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# Amendments to Chapter 51 and 51(A) to Establish a New Land Use, "Event Venue", and Chapter 27 to Expand the Definition of Code Violations in the Habitual Nuisance Property Program

**Quality of Life, Arts, and Culture Council Committee**

May 18, 2026

**Megan Wimer, AICP, CBO**

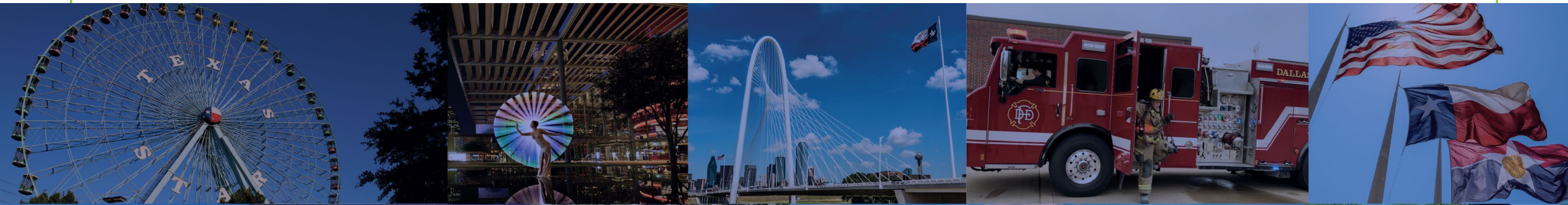
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<b>Event Venue</b>	<b>3</b>
<b>Background information</b>	<b>4</b>
<b>Proposal</b>	<b>6</b>
<b>Next Steps</b>	<b>10</b>
<b>Habitual Nuisance Property</b>	<b>11</b>
<b>Background information</b>	<b>12</b>
<b>Proposal</b>	<b>13</b>
<b>Next Steps</b>	<b>14</b>



# Dallas Development Code New Land Use, “Event Venue”

## Background Information

- On June 1, 2022, Code Compliance Services and Planning and Urban Design staff presented to the City Council regarding a proposed land use, “Event Venue”, as one of several potential tools to address problematic events in residential neighborhoods by more clearly defining and regulating such uses.
- Interest in the concept was renewed in 2026 in anticipation of FIFA games and incoming spectators.
- The proposed land use was initially called “Reception Facility” but has since been recommended to be renamed “Event Venue.”

## Background Information

- In 2026, staff initiated a code amendment to create a new land use “Event Venue”, and to remove “Commercial Wedding Chapel” land use from the code, so as not to be duplicative.
- The proposed code amendment was recommended by the Zoning Ordinance Advisory Committee on April 7, 2026, and by the City Plan Commission on April 9, 2026.

# Proposal

- The Event Venue land use is **“A facility that is rented for private events for invited guests such as ceremonies, receptions, parties, celebrations, banquets, professional or industry gatherings, and fundraisers.”**
- Currently, such facilities are classified as the slightly mismatched Commercial Amusement (Inside) because there is not a more appropriate land use in the Development Code.
- Establishing a new land use that recognizes the unique nature of facilities that host private events will help Code Compliance officers cite properties that are not intended or permitted for holding frequent gatherings.

# Proposal

The following standards are proposed for this new land use:

- Prohibited in residential zoning districts.
- Required to provide parking and loading spaces at the same ratio as Commercial Amusement (Inside).
- Prohibited from charging an entry fee at the door, with some exceptions.

# Proposal

The following standards are included for this new land use:

- Within 330 feet of a property zoned residential or mixed-use, limited noise level to 65 decibels between 9:00 a.m. and 9:00 p.m. and 56 decibels between 9:00 p.m. and 9:00 a.m.; and limited outdoor space to one quarter of indoor floor area.
- Allow existing facilities that fit the Event Venue description but hold a certificate of occupancy for Commercial Amusement (Inside) or Commercial Wedding Chapel to continue to legally operate.

# Proposal

By establishing this land use the City can:

- More clearly distinguish between residential and commercial activities.
- Prevent commercial event venues from operating in single-family neighborhoods, where they are likely to disrupt nearby residents.
- Provide a clear path for legitimate event venues to operate in appropriate commercial areas.
- More consistently enforce regulations and ensure that event venues operate with the appropriate approvals.

## Next Steps

The Chapter 51A code amendment item **DCA256-001: Consideration of amending Sections 51-4.208, 51-4.210, and 51A-4.210 of the Dallas City Code to remove “Commercial Wedding Chapel” and create a new “Reception Facility” land use** is scheduled for City Council consideration on May 27, 2026.



# Habitual Nuisance Property Ordinance Amendment

## Background Information

- Habitual Nuisance Property (HNP) ordinance first adopted in 2021 to provide an additional enforcement tool for properties with repeated violations
  - Eligible violations included overcrowding, noise, and valet parking
- Definition of Code Violations expanded in 2022
  - Violations added: promoters, litter, high grass/weeds, and minimum property standards violations

# Proposal

Expand the definition of “code violations” in Dallas City Code Article VIII of Chapter 27-46 to include:

- Illegal Land Use – 51A-1.103(a)(3)
- No Certificate of Occupancy – 51A-1.104

## Next Steps

The Chapter 27-46 code amendment item is scheduled for City Council consideration on May 27, 2026.



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