



ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING

April 7, 2026, at 9:00 A.M.



Location: Dallas City Hall, Room 6ES / Virtual
Video Conference Link: <https://bit.ly/Apr072026>
Webinar Number/Access code: 2489-695-0916
Telephone: (408) 418-9388
Attendee Password: Dallas (325527 from phones/video systems)

AGENDA

- I. **Call to Order** Tipton Housewright, Chair
 - II. **Discussion:**
 - 1. March 3, 2026 ZOAC Minutes
 - 2. DCA 256-003(MW) HB 2464 Alignment (Home Occupation) Michael Wade, Chief Planner
 - 3. DCA 256-004(MW) HB 24 Alignment (Notifications) Michael Wade, Chief Planner
 - 4. DCA 256-001(MW) Reception Facility Michael Wade, Chief Planner
 - III. **Adjournment**
-

See meeting access and handgun prohibition information on page two.
Consulte en la página dos la información sobre el acceso a la reunión y la prohibición de portar
armas de fuego.

ACCESS / ACCESO

Individuals who wish to speak on an agenda item must register by 12:00 p.m. (noon) on **Monday, December 1** by visiting <https://forms.office.com/g/bF9XCgabka>.

The City of Dallas will make Reasonable Accommodations/Modifications to programs and/or other related activities to ensure any and all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Planning and Development Department by calling (214) 670-4209 three (3) business days prior to the scheduled meeting. A video stream of the meeting will be available after adjournment by visiting <https://dallascityhall.com/departments/pnv/Pages/Code-Amendments.aspx>.

Las personas interesadas en hablar sobre un punto de orden deben registrarse aquí <https://forms.office.com/g/bF9XCgabka> o llamando al (214) 670-4209, antes de las 12:00 p.m. (mediodía) **lunes 1 de diciembre**.

La Ciudad de Dallas llevará a cabo Adecuaciones/Modificaciones Razonables a los programas y/u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio y/o interpretación para poder participar de forma íntegra en la reunión debe notificar a Departamento de Planificación y Desarrollo llamando al (214) 670-4209 tres (3) días laborales antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de la reunión en <https://dallascityhall.com/departments/pnv/Pages/Code-Amendments.aspx>.

HANDGUN PROHIBITION NOTICE FOR MEETINGS OF GOVERNMENTAL ENTITIES

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."



Zoning Ordinance Advisory Committee (ZOAC) Meeting Action Minutes

March 3, 2026

9:00 a.m.

Room 6ES /
Videoconference

ATTENDEES

ZOAC Members Present Lawrence Agu, Ryan Behring, Paul Carden, Deborah Carpenter, Tipton Housewright (Chair), Adam Lamont, Enrique MacGregor, Janet Marcum, Mark Rieves, Caleb Roberts, Tabitha Wheeler-Reagan (Vice Chair)

ZOAC Members Absent None

City Plan Commissioners None

City Council Members None

City Staff Megan Wimer, Michael Wade, Michael Pepe, and Jacob Rojo (Planning & Development), Jeremy Reed (Code Compliance), and Theresa Carlyle (City Attorney's Office)

ZOAC Materials [Click here to view](#)

I. **Call to Order:** The Chair called the meeting to order at 9:03 a.m.

II. **Discussion:**

0. **February 3, 2026 ZOAC Minutes**

Michael Wade, Chief Planner

MOTION #1: Adopt the February 3 ZOAC Minutes

Motion: Wheeler-Reagan

2nd: Carpenter

RESULT: PASSED: Unanimous



1. DCA 256-003(MW) HB 2464 Alignment (Home Occupation) Michael Wade, Chief Planner

Mr. Wade presented the code amendment. Chair Housewright led the Committee in discussion. Mr. Wade, Ms. Wimer, Mr. Reed, and Ms. Carlyse answered Committee questions.

MOTION #1: Hold DCA 256-003(MW) until the April 7 ZOAC meeting.

Motion: Wheeler-Reagan

2nd: Roberts

RESULT: PASSED: Unanimous

2. DCA 256-004(MW) HB 24 Alignment (Notifications) Michael Wade, Chief Planner

Mr. Wade presented the code amendment. Chair Housewright led the Committee in discussion. Mr. Wade, Ms. Wimer, Mr. Pepe, Mr. Reed, and Ms. Carlyse answered Committee questions.

MOTION #1: Hold DCA 256-004(MW) until the April 7 ZOAC meeting.

Motion: Carden

2nd: Wheeler-Reagan

RESULT: PASSED: Unanimous

III. Adjournment: The meeting was adjourned at 10:32 a.m.

NOTE: For more information on this content of this meeting, please refer to the video recording on the City's [website](#).

FILE NUMBER: DCA 256-003(MW)

DATE INITIATED: February 9, 2026

TOPIC: Updating home occupation regulations in response to Texas House Bill 2464 to remove any prohibition of no-impact home-based businesses.

COUNCIL DISTRICTS: All

CENSUS TRACTS: All

PROPOSAL: Consideration of amending Dallas Development Code Sections 51-4.217(b) Specific Accessory Uses and 51A-4.217(b) Specific Accessory Uses to delete the provision prohibiting a home occupation from selling or offering products of the home occupation at or on the premises.

SUMMARY: In 2025, Governor Abbott signed House Bill 2464 into law, which prohibits any municipality from prohibiting a home-based business that does not impact the neighborhood beyond the typical extent of a residential property. This amendment brings the Dallas Development Code into alignment.

STAFF RECOMMENDATION: Forward amendments to the City Plan Commission with a recommendation of adoption.

Code Amendments Webpage: <https://dallascityhall.com/departments/pnv/Pages/Code-Amendments.aspx>

1. BACKGROUND

On June 12, 2025, Governor Greg Abbott signed House Bill (“HB”) 2464, which prohibits a municipality from adopting or enforcing an ordinance, regulation, or other measure that prohibits the operation of a home-based business that is not impacting traffic or occupancy negatively, causing greater occupancy than allowed in the home, or operating with any activities that are visible from the street. The Dallas Development Code regulates this under its “home occupation” accessory use in [Sections 51-4.217\(b\) and 51A-4.217\(b\)\(8\)](#). The staff report from the March 3rd, 2026 Zoning Ordinance Advisory Committee meeting describes the bill in greater detail.

On March 3rd, 2026, ZOAC considered the topic and posed questions and concerns in conversation with staff from Planning and Development, the City Attorney’s Office, and Code Compliance, voting finally to hold the topic until the April 7th ZOAC meeting.

2. FURTHER ANALYSIS

Questions and concerns raised at the March 3rd ZOAC meeting related to the how HB2464 impact rental of property such as a pool or garage; how occupancy is measured; how a “no-impact home-based business” interacted with land uses such as commercial amusement outside and vehicle repair; what locations on a property are viable for a home-based business; how to measure a use’s computability with a neighborhood; and how Code Compliance could enforce against incompatibility or nuisances generated by these businesses.

The following analysis clarifies how “no-impact home-based businesses” may operate. See [Appendix A](#) for a copy of HB 2464.

- **Occupancy:** It has been clarified that the definition of *Family* in Section 51A 2.102(36) (no more than four occupants unrelated to the head of household) may not be used to enforce occupancy limits. Instead, the City uses the occupancy limit in [Texas Property Code 92.010](#) (referred to in Dallas City Code Chapter 27 *Minimum Property Standards Section 27-15 Occupancy Limits*, which limits occupancy in a residence to “three times the number of bedrooms in the dwelling.”
- **Locations available:** HB 2464 defines a “home-based business” in Sec. 229.902(a)(2) as “a business that is operated (A) from a residential property...” with no qualification as to the location on the residential property or indoors or outdoors, or to the amount of space it may use. The definition of “no-impact home-based business” adds only the qualification in Sec. 226.902(a)(3)(c) that a “no-impact home-based business” “operates in a manner in which none of its activities are visible from a street”.

So, the City must allow a “no-impact home-based business” to operate anywhere on the property as long as its operation is not visible from the street. 51A-4.217(b)(8)(E)(i)(ee) is out of alignment with this and must be removed. (“A person who engages in a home occupation shall not ... conduct any activities relating to the home occupation, including activities on any porch, deck, patio, garage, or unenclosed or partially enclosed portion of any structure, unless conducted entirely inside the main structure.”)

- **Compatibility:** In Sec. 229.902(c), HB 2464 allows that:

the governing body of a municipality may:

(1) Require that a home-based business be:

(A) ...

(B) compatible with the residential use of the property where the business is located; and

(C) secondary to the use of the property as a residential dwelling.

Compatibility is not defined in the Dallas City Code. Common dictionary definitions include “capable of existing or living together in harmony”, “able to exist together with something else”, and “consistent; congruent”. Code Compliance officers have historically considered whether an activity or land use impedes the intended primary use of another land use. Because HB 2464 applies directly to the business rather than land use types, and because the City’s land use types can include a great variety of actual businesses and operations, Code Compliance will generally need to determine compatibility on a business-by-business case.

- **Renting out a pool, garage, or other *space*:** HB 2464 defines a “home-based business” as:

a business that is operated

(A) from a residential property;

(B) by the owner or tenant of the property; and

(C) for the purpose of:

(i) manufacturing, providing, or selling a lawful good; or

(ii) providing a lawful service.

A pool, garage, or other *space* – that is, portion of the property – is not considered a “good” or a “service,” and therefore merely renting out the space falls outside the purview of this regulation. For example, renting out a pool for free use by the customer does not include a good or service and therefore may be prohibited, but providing

swim lessons at the pool would be considered a service and must be allowed within the provided regulations and criteria.

- **Certain businesses:** HB 2464 applies to any activities that fit the definition of a “no-impact home-based business”, which does not specify certain types of businesses or land uses. Each situation will need to be evaluated against the provided criteria rather than certain business or land use categories overall. The following is a selection addressing certain businesses about which ZOAC members inquired. Via the interpretation above, renting out space or property is not addressed by HB 2464, only goods and services.
 - **Vehicle-related businesses:** Vehicle storage without any active service is merely renting *space*, so falls outside of HB 2464, while vehicle repair and vehicle sales involve a *service* by the resident-proprietor and must be allowed per HB 2464 within provided regulations and criteria.
 - **Commercial amusement outside:** Code Compliance will need to determine on a case-by-case basis what *services* are being provided by the resident-proprietor. However, the mere presence of an entry fee or engagement in a game of skill on the property is not enough to cause a home-based business to fall outside of HB 2464.
- **Square footage restrictions:** The existing square footage restriction in 51A-4.217(b)(8)(E)(ii) is likely to prohibit certain no-impact home-based businesses and should be removed. Additionally, the general accessory use limit of 5% of the property for accessory uses also may not apply.
- **Allowance of “impactful” businesses:** The only external impact that is currently *less* restricted by the Home Occupation accessory land use than HB 2464 is parking on the street. In Sec. 229.902(a)(3)(B), HB 2464 defines a “no-impact home-based business” as one that “does not generate on-street parking or a substantial increase in traffic through the area.” This suggests that a home-based business that *does* generate parking on the street falls outside of the HB2464 protections.

If a small amount of street parking is a tolerable impact, it raises the question of whether a home occupation that does generate street parking may be allowed with additional regulations. For example, if generating street parking, is it worth the City lowering the maximum amount of employees and customers, limiting the location and amount of property that may be used, limited the nature of the products or services, etc.

Because the existing Home Occupation land use has not recently been seen to cause problems, the City may consider allowing what could be described as “all other home-based businesses” to generate street parking as long as they conform to the *existing* Home Occupation regulations, including those that must be removed for “no-impact home-based businesses”:

From Section 51A-4.217(b)(8)(E):

(i) A person who engages in a home occupation shall not:

- *(cc) employ more than one person on the premises, other than residents of the premises;*
- *(dd) have an employee, other than residents of the premises, who works on the premises more than four hours in any given week;*
- *(ee) conduct any activities relating to the home occupation, including activities on any porch, deck, patio, garage, or unenclosed or partially enclosed portion of any structure, unless conducted entirely inside the main structure;*
- *(ff) involve more than 3 people on the premises at one time, other than residents of the premises;*
- *(hh) sell or offer products of the home occupation at or on the premises;*

(ii) – A home occupation may not occupy more than 25 percent or 400 square feet of the total floor area of the main structure, whichever is less. This area restriction controls over the area restriction of Subsection (a)(3).

3. UPDATED STAFF RECOMMENDATIONS

Staff recommends:

- Incorporate language directly from HB 2464 into the Home Occupation land use to create alignment between the Dallas Development Code and state regulations;
- Clarifying what “no-impact home-based businesses” are protected by HB 2464 and what home occupations may be allowed with the existing stricter regulations;
- Clarifying occupancy limits for no-impact businesses;
- Clarifying where on a property a business may operate;
- Clarifying what is considered “goods” and “services” and is protected under HB 2464;

DCA223-003(MW)

- Incorporating “compatibility” criteria; and
- Removing square footage requirements.

**Proposed Chapter 51A
Amendments**

**Chapter 51A Dallas Development Code: Ordinance No. 19455,
as amended.**

**Article IV.
Zoning Regulations**

SEC. 51A-4.217. ACCESSORY USES.

...

(b) Specific uses.

...

(8) Home occupation.

(A) Definition: An occupation that is secondary ~~incidental~~ to the primary use of the premises as a residence and conducted on the residential premises by a resident of the premises for the purpose of :

(i) Manufacturing , providing, or selling a lawful good; or

(ii) Providing a lawful service. Service is labor performed in the interest or under the direction of others.

This does not include renting space on the premises for use without an active exchange of goods or services by the resident, such as for a short term rental lodging or use of a swimming pool with no service provided by the resident.

(B) Districts restrictions: This accessory use is not permitted in the P(A) district.

(C) Required off-street parking: None

(D) Required off-street loading: None

(E) Additional provisions:

(i) A person who engages in a home occupation shall not:

- (aa) use any advertisement, sign, or display relating to the home occupation on the premises;
- (bb) use the street address of the premises on any advertisement, sign, or display off the premises;
- (cc) ~~employ more than one person on the premises, other than residents of the premises;~~ have at any time on the business property a total number of employees and clients greater than the occupancy limit of the property established in Texas Property Code Section 92.010 as referenced by Chapter 27-15 Occupancy Limits of the Dallas City Code.
- (dd) operate in a manner in which any of its activities are visible from a street;
- ~~(dd) have an employee, other than residents of the premises, who works on the premises more than four hours in any given week;~~
- ~~(ee) conduct any activities relating to the home occupation, including activities on any porch, deck, patio, garage, or unenclosed or partially enclosed portion of any structure, unless conducted entirely inside the main structure;~~
- ~~(ff) involve more than 3 people on the premises at one time, other than residents of the premises;~~
- ~~(gg)~~ (ee) generate loud and raucous noise that renders the enjoyment of life or property uncomfortable or interferes with public peace and comfort;
- ~~(hh) sell or offer products of the home occupation at or on the premises;~~
- (ff) generate ~~vehicular traffic that unreasonably disrupts the surrounding residents' peaceful enjoyment of the neighborhood; or on-street parking or a~~ substantial increase in traffic through the area, unless the business involves no more than three people on the premises at one time, including employees and clients, other than residents of the premises, and conducts all activities relating to the business entirely inside the main structure.
- ~~(jj) generate parking congestion that unreasonably reduces the availability of on-street parking spaces on surrounding streets.~~
- (ii) ~~A home occupation may not occupy more than 25 percent or 400 square feet of the total floor area of the main structure, whichever is less. This area restriction controls over the area restriction of Subsection (a)(3). The area restrictions in~~ Subsection (a)(3) do not apply to this use.
- (iii) A home occupation shall be compatible with the residential character of the property to the degree that it does not impede normal residential activity of the property.

...

- (11) Swimming pool (private).

DCA223-003(MW)

- (A) Definition: A swimming pool constructed for the exclusive use of the residents of a residential use.
- (B) District restrictions: This accessory use is not permitted in the P(A) district.
- (C) Required off-street parking: None.
- (D) Required off-street loading: None.
- (E) Additional provisions:

~~(i) No private swimming pool may be operated as a business, except that private swimming lessons may be given under the home occupation use.~~

(ii) No private swimming pool may be maintained in such a manner as to be hazardous or obnoxious to adjacent property owners.

(iii) No private swimming pool may be constructed in the required front yard. However, a private swimming pool may be located within the required side or rear yard if it meets the requirements of Section 51A-4.217(a).

~~(iii)~~ (iv) A private swimming pool must be surrounded by a fence.

(iv) The area restrictions in Subsection (a)(3) do not apply to this use.

**Proposed Chapter 51
Amendments**

Chapter 51 Former Dallas Development Code

**Article IV.
Zoning Regulations**

SEC. 51-4.217. ACCESSORY USES.

...

(b) Specific accessory uses. The following accessory uses are subject to the general provisions in Subsection (a) and the regulations below:

...

(2) Swimming pool (private).

(A) Definition: A swimming pool constructed for the exclusive use of the residents of a residential use.

(B) District restrictions: This accessory use is not permitted in the P(A) district.

(C) Required off-street parking: None.

(D) Required off-street loading: None.

(E) Additional provisions:

~~(i) No private swimming pool may be operated as a business, except that private swimming lessons may be given under the home occupation use.~~

(ii) No private swimming pool may be maintained in such a manner as to be hazardous or obnoxious to adjacent property owners.

(iii) No private swimming pool may be constructed in the required front yard. However, a private swimming pool may be located within the required side or rear yard if it meets the requirements of Section 51A-4.217(a).

(iiiiv) A private swimming pool must be surrounded by a fence.

...

(4) Home occupation.

(A) Definition: An occupation that is secondary incidental to the primary use of the premises as a residence and conducted on the residential premises by a resident of the premises for the purpose of:

(i) Manufacturing , providing, or selling a lawful good; or

(ii) Providing a lawful service. Service is labor performed in the interest or under the direction of others.

This does not include renting space on the premises for use without an active exchange of goods or services by the resident such as for a short term rental lodging or use of a swimming pool with no service provided by the resident.

(B) Districts restrictions: This accessory use is not permitted in the P(A) district.

(C) Required off-street parking: None

(D) Required off-street loading: None

(E) Additional provisions:

(i) A person who engages in a home occupation shall not:

(aa) use any advertisement, sign, or display relating to the home occupation on the premises;

(bb) use the street address of the premises on any advertisement, sign, or display off the premises;

(cc) ~~employ more than one person on the premises, other than residents of the premises;~~ have at any time on the business property a total number of employees and clients greater than the occupancy limit of the property established in Texas Property Code Section 92.010 as referenced by Chapter 27-15 Occupancy Limits of the Dallas City Code.

(dd) operate in a manner in which any of its activities are visible from a street;

~~(dd) have an employee, other than residents of the premises, who works on the premises more than four hours in any given week;~~

~~(ee) conduct any activities relating to the home occupation, including activities on any porch, deck, patio, garage, or unenclosed or partially enclosed portion of any structure, unless conducted entirely inside the main structure;~~

~~(ff) involve more than 3 people on the premises at one time, other than residents of the premises;~~

~~(gg)~~ (ee) generate loud and raucous noise that renders the enjoyment of life or property uncomfortable or interferes with public peace and comfort;

~~(hh) sell or offer products of the home occupation at or on the premises;~~

- ~~(ff) generate vehicular traffic that unreasonably disrupts the surrounding residents' peaceful enjoyment of the neighborhood; or on-street parking or a substantial increase in traffic through the area, unless the business involves no more than three people on the premises at one time, including employees and clients, other than residents of the premises, and conducts all activities relating to the business entirely inside the main structure.~~
- ~~(jj) generate parking congestion that unreasonably reduces the availability of on-street parking spaces on surrounding streets.~~
- (ii) ~~A home occupation may not occupy more than 25 percent or 400 square feet of the total floor area of the main structure, whichever is less. This area restriction controls over the area restriction of Subsection (a)(3).~~ The area restrictions in Subsection (a)(3) do not apply to this use.
- (iii) A home occupation shall be compatible with the residential character of the property to the degree that it allows for typical residential use of the property.

APPENDIX A - HB 2464

H.B. No. 2464

AN ACT

relating to the authority of a municipality to regulate a home-based business.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Subchapter Z, Chapter 229, Local Government Code, is amended by adding Section 229.902 to read as follows:

Sec. 229.902. AUTHORITY TO REGULATE HOME-BASED BUSINESSES.

(a) In this section:

(1) "Business" has the meaning assigned by Section 1.002, Business Organizations Code.

(2) "Home-based business" means a business that is operated:

(A) from a residential property;

(B) by the owner or tenant of the property; and

(C) for the purpose of:

(i) manufacturing, providing, or selling a lawful good; or

(ii) providing a lawful service.

(3) "No-impact home-based business" means a home-based business that:

(A) has at any time on the property where the business is operated a total number of employees and clients or patrons of the business that does not exceed the municipal occupancy limit for the property;

(B) does not generate on-street parking or a

substantial increase in traffic through the area;

(C) operates in a manner in which none of its activities are visible from a street; and

(D) does not substantially increase noise in the area or violate a municipal noise ordinance, regulation, or rule.

(b) The governing body of a municipality may not adopt or enforce an ordinance, regulation, or other measure that:

(1) prohibits the operation of a no-impact home-based business;

(2) requires a person that operates a no-impact home-based business or that owns the property where the business is operated to obtain a license, permit, or other approval to operate the business; or

(3) requires a person that operates a home-based business or that owns the property where the business is operated to:

(A) rezone the property for a non-residential use; or

(B) install a fire sprinkler protection system if the residence where the business is operated consists only of:

(i) a single-family detached residential structure; or

(ii) a multi-family residential structure with not more than two residential units.

(c) Subject to Subsection (b), the governing body of a municipality may:

(1) require that a home-based business be:

(A) in compliance with federal, state, and local law, including:

(i) a municipal fire and building code; and

(ii) a municipal regulation related to:

(a) health and sanitation;

(b) transportation or traffic

control;

(c) solid or hazardous waste; or

(d) pollution and noise control;

(B) compatible with the residential use of the property where the business is located; and

(C) secondary to the use of the property as a residential dwelling; and

(2) limit or prohibit the operation of a home-based business that:

(A) sells alcohol or illegal drugs;

(B) is a structured sober living home; or

(C) is a sexually oriented business as defined by

Section 243.002.

(d) This section does not prohibit:

(1) a person from enforcing a rule or deed restriction imposed by a homeowners' association or by other private agreement;

or

(2) a municipality from adopting or enforcing an ordinance regulating the operation of a short-term rental unit.

SECTION 2. This Act takes effect immediately if it receives a vote of two-thirds of all the members elected to each house, as provided by Section 39, Article III, Texas Constitution. If this Act does not receive the vote necessary for immediate effect, this Act takes effect September 1, 2025.

FILE NUMBER: DCA 256-004(MW)

DATE INITIATED: February 9, 2026

TOPIC: Updating regulations pertaining to notifications about, and protests of, a proposed change to a zoning regulation or zoning district boundary.

COUNCIL DISTRICTS: All

CENSUS TRACTS: All

PROPOSAL: Consideration of amending Dallas Development Code Sections 51A-1.106, "Notification Signs to be Obtained and Posted," 51A-2.102, "Definitions," and 51A-4.701, "Zoning Amendments," to update protest and notification regulations pertaining to proposed zoning changes.

SUMMARY: The Dallas Development Code currently requires that a change in zoning regulations or district boundaries that has been protested according to certain thresholds must be approved by three-fourths of the City Council rather than the typical majority. This amendment brings the Code into alignment with the House Bill 24 by requiring tiers of approvals based on whether a protested zoning change allows more residential development.

STAFF RECOMMENDATION: Forward amendments to the City Plan Commission with a recommendation of adoption.

Code Amendments Webpage: <https://dallascityhall.com/departments/pnv/Pages/Code-Amendments.aspx>

1. BACKGROUND

On June 20, 2025, Governor Abbott signed House Bill (“HB”) 24¹, which reduces procedural barriers to comprehensive zoning changes and zoning changes that allow more residential dwelling units. The bill increases the number of signatures needed to mandate a higher Council approval for zoning changes that would allow residential density increases, and exempts comprehensive zoning changes from protest signature triggers entirely.² It also updates baseline zoning change notification requirements. The staff report from the March 3rd, 2026 Zoning Ordinance Advisory Committee meeting describes the bill in greater detail.

On March 3rd, 2026, ZOAC considered the topic and posed questions and concerns in conversation with staff from Planning and Development and the City Attorney’s Office, voting finally to hold the topic until the April 7th ZOAC meeting.

2. FURTHER ANALYSIS

Questions and concerns raised at the March 3rd ZOAC meeting related to the state’s shorter timeline for posting zoning change signs, the nature of a “transit corridor” in the definition of *comprehensive zoning change*, and generally exploring how much room for discretion and modification the City has under State law.

HB 24’s newly established minimum timeline for posting a zoning change sign is:

Not later than the 10th day before the date the zoning commission of a home-rule municipality holds a hearing on a proposed change in zoning classification that does not apply to the whole municipality and until the date of a final determination on the proposed change by the governing body of the municipality, the zoning commission shall post a notice sign in accordance with this section...

The City’s existing requirement for a zoning change sign is to be posted within 14 days after the application is filed. Instead of changing the City’s regulation, which is less permissive, to the State’s minimum requirement, both may be entered into the City’s code – within 14 days after an application and more than 10 days before the hearing – giving clear regulations that are aligned with State law.

The bill does not clarify what a “transit corridor” is. One relevant way of categorizing transit lines is their permanence – light rail trains, for example, sit on permanent tracks that are costly to build, inflexible to relocate, and are not planned for relocation. Permanent transit is designed to accommodate a higher ridership capacity. This permanence is contrasted with a

¹ HB 24 is attached as Appendix A.

² A visual describing the three tiers of Council approve is attached as Appendix B.

typical local bus, which can drive on most streets and which corresponds mostly with easily relocated bus stops as rider usage changes. Another form of transit line is Bus Rapid Transit (“BRT”), which utilizes bus automotives – not fixed to rail – but does require specialized infrastructure that creates a permanent line such as bus stops with unique shelters and enhances payment and notification structures, raised curbs, and often uses roadways that is dedicated to the BRT buses alone.

Rail and BRT are recognized and described in federal transportation law, and, for the purposes of zoning to correspond to transit, the permanence of rail and BRT is frequently recognized as a vital and intrinsic feature, while the flexibility of local buses is an equally intrinsic feature.³ Permanent transit lines provide zoning predictability and security to the City that the transit agency will not change the line frequently or at all, which would have impacts on zoning procedures. Staff recommend incorporating a description of acceptable permanent transit lines to clarify what a “transit corridor” is.

3. STAFF RECOMMENDATIONS

Staff recommends implementing HB 24 into Sections 51A-1.106 “Notification Signs to be Obtained and Posted,” 51A-2.102 “Definitions,” and 51A-4.701 “Zoning Amendments.” (Chapter 51 refers Sections 51-1.106 and 51-4.700 to Chapter 51A by reference and do not need to be amended.)

Specifically, staff recommends the following, with updates since the 3/3/26 ZOAC meeting underlined:

- Adding the specific size regulations for notification signs into Section 51A-1.106.
- Combine the current posting requirement for zoning change signs in Section 51A-1.106(d)(1) with the HB 24 minimum standard.
- Adding the definition of “proposed comprehensive zoning change” as “comprehensive zoning change” into Sections 51-2.102 and 51A-2.102, clarifying what is considered a “transit corridor.”
- Updating the protest procedures for zoning changes in Section 51A-4.701.
- Updating all other provisions as necessary.

Updates are **highlighted** in the draft amendment. Chapter 51 needs no amendments because relevant sections simply reference those in Chapter 51A.

³ [49 U.S.C. § 5337\(a\)\(1\)](#); [49 U.S.C. § 5302\(3\)](#).

**Proposed Chapter 51A
Amendments**

**Chapter 51A Dallas Development Code: Ordinance No. 19455,
as amended.**

**Article I.
General Provisions**

SEC. 51A-1.106(a) & (d). NOTIFICATION SIGNS TO BE OBTAINED AND POSTED.

(a) In general.

(1) [Notifications signs in this section are not required for a proposed comprehensive zoning change or a proposed change in zoning classification that applies to the whole city.](#)

(2) The notification signs required in this section are intended to [comply with and](#) supplement state law and other Dallas Development Code notice requirements.

(3) [Notification signs for zoning changes must measure a minimum of 24 inches long and 48 inches wide.](#)

(4 ~~2~~) The city plan commission, landmark commission, board of adjustment, or city council shall determine if an applicant has complied with the notification sign posting requirements in this section.

...

(d) Posting of signs.

(1) Except as provided in Subsection 51A-1.106(e), the applicant shall post the required number of notification signs on the property **within 14 days after an application is filed** [but no later than the 10th day before a hearing before city plan commission, landmark commission, or board of adjustment.](#)

(2) The signs must remain posted until a final decision is made on the application.

(3) For tracts with street frontage, signs must be evenly spaced over the length of every street frontage, posted at a prominent location adjacent to a public street, and be easily visible from the street. For tracts without street frontage, signs must be evenly posted in prominent locations most visible to the public.

- (4) An applicant has complied with the required posting of notification signs if any lost, stolen, or vandalized notification signs are timely replaced, and the applicant has made good faith efforts to keep the notification signs posted in accordance with this section.

Article II. Interpretations and Definitions

SEC. 51A-2.102 DEFINITIONS.

...

(25.1) COMPREHENSIVE ZONING CHANGE means a proposal to:

(A)change an existing zoning regulation that will:

- (i) have the effect of allowing more residential development than the previous regulation; and
- (ii) apply uniformly to each parcel in one or more zoning districts;

(B) adopt a new zoning code or zoning map that will apply to the entire municipality; or

(C) adopt a zoning overlay district that will:

- (i) have the effect of allowing more residential development than allowed without the overlay;
and
- (ii) include an area along a major roadway, highway, or fixed-guideway transit corridor
consisting or rail or bus rapid transit with permanent station infrastructure.

Article IV. Zoning Regulations

SEC. 51A-4.701. ZONING AMENDMENTS.

...

(b) Commission report and recommendation required.

- (1) The commission shall make a report and recommendation to the city council on all proposed amendments to this article or requests for a change in a zoning district classification or boundary.
- (2) The director shall conduct those studies necessary for the commission to make its recommendation and report to city council.

- (3) The commission or a committee of the commission shall hold a public hearing to allow proponents and opponents of an amendment to this article or request for a change in a zoning district classification or boundary to present their views.
- (4) Before the commission holds the public hearing on an amendment to this article or on a request for a change in a zoning district classification or boundary, the director shall give notice of the public hearing in the official newspaper of the city at least 10 days before the hearing.
- (5) Except for a comprehensive zoning change, tThe director shall send written notice of a public hearing on a city council, city plan commission, or landmark commission authorized hearing for a change in a zoning district classification or boundary to all owners of real property according to the following table:

Authorized Hearing Area	Area of Notification for Hearing
0-1 acre	200 feet
over 1 acre to 5 acres	300 feet
over 5 acres to 15 acres	400 feet
over 15 acres to 25 acres	400 feet
over 25 acres	500 feet

See Section 51A-1.105 for the notification area for other applications. The measurement of the notification area includes streets and alleys. The notice must be given not less than 10 days before the date set for the city plan commission hearing by depositing the notice properly addressed and postage paid in the United States mail to the property owners as evidenced by the last approved tax roll. This notice must be written in English and Spanish if the area of request is located wholly or partly within a census tract in which 50 percent or more of the inhabitants are persons of Spanish origin or descent according to the most recent federal decennial census. The applicant may not alter, change, amend, enlarge, or withdraw a portion of an application after notices have been mailed for the public hearing.

(c) City Council Action.

- (1) Except for a comprehensive zoning change, tThe director shall send written notice of a public hearing on a city council, city plan commission, or landmark commission authorized hearing for a change in a zoning district classification or boundary to all owners of real property according to the following table:

Authorized Hearing Area	Area of Notification for Hearing
0-1 acre	200 feet
over 1 acre to 5 acres	300 feet
over 5 acres to 15 acres	400 feet
over 15 acres to 25 acres	400 feet
over 25 acres	500 feet

See Section 51A-1.105 for the notification area for other applications. The measurement of the notification area includes streets and alleys. The notice must be given not less than 15 days before the date set for the city council hearing by depositing the notice properly addressed and postage paid in the United States mail to the property owners as evidenced by the last approved tax roll. This notice must be written in English and Spanish if the area of request is located wholly or partly within a census tract in which 50 percent or more of the inhabitants are persons of Spanish origin or descent according to the most recent federal decennial census. The applicant may not alter, change, amend, enlarge, or withdraw a portion of an application after notices have been mailed for the public hearing.

- (2) Before the city council holds the public hearing on an amendment to this article or on a request for a change in a zoning district classification or boundary, the city secretary shall give notice of the public hearing in the official newspaper of the city and on the city's website at least 15 days before the hearing.
- (3) ~~Except as provided in Paragraphs (4) and (5), approval~~ An amendment to this article and requests for a change in a zoning district classification or boundary must be approved by the affirmative vote of a majority of city council members present is required for a comprehensive zoning change and for an amendment to this article or a request for a change in zoning district classification or boundary; ~~except, the favorable vote of three-fourths of all members of the city council is required if:~~
 - ~~(A) the request for a change in a zoning district classification or boundary has been recommended for denial by the commission; or~~
 - ~~(B) a written protest against a change in a zoning district boundary or classification has been signed by the owners of 20 percent or more of either the land in the area of request or land within 200 feet, including streets and alleys, measured from the boundary of the area of request and the protest has been filed with the director.~~
- (4) Approval by the affirmative vote of a majority of all members of city council is required for an amendment to this article or a request for a change in zoning district classification or boundary if:
 - (A) the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development; and
 - (B) a written protest has been signed by the owners of at least 60 percent of the area of request or land within 200 feet, including streets and alleys, measured from the boundary of the area of request, and the protest has been filed with the director.
- (5) Approval by the affirmative vote of three-fourths of all members of city council is required if:
 - (A) the subject area does not fit the description in subparagraph (4); and

(B) a written protest against a change in a zoning district boundary or classification has been signed by the owners of 20 percent or more of either the land in the area of request or the land within 200 feet, measured from the boundary of the area of request and the protest has been filed with the director.

(6) When computing the percentage of land area in Paragraphs (3) and (4), streets and alleys are included. The land area is not calculated individually for each tract of land of land subject to a proposed change in a zoning regulation or district boundary but in the aggregate for all tracts of land subject to change.

(7) When city council passes an amending ordinance, the city secretary shall file the amending ordinance in the official city records. Unless the amending ordinance expressly indicates otherwise, the area of request is presumed to include the area to the centerline of an adjacent street or alley.

(8) A change to a zoning regulation or district boundary that has the effect of allowing more residential development than the previous regulation is conclusively presumed valid and to have occurred in accordance with all applicable statutes and ordinances if an action to annul or invalidate the change has not been filed before the 60th day after the effective date of the change.

APPENDIX A - HB 24

AN ACT

relating to procedures for changes to a zoning regulation or district boundary.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Subchapter A, Chapter 211, Local Government Code, is amended by adding Section 211.0011 to read as follows:

Sec. 211.0011. DEFINITION. In this subchapter, "proposed comprehensive zoning change" means a municipal proposal to:

(1) change an existing zoning regulation that:

(A) will have the effect of allowing more residential development than the previous regulation; and

(B) will apply uniformly to each parcel in one or more zoning districts;

(2) adopt a new zoning code or zoning map that will apply to the entire municipality; or

(3) adopt a zoning overlay district that:

(A) will have the effect of allowing more residential development than allowed without the overlay; and

(B) will include an area along a major roadway, highway, or transit corridor.

SECTION 2. Section 211.006(a), Local Government Code, is amended to read as follows:

(a) The governing body of a municipality wishing to exercise the authority relating to zoning regulations and zoning district boundaries shall establish procedures for adopting and enforcing the regulations and boundaries. A regulation or boundary is not effective until after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard. Before the 15th day before the date of the hearing, notice of the time and place of the hearing must be:

(1) published in an official newspaper or a newspaper of general circulation in the municipality; and

(2) if the municipality maintains an Internet website, published on the municipality's Internet website.

SECTION 3. Subchapter A, Chapter 211, Local Government Code, is amended by adding Section 211.0061 to read as follows:

Sec. 211.0061. PROTEST PROCEDURES FOR CERTAIN PROPOSED CHANGES. (a) This section applies only to a proposed change to a

zoning regulation or district boundary that is not a proposed comprehensive zoning change.

(b) A protest of a proposed change to a zoning regulation or district boundary must be written and signed by the owners of:

(1) at least 20 percent of the area of the lots or land covered by the proposed change;

(2) except as provided by Subdivision (3), at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area; or

(3) at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development.

(d) If a proposed change to a regulation or district boundary is protested in accordance with Subsection (b), the proposed change must receive, in order to take effect, the affirmative vote of at least:

(1) three-fourths of all members of the governing body for a protest described by Subsection (b)(1) or (2); or

(2) a majority of all members of the governing body for a protest described by Subsection (b)(3).

SECTION 4. Section 211.006(e), Local Government Code, is transferred to Section 211.0061, Local Government Code, as added by this Act, redesignated as Section 211.0061(c), Local Government Code, and amended to read as follows:

(c) [(e)] In computing the percentage of land area under Subsection (b):

(1) [(d),] the area of streets and alleys shall be included; and

(2) the land area is not calculated individually for each tract of land subject to a proposed change in a zoning regulation or district boundary but in the aggregate for all tracts

of land subject to the change.

SECTION 5. Subchapter A, Chapter 211, Local Government Code, is amended by adding Sections 211.0063 and 211.0065 to read as follows:

Sec. 211.0063. NOTICE FOR PROPOSED COMPREHENSIVE ZONING CHANGES. The notices described by Section 211.006(a) or 211.007(d), as applicable, and Section 211.006(a-1) are the only notices required for a proposed comprehensive zoning change.

Sec. 211.0065. PRESUMPTION OF VALIDITY FOR CERTAIN CHANGES TO ZONING REGULATIONS OR DISTRICT BOUNDARIES. A change to a zoning regulation or district boundary that has the effect of allowing more residential development than the previous regulation is conclusively presumed valid and to have occurred in accordance with all applicable statutes and ordinances if an action to annul or invalidate the change has not been filed before the 60th day after the effective date of the change.

SECTION 6. Subchapter A, Chapter 211, Local Government Code, is amended by adding Section 211.0073 to read as follows:

Sec. 211.0073. NOTICE SIGN REQUIREMENT FOR CERTAIN ZONING CHANGES IN HOME-RULE MUNICIPALITIES. (a) Not later than the 10th day before the date the zoning commission of a home-rule municipality holds a hearing on a proposed change in zoning classification that does not apply to the whole municipality and until the date of a final determination on the proposed change by the governing body of the municipality, the zoning commission shall post a notice sign in accordance with this section on:

(1) the property affected by the change; or

(2) a public right-of-way for a change initiated by the municipality that affects multiple properties.

(b) The notice sign must be at least 24 inches long by 48 inches wide.

(c) The zoning commission may elect to provide, maintain, and pay for a notice sign under this section or require an applicant for a change in zoning classification to provide, maintain, and pay for the sign.

(d) Notice requirements prescribed under this section are in addition to notice required by Section 211.007.

SECTION 7. Sections 211.006(d) and (f), Local Government

Code, are repealed.

SECTION 8. The changes in law made by this Act apply only to a proposal to change a municipal zoning regulation or district boundary made on or after the effective date of this Act.

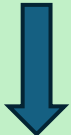
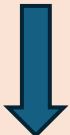
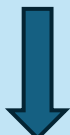





SECTION 9. This Act takes effect September 1, 2025.

APPENDIX B - HB 24 Flow Chart

APPENDIX B

For all types of zoning cases, CPC's recommendation of denial does not trigger a supermajority requirement at city council. *See City of San Antonio v. Lanier*, 542 S.W.2d 232, 235 (Tex. App. – San Antonio 1976, writ ref'd n.r.e.); HB 24, 89th Leg., R.S., ch. 909, § 7 (repealing TLGC § 211.006(f)).

APPENDIX B - HB 24 Flow Chart

Comprehensive zoning change	HB 24 zoning change		Standard zoning change	
<p>Definition A proposed zoning change to: (1) an existing zoning regulation that: (A) will have the effect of allowing more residential development than the previous regulation; and (B) will apply uniformly to each parcel in one or more zoning districts; (2) adopt a new zoning code or zoning map that will apply to the entire municipality; or (3) adopt a zoning overlay district that: (A) will have the effect of allowing more residential development than allowed without the overlay; and (B) will include an area along a major roadway, highway, or transit corridor. <i>See</i> TLGC § 211.0011.</p>	<p>Definition A proposed zoning change that: (1) is not a comprehensive zoning change; and (2) has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development. <i>See</i> TLGC § 211.0061(a), (b)(3).</p>		<p>Definition A proposed zoning change that: (1) is not a comprehensive zoning change; or (2) is not a HB 24 zoning change.</p>	
				
<p>No protest permitted. <i>See</i> TLGC § 211.0061(a).</p>	<p>Is there 60 percent or more opposition from the area within 200 feet of the area of request?</p>		<p>Is there 20 percent or more opposition from the area of request or the area within 200 feet of the area of request?</p>	
	<p>Yes </p>	<p>No </p>	<p>Yes </p>	<p>No </p>
<p>Simple majority of councilmembers present. <i>See</i> RONR § 1:6.</p>	<p>Majority of the full city council; 8 votes to approve. <i>See</i> TLGC § 211.0061(d)(2).</p>	<p>Simple majority of councilmembers present. <i>See</i> RONR § 1:6.</p>	<p>$\frac{3}{4}$ of city council required to approve. <i>See</i> TLGC § 211.0061(d)(1).</p>	<p>Simple majority of councilmembers present. <i>See</i> RONR § 1:6.</p>

For all types of zoning cases, CPC’s recommendation of denial does not trigger a supermajority requirement at city council. *See City of San Antonio v. Lanier*, 542 S.W.2d 232, 235 (Tex. App. – San Antonio 1976, writ ref’d n.r.e.); HB 24, 89th Leg., R.S., ch. 909, § 7 (repealing TLGC § 211.006(f)).

Planner: Michael Wade

FILE NUMBER: DCA 256-001(MW)

DATE INITIATED: February 9, 2026

TOPIC: Development Code Amendment establishing a new land use, "Reception Facility"

COUNCIL DISTRICTS: All

CENSUS TRACTS: All

PROPOSAL: 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.

SUMMARY: Currently, facilities intended for hosting private get-togethers without regular operating days and hours are being classified as the slightly mismatched Commercial Amusement (Inside) and (Outside) land uses because there is not a more appropriate land use in the Development Code. The proposed code amendment establishes a land use that recognizes the unique nature of facilities that host private guests and intermittent operating days and hours.

STAFF RECOMMENDATION: Forward amendments to the City Plan Commission with a recommendation of adoption.

Code Amendments Webpage: <https://dallascityhall.com/departments/pnv/Pages/Code-Amendments.aspx>

1. BACKGROUND

On June 1, 2022, Planning and Urban Design and Code Compliance Services staff presented to the City Council regarding proposed updates to short-term rental registration and zoning ordinances. Some short-term rentals were holding larger private gatherings frequently enough to no longer be reasonably considered a mere residential or lodging land use, and some of these gatherings produced nuisances for surrounding neighbors. However, codified land uses more appropriate for larger gatherings contain unsuitable or irrelevant requirements and prohibitions for banquets, celebrations, receptions, and similar activities. Facilities intended for private gatherings are usually permitted under a Commercial Amusement certificate of occupancy, which is intended for facilities open to the general public at regular hours for a fee where the public engage in games or other activities. Due to the gap in land use provision, Code Compliance officers do not have Zoning guidance on determining when a property holding large private gatherings is operating outside of the property's certificate of occupancy.

In 2022, staff recommended a new use called "Event Venue", now called "Reception Facility." A Reception Facility is a space that is rented for private gatherings of invited guests. Establishing such a land use in the Development Code with appropriate regulations and zoning district allowances would give Code Compliance officers the tools to cite properties not intended or permitted for holding frequent gathering; it would also give Planning and Development staff a suitable land use under which to classify private gathering spaces.

No action was taken on this item in 2022. With the planned FIFA games in in 2026, however, the City expects private FIFA-related gatherings around the City, making establishment of a Reception Facility land use timely.

2. STAFF ANALYSIS

a. Regulatory function

The function of a new Reception Facility land use is to accurately evaluate, classify, and regulate establishments intended for pre-arranged private gatherings at intermittent days and times that may be less consistent and less intense than Commercial Amusement properties, while ensuring that residential and lodging land uses do not operate outside of a residential or lodging character.

b. Discussion

Staff has been issuing certificates of occupancy to such "Reception Facilities" as Commercial Amusement (Inside), described in [Sections 51A-4.210\(b\)\(7\)](#). However, the Commercial Amusement land uses are defined as facilities "offering entertainment or games of skill to the

general public for a fee...” and are further broken down into certain publicly accessible establishments with focused games and activities such as billiard halls, children’s amusement centers, skating rinks, and miniature golf courses.

The Commercial Amusement land uses contain two blind spots for which the Reception Facility would provide:

- Private events: Commercial Amusement establishments are intended explicitly for public attendance – an interested attendee can decide spontaneously to enter and pay an entrance fee. In a Reception Facility, only invited guests may attend private events. The privacy of the event may be proven through a list of invited guests and specific content of invitations in contrast to public promotional materials.
- Intermittent operations: Commercial Amusement establishments are intended for consistent attendance during set operating hours. A Reception Facility hosting non-recurring events such as banquets and fundraisers facilitates gatherings less often, decreasing the frequency of traffic impacts and of potential nuisances generated by the property.

An additional overlapping land use is “commercial wedding chapel” as regulated in Sections 51A-4.210(b)(18) *Mortuary, funeral home, and commercial wedding chapel*. This land use attempts to combine the gatherings associated with funerals with those associated with weddings. However, a commercial wedding chapel is substantially more similar to the proposed Reception Facility land use and should be regulated as such. Chapter 51 separates these land uses already, regulating mortuaries and funeral homes in Section 51-4.210(6) and commercial wedding chapels in 51-4.210(24).

c. Peer cities

A Reception Facility land use is common across municipalities in the United States, going by names such as “Reception Facility”, “Reception Hall”, “Meeting Hall”, “Indoor Event Venue”, or “Events Center”, with some delineating Major and Minor Reception Facilities based on size, and others dividing those where entry fees are allowed from those where fees are prohibited. Texas cities with identical or very similar land uses include San Antonio, Austin, Mesquite, Bastrop, Corinth, and Mission. Outside of Texas, Chicago, IL, Denver, CO, Knoxville, TN, Charlotte, NC, New Orleans, LA, Saratoga Springs, NY, and Davenport, IA have identical or similar land uses.

Consistent themes in definition are that the events are pre-arranged, the guests are invited rather than the venue being open to public, and the operational times are inconsistent. Some cities prohibit fees from being charged for entry but allow carveouts for religious institutions

or non-profit fundraisers and have another similar use where fees are permitted. For our purposes, the charging of an entry fee is not a useful characteristic.

Some peer cities require heightened review when the facility is located within 300 to 500 feet from residentially zoned property.

3. STAFF RECOMMENDATIONS

Staff recommends establishing a Reception Facility land use within Section 51A-4.210 Retail and Personal Service Uses and Section 51-4.208 Recreation and Entertainment Uses.

Specifically, staff recommends:

- Permitting this use by right, but with a Residential Adjacency Review, in all nonresidential districts, except only facilities 2,500 square feet or less would be permitted by right in NS(A) neighborhood services and NO(A) neighborhood office. Facilities over 2,500 square feet would require a specific use permit in NS(A) and NO(A).
- Requiring the same parking and loading spaces as Commercial Amusement (Inside) in Chapter 51A.
- Prohibiting entry fees unless charged for a fundraiser or event by non-profit organizations, or are professional fees paid by pre-registered guests. Because events allowed at Reception Facilities would be private, an entry fee would not be construed to allow general entry by the public.
- Allowing existing facilities that fit the description of a Reception Facility, but which have a certificate of occupancy for Commercial Amusement (Inside) or (Outside) or Mortuary, Funeral home, or Commercial Wedding Chapel, to maintain their status as a conforming use upon adoption of this amendment. Without this provision, adoption of this land use could cause many such establishments to become nonconforming, triggering the state-mandated letter notifying them. [See [Local Government Code Chapter Section 211.006](#) and [Dallas Development Code Section 51A-4.701\(a\)\(1.1\)](#).] Because we do not have a record of which establishments would fit the Reception Facility description better than their existing CO, identifying which properties should receive this letter would require prohibitively extensive research.
- Clarifying that food and entertainment may be provided on-site incidental to the event.
- Removing “commercial wedding chapel” from Sections 51A-4.210(b)(18) and 51-4.210(24), as this business type would be regulated by Reception Facility.

**Proposed Chapter 51A
Amendments**

**Chapter 51A Dallas Development Code: Ordinance No. 19455,
as amended.**

**Article IV.
Zoning Regulations**

SEC. 51A-4.210. RETAIL AND PERSONAL SERVICE USES.

...

(b) Specific uses.

...

(18) Mortuary, or funeral home, ~~or commercial wedding chapel.~~

(A) Definition:

~~(i)~~ A mortuary or funeral home is a facility in which dead bodies are prepared for burial or cremation or funeral services are conducted.

~~(ii) A commercial wedding chapel is a facility, not associated with a church, where a wedding is performed for profit.~~

(B) Districts permitted: By right in CR, RR, CS, central area, mixed use, and multiple commercial districts.

(C) Required off-street parking:

(i) Except as provided in this subparagraph, none.

(ii) When located in an MD-1 Modified Delta Overlay, in existence on May 14, 2025:

(aa) One space per 300 square feet of floor area other than the chapel, plus one space for each two seats in the chapel. Up to 50 percent of the required off-street parking for this use may be tandem spaces.

(bb) If all spaces provided are non-tandem, the off-street parking requirement for this use is one space per 500 feet of floor area other than the chapel, plus one space for each two seats in the chapel.

(D) Required off-street loading:

SQUARE FEET OF FLOOR AREA IN STRUCTURE	TOTAL REQUIRED SPACES OR BERTHS
0 to 10,000	NONE
10,000 to 60,000	1
Each additional 100,000 or fraction thereof	1 additional

~~(E) Additional provisions:~~

~~(i) A commercial wedding chapel may provide reception areas, but no alcoholic beverages may be sold.~~

...

(23.5) Reception facility.

- (A) Definition: A facility that is rented for private events for invited guests such as ceremonies, receptions, parties, celebrations, banquets, professional or industry gatherings, and fundraisers.
- (B) Districts permitted: By right in all nonresidential zoning districts, except that a reception facility must be 2,500 square feet of floor area or less in NS(A) neighborhood service and NO(A) neighborhood office districts. Reception facilities over 2,500 square feet of floor area are permitted in NS(A) and NO(A) by SUP. RAR required in all nonresidential districts except for central area districts.
- (C) Required off-street parking: One space per 200 square feet of floor area.
- (D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

(E) Additional provisions:

- (i) Any general admission fee, including donations made at the door in exchange for entrance by the general public, is prohibited except for:
 - (aa) fundraisers or events for bona fide non-profit organizations, places of worship, or educational facilities; or
 - (bb) registration fees for pre-registered guests to a professional or industry gathering.
- (ii) An establishment meeting the definition of reception facility that was issued a certificate of occupancy for commercial amusement (inside) or commercial

wedding chapel before [date of passage] may continue to legally operate as a conforming use.

- (iii) Food and beverages may be prepared or served on-site to invited guests.
- (iv) Live performances or entertainment may be provided incidental to a private event hosted at a Reception Facility.
- (v) Residential uses and lodging uses may not be used as Reception Facilities except when customarily incidental to a main lodging use.

**Proposed Chapter 51
Amendments**

Chapter 51 Former Dallas Development Code

**Article IV.
Zoning Regulations**

SEC. 51-4.208. RECREATION AND ENTERTAINMENT USES.

...

(14) Reception facility.

- (A) Definition: A facility that is rented for private events for invited guests such as ceremonies, receptions, parties, celebrations, banquets, business events, professional or industry gatherings, and fundraisers.
- (B) Districts permitted: By right in all nonresidential zoning districts, except that a reception facility must be 2,500 square feet of floor area or less in NS(A) neighborhood service and NO(A) neighborhood office districts. Reception facilities over 2,500 square feet of floor area are permitted in NS(A) and NO(A) by SUP. RAR required in all nonresidential districts except for central area districts.
- (C) Required off-street parking: One space per 200 square feet of floor area.
- (D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
<u>0 to 10,000</u>	<u>NONE</u>
<u>10,000 to 60,000</u>	<u>1</u>
<u>Each additional 100,000 or fraction thereof</u>	<u>1 additional</u>

(E) Additional provisions:

- (i) Any general admission fee, including donations made at the door in exchange for entrance by the general public, is prohibited except for:
 - (aa) fundraisers or events for bona fide non-profit organizations, places of worship, or educational facilities; or

(bb) registration fees for pre-registered guests to a professional or industry gathering.

- (i) An establishment meeting the definition of reception facility that was issued a certificate of occupancy for commercial amusement (inside) or commercial wedding chapel before [date of passage] may continue to legally operate as a conforming use.
- (ii) Food and beverages may be prepared or served on-site to invited guests.
- (iii) Live performances or entertainment may be provided incidental to a private event hosted at a Reception Facility.
- (iv) Residential uses and lodging uses may not be used as Reception Facilities except when customarily incidental to a main lodging use.

SEC. 51-4.210. PROFESSIONAL, PERSONAL SERVICE, AND CUSTOM CRAFT USES.

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(24) Reserved. Commercial wedding chapel.

~~(A) Definition: A facility, not associated with a church, where a wedding is performed for a profit.~~

~~(B) Districts permitted: SC, GR, LC, HC, central area, and industrial districts.~~

~~(C) Required off street parking: None.~~

~~(D) Required off street loading:~~

SQUARE FEET OF FLOOR AREA IN STRUCTURE	TOTAL REQUIRED SPACES OR BERTHS
0 to 10,000	NONE
10,000 to 60,000	1
Each additional 100,000 or fraction thereof	1 additional

~~(E) Additional provisions:~~

~~(i) This use may provide reception areas, but no alcoholic beverages may be sold.~~