

Temporary Inclement Weather Shelters

DCA189-005

City Plan Commission
November 21, 2019

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City of Dallas

Background

- The Office of Homeless Solutions briefed the City Council on April 17, and May 15, 2019
 - City Council gave direction to initiate a code amendment to allow the opportunity to provide temporary emergency shelter for the homeless during times of severe temperatures



Background

- On June 20, 2019, staff briefed ZOAC on a potential code amendment to allow temporary inclement weather shelters
- On August 15, 2019, the Office of Homeless Solutions (OHS) briefed ZOAC on the development of the Temporary Inclement Weather Shelter Program and the feedback from the Citizen Homelessness Commission (CHC) on that program



Background

- On September 19, 2019, staff presented a revised proposal for Temporary Inclement Weather Shelters
- ZOAC recommended the proposal move to City Plan Commission for consideration



Issue

- Currently, temporary shelters are not allowed
- The use ***overnight general purpose shelter*** allows for emergency lodging, but is prohibited from operating in churches, schools, and residential districts due to a spacing requirement
- Organizations who want to house the homeless during times of severe weather are not legally permitted to do so because there is not a use that allows for shelter during times of inclement weather



Proposal

- Two pronged approach:
 1. Code amendment to Chapter 51 and 51A
 - Create the land use to allow temporary inclement weather shelter program to operate
 2. Creation of a new Chapter for the Temporary Inclement Weather Shelter Program
 - Establish regulations, definitions, periods of operation, potential spacing requirements, and processes and procedures.



Proposal

- Temporary inclement weather shelters will be a specific accessory use under Section 51A-4.217
 - May only operate in conjunction with an existing Certificate of Occupancy for a main use



Proposal

- Temporary inclement weather shelters are not permitted in Parking (P) districts



Proposal

- No additional off-street parking or loading is required
 - Main use must provide required parking



Proposal

- The area restrictions in Subsection (a)(3) will not apply to temporary inclement weather shelters
 - Unless specifically called out, accessory uses can only occupy five percent of the area of the lot, or floor area, containing the main use



Next Steps

- City Plan Commission consideration on December 12th



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