCLOSURES

None.

APPROVAL OF MINUTES

Commissioner Strange made a motion, seconded by Commissioner Roberson to approve minutes from the March 5, 2026, meeting. Upon vote, the motion carried unanimously 5-0.

PUBLIC HEARINGS/ DISCUSSION AND ACTION ITEMS

1. Public hearing and consideration of a request to amend Chapter 39, Article III, Section 39.3.6-16, Signs in the Main Street Overlay District.

Development Services Director Susan Davis provided a summary of the changes recommended by the Main Street Advisory Board. Chair Kristy Wages opened the public hearing at 1:38 P.M. Jean Mollard, Christophe Trahan and April Shaner spoke in favor, agreeing that the changes will mainstream the sign review process. Rick Farris Jr. spoke in opposition, stating that the ordinance as a whole needs to be addressed, ideally rewritten. Chairman Wages closed the public hearing at 1:50 pm. Commissioner Strange made a motion, seconded by Commissioner Roberson to approve the request. Following further discussion, Commissioner Strange amended his motion, seconded by Chairman Wages to table the request. Upon Vote, the motion carried unanimously 5-0.

ADJOURN

With no other business to come before the Commission, the meeting adjourned at 2:16 p.m.

PASSED AND APPROVED THIS 7th DAY OF MAY 2026.

ATTEST:

Kristy Wages, Chairman

Susan Davis, Development Services Director



Agenda Date: 05/07/2026
To: Planning and Zoning Commission
From: Chasity Esparza, Planning Technician/HPO
Agenda Item: Specific Use Permit for a Manufactured Home at 900 San Jacinto Street
Date Submitted: 04/29/2026

SUMMARY:

Public hearing and discussion to consider a request for a Specific Use Permit allowing a manufactured home at 900 San Jacinto Street, Texas Land Company, Block A1, Lot 19A and 20 A. The property is zoned Mixed Residential, which requires a Specific use Permit. On April 24, 2026, twenty-eight notices were mailed to property owners within 200 feet of the location of the specific use permit request. One property owner responded in favor (3.6%), no property owners responded in opposition (0%), and twenty-seven did not respond (96.4%).

RECOMMENDED ACTION:

For public hearing, discussion, and consideration of a request for a Specific Use Permit allowing a manufactured home at 900 San Jacinto Street.

CITY MANAGER APPROVAL:

Attachments

Application
Home Information
Staff Report



SPECIFIC USE PERMIT APPLICATION

APPLICANT INFORMATION			
Applicant Name:	Cynthia Jones		
Address:	18711 Walden Glen Circle		
City:	Humble	State:	Texas
		Zip:	77346
Phone Number:	[REDACTED]	Email:	[REDACTED]
		Fax:	

PROPERTY DESCRIPTION			
Address (if available):	900 San Jacinto Palestine Tx. 75801		
Subdivision:	south end	Lot:	19a&20a
		Block:	a1
Anderson County Appraisal District Block Map #	863	Tract #:	
Existing Deed Restrictions:	<input type="checkbox"/> Yes (Attach a copy with the application)	<input checked="" type="checkbox"/> No	
Proposed Deed Restrictions:	<input type="checkbox"/> Yes (Attach a copy with the application)	<input checked="" type="checkbox"/> No	

PRESENT USE OF PROPERTY	
Describe how the property is currently being used:	The Property is currently a vacant lot.

PROPOSED USE OF PROPERTY	
Describe the proposed use of the property (be specific):	The proposed use of the property is to put a home on the land. This will be a : 3 bed 2 bath 1264 sqft home. The home will be placed in the center of the two lots.

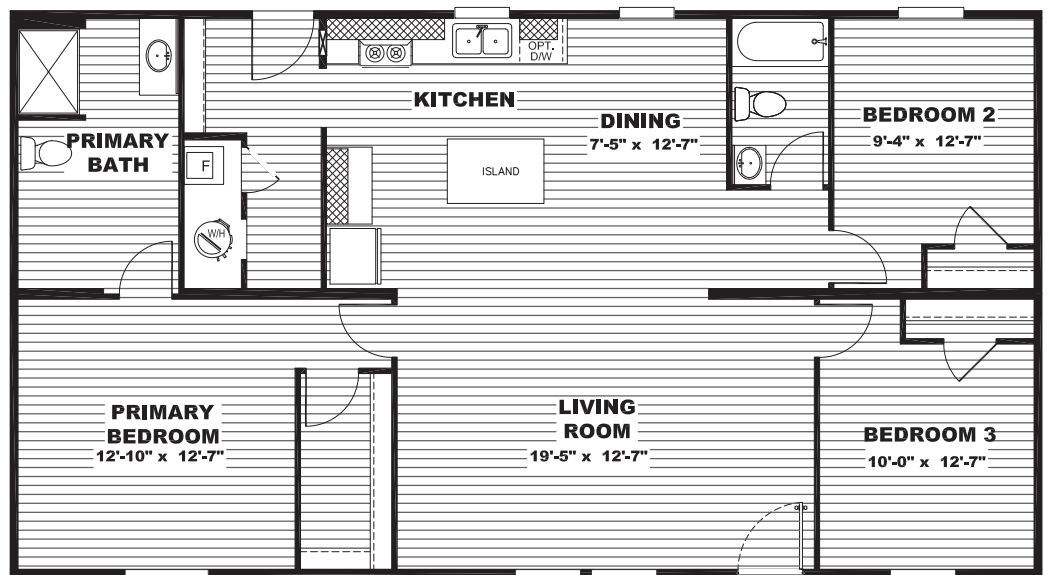
Attach additional sheets if necessary including any surveys or drawings that will show the proposed improvements on the property:

Cynthia Jones



Maple

TRT28483M / 3 beds / 2 baths / 1,264 sq. ft. / 28x48



ownTRU.com

The home series, floor plans, photos, renderings, specifications, features, pricing, materials and availability shown will vary by retailer and state, and are subject to change without notice.



PLANNING & ZONING COMMISSION
AGENDA DATE: May 7, 2026
ITEM XZ-26-02 / STAFF REPORT

REQUEST: A specific permit to allow a Manufactured Home to be placed at 900 San Jacinto.

APPLICANT: Cynthia Jones

EXHIBITS: Application, Home Specifications, Area Map, and Photos of Adjacent properties

PREPARED BY: Susan Davis, Development Services Director

PROPERTY INFORMATION

LOCATION: 900 San Jacinto

ZONING: MR, Mixed Residential

OVERLAY ZONES: None

LAND USE: Vacant

ADJACENT ZONING: Mixed Residential

ACREAGE: 0.2525 acres

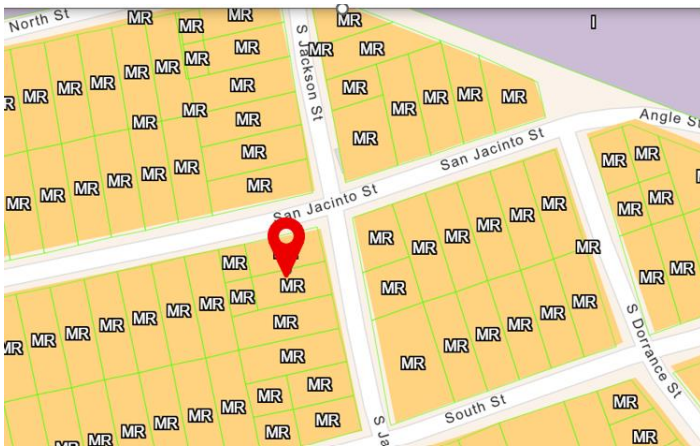
SUBDIVISION: Texas Land Company, Block A1, Lot 19A and 20A

SUMMARY OF REQUEST

The applicant, Cynthia Jones, applied for a specific use permit to place a manufactured home at 900 San Jacinto, which contains two lots. The property is zoned MR, Mixed Residential which allows the placement of a mobile home if approved by specific use permit. Replatting of the lots will be required if applicant proposes to place the home over the common lot line.

PROPERTY ZONING AND LAND USE

The property where the manufacture home is proposed to be located is zoned Mixed Residential. Adjacent zoning districts include Mixed Residential to the north, east, south and west.

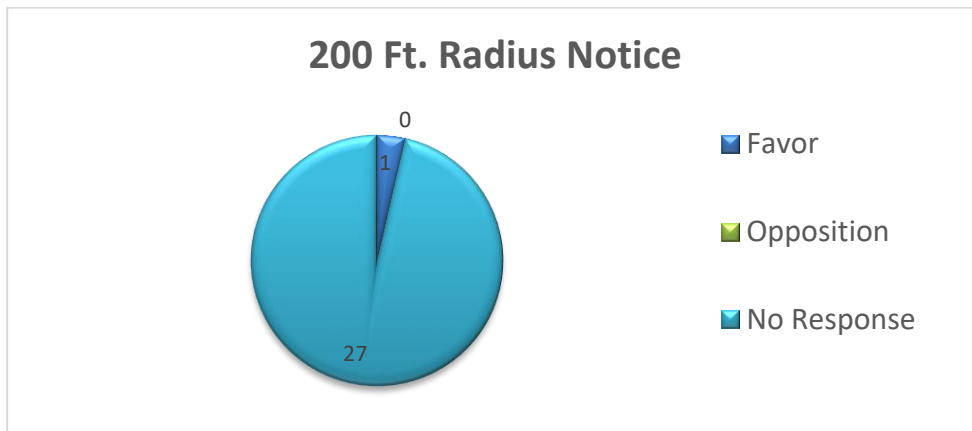


WATER, SEWER AND STREET ACCESS

Public water, sewer and street access are available from San Jacinto and South Jackson.

PUBLIC NOTICE

On April 24, 2026, twenty-eight notices were mailed to property owners within 200 feet of the location of the specific use permit request. One written response was received in favor and none were received in opposition. Twenty-seven property owners did not respond.



ZONING AND DEVELOPMENT REQUIREMENTS / MANUFACTURE HOMES

The requirements for placement of a manufacture home are stated as follows:

- Cannot be over five years old;
- Non-combustible underpinning shall be installed;
- The front of the home shall face the street;
- All-weather off-street parking spaces for two vehicles;
- Only double-wide mobile homes shall be considered for a specific use permit.

SPECIFIC USE PERMIT LOCATION MAP



STAFF COMMENTS AND RECOMMENDATION

There are no structures on the property where the manufactured home is proposed to be located. The area is primarily populated with single-family residences. Two separate churches are located a block away on South Street.



COUNCIL REVIEW

The item will be placed on Council's agenda for consideration on May 26, 2026.



Agenda Date: 05/07/2026
To: Planning and Zoning Commission
From: Chasity Esparza, Planning Technician/HPO
Agenda Item: Specific Use Permit to Allow a Short Term Rental/Church at 801 N. Sycamore Street
Date Submitted: 04/29/2026

SUMMARY:

For public hearing, discussion, and consideration of a request for a Specific Use Permit for a church and short-term rental at 801 North Sycamore Street, Original, Block 100 (Central) Lot 1,2 and 8. The property is zoned CBD, Central Business District, which allows the placement of a church and short-term rental if approved by specific use permit. 801 N. Sycamore contains three lots, being Lot 1, 2, and 8. The Anderson County Appraisal District reflects an address of 150 W. Kolstad for this parcel. However, 150 W. Kolstad is not the address listed on the 911 Address Map. The correct addresses are listed as follows: Lot 8 (Church Sanctuary) – 110 West Kolstad was set up on the 911 Address Map on December 24, 2025; and Lot 2 (Building adjacent/connected to the church sanctuary) – 801 North Sycamore, Units 1-5. On April 23, 2026, twenty-seven notices were mailed to property owners within 200 feet of the location of the specific use permit request. No written response have been received in favor (0%) or in opposition (0%). Twenty-seven property owners did not respond (100%).

RECOMMENDED ACTION:

For public hearing, discussion, and consideration of a request for a Specific Use Permit to allow a church and short-term rental.

CITY MANAGER APPROVAL:

Attachments

Application
Staff Report

4-13-26

#260227

4-13-26 processed request when he paid provide to Christy to begin this process for him.

Emailed For Clarification

2 requests for two addresses? or 1 request for what address?



SPECIFIC USE PERMIT APPLICATION

APPLICANT INFORMATION			
Applicant Name:	Kevin Fuhr		
Address:	100 W Crawford St APT 5		
City:	Palentine	State:	TX Zip: 75801
Phone Number:	903-922-2605	Email:	KRF572@gmail.com Fax:

PROPERTY DESCRIPTION			
Address (if available):	801 N Sycamore Street / 150 W Kolstad		
Subdivision:		Lot:	11218 Block: 100
Anderson County Appraisal District Block Map #	45104	Tract #:	
Existing Deed Restrictions:	<input type="checkbox"/> Yes (Attach a copy with the application)	<input type="checkbox"/> No	
Proposed Deed Restrictions:	<input type="checkbox"/> Yes (Attach a copy with the application)	<input type="checkbox"/> No	

PRESENT USE OF PROPERTY	
Describe how the property is currently being used:	Church and single family residences

PROPOSED USE OF PROPERTY	
Describe the proposed use of the property (be specific):	The existing uses will remain church and residential. This application requests approval to allow short term residential occupancy of less than 30 days in the residential portion of the property, while maintaining the existing church use.

Attach additional sheets if necessary including any surveys or drawings that will show the proposed improvements on the property.



PLANNING & ZONING COMMISSION
AGENDA DATE: May 7, 2026
ITEM XZ-26-03 / STAFF REPORT

REQUEST:	A specific permit to allow a Church and Short-Term Rental to be placed at 801 N. Sycamore.
APPLICANT:	Kevin Fuhr (Revitalize PTX, LLC)
EXHIBITS:	Application, Area Map, and Photos of Adjacent properties
PREPARED BY:	Susan Davis, Development Services Director

PROPERTY INFORMATION

LOCATION:	801 N. Sycamore
ZONING:	CBD, Central Business District
OVERLAY ZONES:	None
LAND USE:	Commercial
ADJACENT ZONING:	Central Business District and Mixed Residential
ACREAGE:	1.0630 acres
SUBDIVISION:	Original, Block 100 (Central), Lot 1, 2, and 8

SUMMARY OF REQUEST

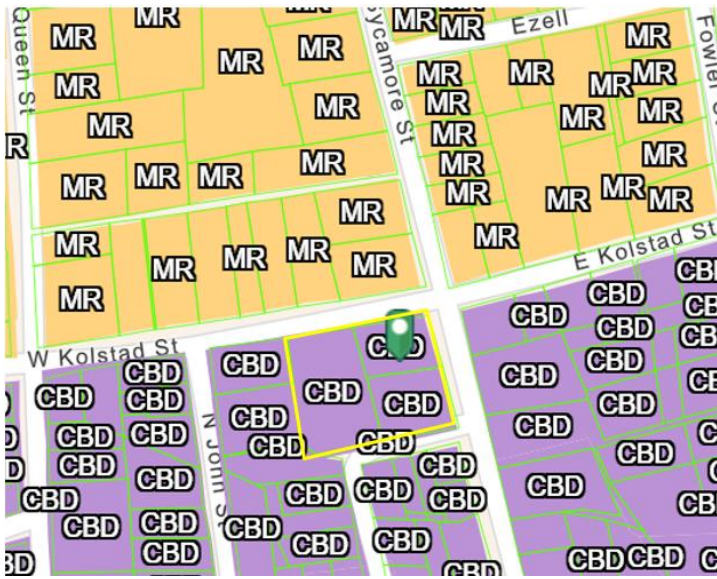
The applicant, Kevin Fuhr, applied for a specific use permit to place a church and short-term rental at 801 N. Sycamore, which contains three lots. The property is zoned CBD, Central Business District, which allows the placement of a church and short-term rental if approved by specific use permit.

801 N. Sycamore contains three lots, being Lot 1, 2, and 8. The Anderson County Appraisal District reflects an address of 150 W. Kolstad for this parcel. However, 150 W. Kolstad is not the address listed on the 911 Address Map. The correct addresses are listed as follows:

- **Lot 8 (Church Sanctuary) – 110 West Kolstad** was set up on the 911 Address Map on December 24, 2025.
- **Lot 2 (Building adjacent/connected to the church sanctuary) – 801 North Sycamore, Units 1-5.**

PROPERTY ZONING AND LAND USE

The property where the church and short-term rental is proposed to be located is zoned Central Business District. Adjacent zoning districts include Mixed Residential to the north, and Central Business District to the east, south and west.

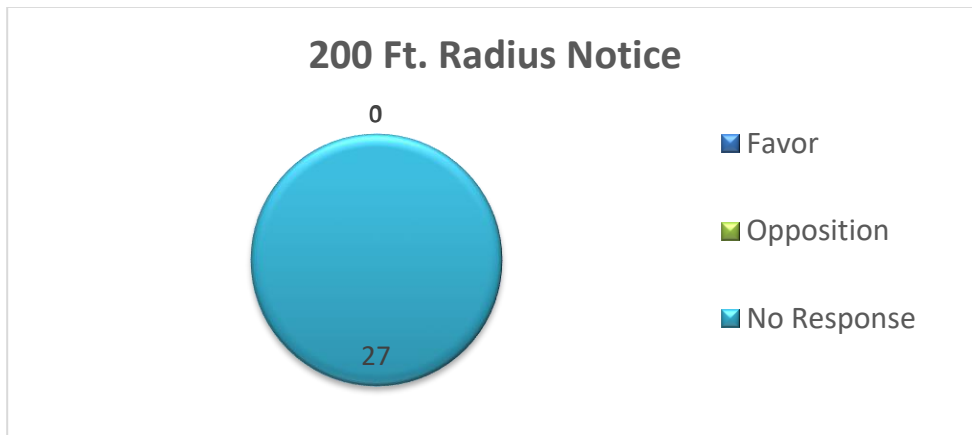


WATER, SEWER AND STREET ACCESS

Public water, sewer and street access are available from North Sycamore and West Kolstad.

PUBLIC NOTICE

On April 23, 2026, twenty-seven notices were mailed to property owners within 200 feet of the location of the specific use permit request. No written response have been received in favor (0%) or in opposition (0%). Twenty-seven property owners did not respond (100%).



ZONING AND DEVELOPMENT REQUIREMENTS / MANUFACTURE HOMES

Chapter 39, Article II, Section 2-13 of the Code of Ordinances for the City of Palestine requires a Specific Use Permit for a church and short-term rental use in the Central Business District.

SPECIFIC USE PERMIT LOCATION MAP



STAFF COMMENTS AND RECOMMENDATION

On June 9, 2025, City Council approved a specific use permit for a church at 801 N. Sycamore. The address for the church sanctuary was changed to 110 West Kolstad as noted above.

801 North Sycamore (as described above) has recently been remodeled into residential units.

Clarification is recommended for the location of each requested use.

COUNCIL REVIEW

The item will be placed on Council's agenda for consideration on May 26, 2026.



Agenda Date: 05/07/2026
To: Planning and Zoning Commission
From: Susan Davis, Development Services Director
Agenda Item: Main Street Sign Ordinance
Date Submitted: 05/01/2026

SUMMARY:

Discussion and possible action regarding amending Chapter 39, Article III, Section 39.3.6-16, Signs in the Main Street Overlay District. The Main Street Advisory Board considered and approved the proposed changes during their Special Meeting held on February 27, 2026.

RECOMMENDED ACTION:

Consider amending Chapter 39, Article III, Section 39.3.6-16, Signs in the Main Street Overlay District.

CITY MANAGER APPROVAL:

Attachments

Main Street Sign Ordinance

Sec. 39.3.6-16. Signs in the Main Street overlay district.

(1) *General.*

- (a) **Purpose.** The purpose of the Palestine Main Street District Sign Ordinance is to encourage the preservation of historic signs and development of new signs which are compatible with their surroundings and enhance the building while giving opportunities for individual expression. Main Street's purpose is based on the historic nature of the district for tourism and economic development enhancement. Signs should be of appropriate historical design when possible and do not visually obscure significant architectural features of the building.
- (b) Signs should be in balance with the overall character of the property. Signs may be expressed in a variety of styles. A sign should be in character with the material, color and detail of the building.
- (c) All current signs, as of August 15, 2011, will be considered exempt from this sign ordinance and will be "grandfathered" into the Main Street District. Such signs will be considered legal and nonconforming within the guidelines of this section. Any sign that is deemed "grandfathered" shall be considered no longer exempt if more than 50 percent is replaced due to age, damage or change of business, at such time the Main Street Sign Ordinance will be in effect.

(2) *Definitions and specifications.*

(a) *Signboard.*

- i. **Definition.** A signboard is any flat sign mounted or applied to a building facade.
- ii. **Specifications.**
 - I. **Number.** Each building may have one signboard or projecting sign oriented to its primary or entrance frontage. A building located at a corner may also have one signboard oriented to its secondary or side street frontage. In the situation of multiple occupant/tenant sign special consideration shall be considered on a per application basis.
 - II. **Size.** For every one linear foot of building primary or entrance footage, two square feet of sign area shall be allowed. Signboards on secondary or side-street frontage shall not exceed the size of signboards on the primary or entrance frontage.
 - III. **Location.** Place signs on the building's sign frieze, which is the horizontal flat bank above the store windows. Original signs, either on flat signboards or made of individual letters attached to the sign frieze, were designed as an integral part of the building.

(b) *Window sign.*

- i. **Definition.** Any permanent sign painted, applied to, or hung inside or outside a window glass.
- ii. **Specifications.**
 - I. **Size.** Window signs shall cover no more than 30 percent of the total glass areas of the window on which they are placed. The sign coverage shall be determined by an imaginary square or rectangle that encompasses the window sign glass.
 - II. Temporary decorative or seasonal window paintings do not require a permit as long as is it removed or replaced within 60 days.
 - III. Attention-getting devices, including, but not limited to, LED signs, LED light strips and flashing lights, flags, and banners visible through a window or door, of the business shall be prohibited.

(c) *Projecting sign.*

- i. *Definition.* Any sign attached to and placed perpendicular to a building facade and can have print on both sides.
- ii. *Specifications.*
 - I. *Number.* Each building may have one signboard or projecting sign oriented to its primary or entrance frontage.
 - II. *Size.* Projecting signs for one story buildings shall be no more than 15 square feet in size, with a maximum sign height of three feet. Signs for multi-story buildings must be proportional in size to the building ~~and are subject to as more particularly described in the applicable adopted design guidelines previously ratified by the city council approval by the Main Street Advisory Board.~~
 - III. *Location.* Projecting signs shall have a minimum clearance from the side walk of ten feet to the bottom of the sign and shall not project more than half of the sidewalk width.

(d) *Hanging sign.*

- i. *Definition.* Any sign suspended from an awning or canopy and can have print on both sides.
- ii. *Specifications.*
 - I. *Number.* Each entrance that faces a street may have one hanging sign per building.
 - II. *Size.* Each face of a hanging sign shall be no more than eight square feet in size.
 - III. *Location.* Hanging signs shall be allowed when such signs have a minimum clearance of seven-foot height from the sidewalk and do not extend beyond the awning or canopy projection.

(e) *Awning sign.*

- i. *Definition.* Any sign painted or applied to the valance or top panel of a fabric or rigid awning structure made of aluminum, iron or steel, wood or transparent material. Signs are not permitted on the side panels of an awning. Awnings that are used as signs are subject to the following regulations:
- ii. *Specifications.*
 - I. Awning signs may not be back lit.
 - II. Awnings attached to the same building must be the same shape, color and height, regardless of individual business ownership or tenancy in the building.
 - III. *Number.* Awning signs may be used in addition to a signboard or projecting sign. Awning signs in addition to a sign board or projecting sign are restricted to the valance and may only include the business name and/or street address. If a sign is placed on the portion of the awning above the valance only the street address is permitted on the valance.
 - IV. *Size.* Awning sign size shall not exceed the surface of the awning. Lettering shall be limited to 25 percent of the height of the awning, as measured from the point of attachment to the building to the bottom of the fully extended awning excluding the valance. Lettering shall also be limited to 50 percent of the width of the awning and shall be located within the center 75 percent of the frontage of the awning. A logo shall be limited to 50 percent of the height of the awning, as measured from the point of attachment to the building to the bottom of the fully extended awning excluding the valance.

-
- V. Location. Awning signs in addition to a sign board are restricted to the valance and may only include the business name and/or street address. In lieu of a wall sign, the name of the business (lettering only) or logo may be printed on the portion of the awning above the valance. If a sign is placed on the portion of the awning above the valance, only the street address is permitted on the valance. The awning sign shall be located within the center 75 percent of the frontage of the awning, the tenancy, or the building face, whichever is least. Awning signs must maintain a minimum border of one inch between the body of the letters or logo and the edge or a change of plane. Awnings shall be tailored to serve the opening into the building and positioned so that distinctive architectural features remain visible.
- VI. Reserved.
- (f) *Freestanding hanging signs.*
- i. *Definition.* Any sign that is a freestanding sign suspended from a bracket attached to pole or post located near the sidewalk in areas where the primary structure is set back from the street.
- ii. *Specifications.*
- I. Freestanding signs may not obstruct traffic or the right-of-way.
- II. Number. No more than one freestanding hanging sign per business.
- III. Size. Freestanding hanging signs should be no more than a maximum of 15 square feet.
- IV. Location. Freestanding hanging sign must have a minimum seven-foot clearance from the sidewalk or ground surface.
- (g) *Directory sign.*
- i. *Specifications.*
- I. On multi-tenant buildings where there are two or more tenants without direct outside access to a public street, a directory sign may be allowed.
- II. Number. One directory sign per street face is permitted.
- III. Size. All directory signs shall be a maximum of ten square feet.
- IV. Location. All directory signs must be in proximity to an entry door.
- (h) *Temporary sign and banners.*
- i. *Definition.* Any sign that is a banner or that is used for a special purpose, such as limited-time offers and sales.
- ii. *Specifications.*
- I. Number. Each business shall be allowed two banner permits per calendar year, and each permit shall be good for a maximum of 30 days. A minimum of 30 days shall be required between each banner permit.
- II. Banners shall be kept in good repair and remain firmly anchored or secured.
- III. Location. No more than one banner sign shall be permitted across the facade of a building or business or in any other location on a single property.
- (i) *Sidewalk sign.*
- i. *Definition.* A sandwich board, A-frame, or easel-mounted sign that is portable and intended for the pedestrian walking on the sidewalk.

-
- ii. *Specifications.*
 - I. The sign shall be sufficiently weighted or anchored to prevent movement by wind or other elements.
 - II. The display of a sidewalk sign is limited to operating business hours of the business.
 - III. Number. No more than one A-frame or sandwich board sign per business shall be allowed.
 - IV. Size. No A-frame or sandwich board shall exceed eight square feet per side. The measurement of the sign structure shall be calculated as the total of the flat surface of the sign area per side, and does not include framing, support or legs.
 - V. Location. A minimum of three feet of clear sidewalk shall be maintained at all times. All sidewalk signs shall be limited to the street frontage of the business.
 - (j) *Ghost sign.*
 - i. *Definition.* A facade sign at least 50 years old on an exterior building wall. Such signs are unique due to their age, letter style, outdated trademark, defunct company, obsolete product, or clue as to the history of the building's occupancy.
 - (k) *Landmark sign.*
 - i. *Definition.* A sign at least 20 years old that is visible for one-half mile or more from a major thoroughfare or expressway and which, by reason of unique design, size, configuration, or its product's/company's long association with the city, is of extraordinary local significance.
 - ii. *Specifications.* ~~Review of this type of sign will be conducted by the Main Street Board on a case-by-case basis when permits are sought~~Such cases require a compelling justification. A variance request must be made for landmark signs to be considered.
 - (l) *Historic sign.*
 - i. *Definition.* A sign that, by its construction materials, unusual age, prominent location, unique design, or craftsmanship from another period, makes a contribution to the cultural, historic, or aesthetic quality of the city's streetscape. Examples include: Historic signs, porcelain or neon signs, theater marquees, or signs made up of the three-dimensional stainless-steel letters, and should be of such an age that they are no longer economically viable to produce or manufacture.
 - ii. *Specifications.* ~~Review of this type of sign will be conducted by the Main Street Board on a case-by-case basis when permits are sought~~Such cases require a compelling justification. A variance request must be made for historic signs to be considered.
 - (m) *Spectacular.*
 - i. *Definition.* A large, lighted sign that is a landmark due to its extreme size, elaborate animation, variety of colors, and obvious expense. A sign must embody all of these characteristics to be considered as "spectacular."
 - ii. *Specifications.* ~~Review of this type of sign will be conducted by the Main Street Board on a case-by-case basis when permits are sought~~Such cases require a compelling justification. A variance request must be made for spectacular signs to be considered.
 - (3) *[Additional process.]* A variance request must be made for any sign design ~~or variance~~ not addressed within these confines ~~shall be brought before the Main Street Advisory Board~~ for approval. Pictures of historic signs may be used for the approval process.
 - (4) *Variance.*

-
- (a) The ~~Main Street Advisory Board~~Zoning Board of Adjustments may grant a variance permitting noncompliance with any provision of this section.
- (b) To request a variance decision from the ~~Main Street Advisory Board~~Zoning Board of Adjustments, applicant should submit in writing a reason for the variance and proposed design rendering (if applicable) ~~to the Main Street Advisory Board~~; and other than for safety or structural provisions, the ~~Main Street Advisory Board~~Zoning Board of Adjustments may issue a variance decision to waive the provisions of the sign ordinance ~~on a case-by-case basis~~with compelling justification.
- (5) *Issuance of sign permits.*
- (a) If applicant has a picture of a historic sign from the period of 1890 to 1950, and from a region comparable to the Palestine Main Street District, which can be adapted and replicated in period appropriate materials (as specified in the definition and specification section of Main Street Sign Ordinance), it is an allowed process for applicant to provide a copy of the picture and design specifications from the fabricator, architect, sign company or appropriate institution to ~~the Main Street Board~~Zoning Board of Adjustments for approval, and such approval will be provided to development services for permit issuance.
- (b) If the design has never been attempted before in a comparable region or the appropriate time period, and there are no pictures for the correct historic time period or region, the applicant is required to meet the design criteria listed in the definition and specifications section of the Main Street Sign Ordinance.
- (6) *Material, color, detail.*
- (a) Interior illumination for signs shall not be allowed.
- (b) Plastic as a sign material is ~~discouraged-not allowed as a sign material~~ in the Palestine Main Street District. Internally illuminated plastic box signs are not ~~longer~~ allowed. There are some cases where the ~~board will consider the~~ use of plastic for a sign may be considered, however, such cases ~~are rare, and the justification must be~~ require a compelling justification. New techniques of working plastic may result in appropriate signage. ~~Requests will be reviewed on a case-by-case basis, and money should not be invested prior to approval~~A variance request must be made for plastic signage to be considered.
- (c) ~~No fluorescent materials and/or paints shall be allowed. No materials and/or paints containing fluorescent pigments, dyes, or coatings which absorb ultraviolet or short-wavelength visible light and re-emit it as visible light of a longer wavelength, thereby producing an unusually bright, vivid, or glowing appearance under daylight or artificial ultraviolet illumination shall be considered.~~
- (d) Signs that are out of character with those seen historically and that would alter the historic character of the street are inappropriate. Any sign that visually overpowers the building or obscures significant architectural features is inappropriate. Animated and electronic digital or programmable signs are prohibited.
- (e) Sign materials should be compatible with that of building facade as more particularly described in the applicable adopted design guidelines previously ratified by the city council.
- (f) Colors for the sign are limited to colors compatible with the building front as more particularly described in the applicable adopted design guidelines previously ratified by the city council. Signs that are not from a four-color process shall be limited in number of colors, no more than three colors shall be used.
- (g) Signs illuminated by neon, argon, xenon, or similar gases, whether the lighted tubing is exposed or enclosed, and whether used for text, graphics, border tubing, or accent lighting are not allowed. There are some cases where these signs may be considered, however, such cases require a compelling justification. A variance request must be made for neon signage to be considered.

(7) *Maintenance of signs.*

(a) All signage is required to be maintained:

- i. Re-secure sign mounts to the building fronts.
- ii. Repaint faded graphics.
- iii. Repair worn wiring.
- iv. Replace burned out bulbs and defective lighting.
- v. Remove non-historic, obsolete signs.
 - I. Except as provided in subsection d.2. [v.II] below, obsolete signs for a business no longer in operation for a period of six months or longer, as well as all sign-hanging materials, must be removed.
 - II. Obsolete signs that may be considered under the ghost, historic or landmark sign section of the Main Street Sign Ordinance may be brought before the Main Street Board zoning board of adjustments for review on a case-by-case basis.
- vi. Preserve historic painted signs in place as decorative features.

(8) *Procedure.*

- (a) ~~The Main Street Advisory Board has full authority over signs in the Main Street District. Any design or variance the requirements in subsection (g) must be approved by the board. Applications shall be submitted to the Development Services Department in accordance with the Zoning Code, Article IV, Division 2 General Procedures and Amendments.~~
- (b) The applicant may, within ten days of the decision ~~of the board~~ to deny an application, file an appeal of that decision. ~~The city council will consider the appeal. Such appeal is denied by operation of law, and the board's decision will stand, if the city council takes no action on the appeal within 60 days of the board's decision. The city council may affirm the board's decision, take the action it determines the board should have taken, or remand the application to the board for reconsideration with instructions.~~
- (c) The City of Palestine reserves the right for revocation of sign permit if the final sign is different from the design submitted ~~to the Main Street Advisory Board.~~
- (d) Other than safety and structural requirements, an applicant may seek a variance of any provision of this sign ordinance ~~may be waived by the city council for historic or unique signs upon application for relief by the sign owner or by a city-initiated application by filing a Variance Application with the zoning board of adjustment in accordance with the guidelines set forth in section 22-284.:~~
 - i. ~~The Main Street Advisory Board will recommend to the city council whether to declare a sign or group of signs to be "historic" or "unique," and thereby grant a waiver to one or more requirements of this section.~~
 - ii. ~~Upon granting the waiver, the sign or group of signs shall be deemed to conform to this section.~~
- (e) Historic, ghost, landmarked, or spectacular sign guidelines. Signs may be so designated upon the finding that they exhibit unique characteristics that enhance the streetscape or the historic identity of the city or neighborhood. The sign shall be found to be a ghost sign or historic sign the continued existence of which is encouraged and is beneficial to the public good. Such a sign contributes to the historical or cultural character of the streetscape and community at large.

(Ord. No. O-18-21, § 5(Att. B), 1-25-2021)



Agenda Date: 05/07/2026
To: Planning and Zoning Commission
From: Susan Davis, Development Services Director
Agenda Item: Amendment of 39.2.2-13 to Remove SUP for Manufactured Home
Date Submitted: 05/01/2026

SUMMARY:

Consider amending Chapter 39, Section 39.2.2-13, Land Use Chart to remove the option of obtaining a Specific Use Permit (SUP) to allow placement of a manufactured home within the Residential Estate (RE) and Mixed Residential (MR) zoning districts. Effective September 1, 2026, Texas Senate Bill 785 expands manufactured housing rights, requiring cities to permit new HUD-code manufactured homes "by-right" in at least one residential district. Cities can no longer require specific use permits (SUPs) for new HUD-code homes if they do not require one for site-built homes. SB 785 does not mandate placement in every zoning district. Manufactured homes are permitted by right within the Manufactured Home Park zoning district and in the Manufactured Home Overlay.

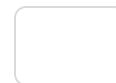
RECOMMENDED ACTION:

For discussion and consideration of amending the Land Use Chart to remove the Specific Use Permit to allow placement of a manufactured home within the Residential Estate and Mixed Residential zoning district.

CITY MANAGER APPROVAL:

Attachments

SB 785 Resource

[Join/Renew](#)

SB 785 Resource Center

Senate Bill 785 is a major update to how **new HUD-code manufactured homes** are treated under city zoning in Texas. This page is a quick reference for TMHA members and Texas license holders as cities prepare for implementation.

Effective date: September 1, 2026.

Quick Summary

What SB 785 Requires:

- **No discriminatory permitting.** Cities cannot require a specific use permit (SUP) or similar special permit for a new HUD-code manufactured home if they do not require one for other residential housing in that zoning category. This prevents cities from singling out manufactured homes for extra hurdles.
- **By-right zoning required.** Cities with zoning must allow new HUD-code manufactured homes by-right in at least one residential zoning classification (or equivalent district) and must show those areas on the zoning map.
- **Local authority preserved.** The law preserves local authority to determine exactly where and the size of the by-right permissible area for new manufactured homes—but cities can no longer exclude manufactured housing entirely.

- **Limited exceptions.** The law includes narrow carve-outs for:
 - Private deed restrictions established before January 2, 2025
 - Historic landmarks and local historic districts
 - Very small cities without any commercial or industrial zoning (TMHA has identified only 14 exempt cities statewide)
-

Official Resources

- [SB 785 Enrolled Bill Text](#) – Full text of the law as passed
 - [SB 785 Bill Analysis](#) – Legislative analysis and intent
 - [Texas Occupations Code Chapter 1201](#) – The statute SB 785 amends
 - [Texas Public Notices](#) – Search the statewide database or sign up for keyword alerts via Smart Search
-

Frequently Asked Questions

What is SB 785?

When does SB 785 take effect?

What types of housing are covered by SB 785?

Who does SB 785 apply to?

Does SB 785 eliminate all local zoning authority?

Does SB 785 require cities to allow manufactured homes everywhere?

Does SB 785 change HUD construction or safety standards?

Can cities still impose design or aesthetic standards?

Does SB 785 affect manufactured home communities differently than individual lots?

Will cities need to amend zoning ordinances before September 2026?

How does SB 785 benefit retailers?

What should retailers do before September 2026?

What is the recommended next step for cities?

Have information to add?

Related Reading

- [A Door is Opening for Manufactured Housing Across Texas](#) — TMHA's member call to action
- [From the 89th RECAP - TMHA's Priority Bills](#)
- [Manufactured Home vs Site-Built Cost Comparison](#)
- [Texas Average Annual Sales Price for Single & Multi-Section Manufactured Homes](#)

SB 785 in the News

- [Forget Everything You Think You Know About Manufactured Homes](#) (Texas Real Estate Research Center)
 - [89th Legislative Session Real Estate Wins: Housing Affordability](#) (Texas Realtors)
 - [New Texas Laws Put State on Path to Improved Housing Affordability](#) (Pew)
 - [Pew Applauds Texas Lawmakers for Passage of Much-Needed Housing Legislation](#) (Pew)
 - [Texas lawmakers laid the foundation for a housing boom. Here's how.](#) (Texas Tribune)
 - [How Texas improved housing affordability in 2025](#) (Texas 2036)
 - [Legislative Brief: Texas Manufactured Housing](#) (National Zoning Atlas)
 - [How New Texas Laws Aim to Tackle Housing Shortage, Affordability Crisis Through Public-Private Partnerships](#) (REBusinessOnline)
 - [State Legislatures Make Bipartisan Breakthroughs on Policies That Promote Housing](#) (Pew)
-

Manufactured Housing Research

- [Harnessing the Potential of Manufactured Housing to Expand Entry-Level Homeownership](#) (Harvard Joint Center for Housing Studies)
- [Equitable Zoning for Manufactured Housing](#) (American Planning Association)
- [Manufactured housing: the Ugly Duckling of affordable housing](#) (Niskanen Center)
- [Additional Manufactured Housing Could Benefit Millions of U.S. Homebuyers](#) (Pew)
- [Housing Reform in the States: A Menu of Options for 2025](#) (Mercatus Center)

- [Manufactured Homes Increase in Value at the Same Pace as Site-Built Homes](#) (Urban Institute)
-



Office Location

4520 Spicewood Springs Rd
Suite 200
Austin, Texas 78759

Contact Us

512.459.1221
info@texasmha.com

Social



Annual Sponsors

[RHP Properties](#) | [Triad Financial Services](#) | [Cavco](#) | [Clayton](#) |
[Mr. Chill Heating & Air](#) | [Oliver Technologies Inc.](#) |
[Champion Homes](#) | [Lamb Communities](#) | [Mobile Insurance](#) |
[Cirrus Solutions](#)

© 2025 Texas Manufactured Housing Association | [Legal Disclosure](#) | [Privacy Policy](#)



Agenda Date: 05/07/2026
To: Planning and Zoning Commission
From: Susan Davis, Development Services Director
Agenda Item: Amendment of 39.2.3-4, Manufactured and Mobile Homes
Date Submitted: 05/01/2022

SUMMARY:

Discussion and consider amending Chapter 39, Section 39.2.3-4, Manufactured and Mobile Homes to revise terminology by removing references to “mobile home” and replacing them with “manufactured home,” where applicable. Manufactured homes are build according to the HUD Code since June 15, 1976. Mobile homes were built prior to the enactment of the HUD Code.

RECOMMENDED ACTION:

Discussion and consideration of amending Section 39.2.3-4, Manufactured and Mobile Homes to revise terminology by removing references to “mobile home” and replacing them with “manufactured home,” where applicable.

CITY MANAGER APPROVAL:

Attachments

Section 39.2.3-4

Sec. 39.2.3-4. Manufactured and mobile homes.

- (1) Location. No person shall park, store, or use a ~~mobile-manufactured~~ home on any lot other than a licensed ~~mobile-manufactured~~ home park or ~~mobile-manufactured~~ home subdivision or a specific use permit having been granted within the corporate city limits of the City of Palestine, except that a manufactured or mobile home:
 - (a) May be parked or stored as a part of a commercial business that has a permit for sale or manufacture of manufactured or mobile homes.
 - (b) May be used as a temporary office or shelter incidental to construction or development of premises on which the ~~mobile-manufactured~~ home is located, only during the time construction on [or] development is actively underway.
 - (c) May be permitted by the planning and zoning commission and the city council after a public hearing, with a temporary permit for one ~~mobile-manufactured~~ home in the I (industrial) district for security reasons, provided that there is minimum extra lot area of 5,000 square feet for the ~~mobile manufactured~~ home. Such temporary permits shall have a time limit placed upon them.
 - (d) May be permitted as a part of FEMA disaster recovery effort for a period of 12 months, which may be extended by the planning and zoning commission and the city council after a public hearing.
- (2) Mobile homes prohibited.
 - (a) *Movement and occupancy.* It shall be unlawful for any person to locate or occupy a mobile home within the city unless such mobile home was legally permitted at that location for use or occupancy as a residential dwelling prior to the adoption of the ordinance codified in this chapter (September 14, 2020). In the absence of water connection records, it shall be the responsibility of the owner of the mobile home to establish proof of the date that the mobile home was legally permitted and obtain a certificate of nonconformity per chapter 39, article II, division 3, subsection 39.2.3-17(3) of the City of Palestine Code of Ordinance.
 - (b) *Replacement.* A previously existing mobile home which is removed from the city may be replaced with a manufactured home, subject to the requirements of chapter 39 of the City of Palestine Code of Ordinance and any other city ordinances regarding manufactured home.
- (3) Unlawful occupancy. It shall be unlawful for any person to occupy any manufactured or mobile home or to permit the occupancy of any such manufactured home or mobile home except as specifically permitted in this chapter 39.
- (4) Unlawful use on streets and public ways. No manufactured home or mobile home shall be used for living quarters upon any street, alley, or other public right-of-way in the city.
- (5) Utility connections.
 - (a) *Electrical.* Connections to any source of electricity without approval of a building inspector and the payment of the required fee is prohibited. All electrical connections must comply with the requirements of the adopted National Electric Code.
 - (b) *Plumbing.* Connections to any source of water supply or sewage disposal without the approval of a building inspector and the payment of the required fee is prohibited. All plumbing connections must comply with the requirements of the adopted International Plumbing Code.
- (6) Construction standards for portable or modular buildings, per chapter 22, section 22-51 of the City of Palestine Code of Ordinances shall apply to all manufactured and mobile homes in the city.
- (7) Refer to article IV, division III, section 39.2.3-4.

(Ord. No. O-20-20, § 2(Exh. A), 9-14-2020; Ord. No. O-18-21, § 4(Att. A), 1-25-2021)