

# Memorandum



CITY OF DALLAS

DATE April 22, 2025

Honorable Members of the Housing and Homelessness Solutions Committee: Jesse Moreno (Chair), Cara Mendelsohn (Vice Chair), Zarin D. Gracey, Chad West, Gay Donnell Willis

SUBJECT **Update on Development Code Amendment #23-857 – Temporary Inclement Weather Shelters**

This memorandum provides an update on Item 15, Development Code Amendment #23-857, from the March 23, 2023, City Planning Commission agenda, which amended Chapters 51 and 51A of the Dallas Development Code to address spacing requirements for Temporary Inclement Weather Shelters (TIWS) relative to the Central Business District (CBD). The amendment was approved by City Council May 23, 2023, public hearing with a directive to brief the City Council on an update by May 24, 2025.

## Update

As of this update, no additional TIWS locations have been established within the CBD buffer zone, and only one city-leased facility operates within a half-mile of the CBD. The charter amendment has not impacted the number of city operated TIWS within the cited area.

## Background

Following the standard of Chapter 51, Dallas Development Codes, TIWS were previously prohibited from operating within a half-mile of the CBD, unless they are located in the Kay Baily Hutchison Convention Center or in a city-owned facility. It was determined that the language needed modification to include “city-leased” properties, as leased property is not equivalent to owned. Therefore, a code amendment was required to operate a temporary inclement weather shelter within a city-leased facility within a half-mile of the CBD.

## Prior Actions

- **January 19, 2023** – The Office of Homeless Solutions (OHS) and the Department of Emergency Management and Crisis Response (EMCR) requested an amendment to Sections 51-4.217(b)(20) and 51A-4.217(b)(11.1), “Temporary inclement weather shelter” for relief to the current requirement for a facility that is leased by the city within a half-mile of the CBD.
- **February 28, 2023** – The Zoning Ordinance Advisory Committee (ZOAC) reviewed spacing requirements for TIWS near the CBD, at the request of the Office of Homeless Solutions (OHS) and the Department of Emergency Management and Crisis Response (EMCR).
- **March 23, 2023** – The City Plan Commission (CPC) voted to recommend the amendment to align zoning regulations with the Master Emergency Operations Plan to enhance shelter availability during inclement weather emergencies.

- **May 22, 2024** – City Council held a public hearing to consider amendments to Chapters 51 and 51A of the Dallas Development Code regarding TIWS spacing requirements. The item moved forward with a directive to brief the City Council by May 24, 2025.

This amendment to the spacing requirements permits temporary inclement weather shelters in city-leased facilities within a half-mile of the CBD, aligning with the intent of the original spacing regulation. It enables the city to efficiently manage crisis weather events by ensuring resources are readily available near unsheltered individuals, emergency services, and the operational hubs of EMCR and OHS. If you have any questions or need further clarification, please feel free to contact me, Andreaa Udrea, Deputy Director of Planning and Development, or Christine Crossley, Director of the Office of Homeless Solutions.

[Attachment]

Service First, Now!



Robin Bentley  
Assistant City Manager

c: Kimberly Bizzor Tolbert, City Manager  
Tammy Palomino, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Dominique Artis, Chief of Public Safety  
Dev Rastogi, Assistant City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Alina Ciocan, Assistant City Manager

Donzell Gipson, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)  
Directors and Assistant Directors

5-24-23

32465

ORDINANCE NO. \_\_\_\_\_

An ordinance amending Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” and Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code by amending Sections 51-4.217 and 51A-4.217; allowing temporary inclement weather shelters to operate in city-leased facilities within a half mile of the central business district; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Romanette (iii) of Subparagraph (E) of Paragraph (20), “Temporary Inclement Weather Shelter,” of Subsection (b), “Specific Accessory Uses,” of Section 51-4.217, “Accessory Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended to read as follows:

“(iii) Except at the Kay Bailey Hutchison Convention Center and other city-owned and city-leased facilities, this accessory use may not operate within 0.5 mile of the central business district. The Office of Homeless Solutions and the Office of Emergency Management shall brief a city council committee on this provision by May 24, 2025.”

SECTION 2. That Romanette (iii) of Subparagraph (E) of Paragraph (11.1), “Temporary Inclement Weather Shelter,” of Subsection (b), “Specific Accessory Uses,” of Section 51A-4.217, “Accessory Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning



## PROOF OF PUBLICATION – LEGAL ADVERTISING

The legal advertisement required for the noted ordinance was published in the Dallas Morning News, the official newspaper of the city, as required by law, and the Dallas City Charter, Chapter XVIII, Section 7.

DATE ADOPTED BY CITY COUNCIL MAY 24 2023

ORDINANCE NUMBER 32465

DATE PUBLISHED MAY 27 2023

ATTESTED BY: