

FILE NUMBER: Z-26-000035 **DATE FILED:** March 9, 2026

LOCATION: South line of Royal Lane, between Netherland Drive and Royal Way.

COUNCIL DISTRICT: 13

SIZE OF REQUEST: 1.1 Acres **CENSUS TRACT:** 481130076051

OWNER: Robert Van Buren / City of Dallas

APPLICANT: Keisha Kay / Mission Ridge Consultants

REPRESENTATIVE: Skye Thibodeaux / Mission Ridge Consultants

REQUEST: An application for **(1)** NO(A) Neighborhood Office District and **(2)** termination of Specific Use Permit 45 for a branch library on property zoned R-1ac(A) Single Family District.

SUMMARY: The purpose of the request is to allow expansion of the existing public branch library on the property.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is currently zoned R-1a(A) Single Family District with SUP 45 and is developed with a public branch library – Preston Royal Branch Library (approx. 13,940 sf in total size).
- The surrounding area to the south and west is zoned R-1a(A) Single Family District and is developed with a church and zoned PD 91 to the east and developed with single family. To the north is zoned PD 84 and developed with a school, and to the northwest is zoned R-16(A) Single Family and developed with single family uses.
- The property has frontage on Royal Lane.
- Specific Use Permit 45 for the public branch library was approved by City Council in 1962. The lot coverage for the existing building from 1962 is 29% and slightly exceeds the maximum allowable lot coverage of 25% in the existing R-1ac(A) Single Family Residential District. An SUP cannot relieve code requirements like lot coverage, so a general zoning change is necessary.
- The applicant is requesting to add an additional 4,500 sf. for the library expansion for a total size of 18,440 sf. and 34.6% lot coverage.
- The applicant is requesting a zoning change to NO(A) Neighborhood Office District and termination of SUP 45 to allow expansion of the existing library on the property. NO(A) is an appropriate zoning along a major road with access to the Dallas North Tollway and would be the least intense district to accommodate the use while decreasing the allowable height of 36 feet to a height to 30 feet.

Zoning History:

There have been no zoning cases in the area within the last five years.

Thoroughfares/Street:

Thoroughfare/Street	Type	Existing/Proposed ROW
Royal Lane	PA – Principal Arterial	6-lane divided; 100'
Royal Way	Local Street	--

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue to review engineering plans at the time of the

permitting process to comply with city standards.

Transit Access:

The following transit services are located within ½ mile of the site:

DART Route:

Bus Stop 237

STAFF ANALYSIS

• **Comprehensive Plan Consistency Review:**

- ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by the City Council in September 2024, the plan includes a future land use map, and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas’s Development Code, the comprehensive plan serves merely as a guide for rezoning requests but does not establish zoning boundaries nor does it restrict the City’s authority to regulate land use.













• **Consistency Review Recommendation**

The proposed zoning change of mixed-use is consistent with Forward Dallas 2.0 as the site is completely within the **Community Residential** placetype - the largest percentage of land within Dallas and is primarily made up of single-family homes. Parks, schools, and places of worship are interspersed throughout, providing focal points for community activity. Office and institutional uses are consistent with the placetype as a secondary use.

Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments.



LEGEND

- | | |
|--|---|
|  Regional Open Space |  City Center |
|  Small Town Residential |  Institutional Campus |
|  Community Residential |  Flex Commercial |
|  City Residential |  Industrial Hub |
|  Regional Mixed-Use |  Logistics/Industrial Park |
|  Neighborhood Mixed-Use |  Airport |
|  Community Mixed-Use |  Utility |

Other Contextual comments related to long-range plan

Area Plans

There are no area plans relevant for this area.

Land Use:

	Zoning	Land Use
Site	R-1ac(A) with SUP 45	Institutional – Public Library
North	PD 84	Institutional – Private School – The Winston School
East	PD 91	Single Family
South	R-1ac(A)	Institutional – Church parking lot
West	R-1ac(A)	Institutional – Church
Northwest	R-16(A)	<u>Single Family</u>

Land Use Compatibility:

The area of request is currently zoned R-1ac(A) Single Family District with SUP 45 and is developed with an institutional use – Preston Royal Branch Library. The existing SUP has been in place for the public library since 1962. The applicant intends to expand the existing public library an additional 4,500 sf. for a total of 18,440 sf and lot coverage of 34.6%. The maximum allowable lot coverage for the R-1ac(A) District is 25% for structures other than residential.

The zoning to the northwest of the property is R-16(A) Single Family District and is developed with single family and PD 84 to the north of the property and is developed with a private school – The Winston School. Immediately to the east of the property is zoned PD 91 and is developed with single family. Immediately to the west and south of the property is zoned R-1ac(A) District and is developed with a church and the church parking lot – Central Congregational United Church of Christ.

The surrounding area is mainly developed with institutional and single family uses. The expansion of the existing public library will continue to serve the nearby residents and students in the community. The maximum allowable height of 30 feet would ensure that the building expansion fits in with the surrounding existing institutional and single-family development.

For these reasons, staff finds the applicant’s requested zoning change to the NO(A) Neighborhood Office District and termination of SUP 45 to be compatible with the Community Residential placetype character designation of the Comprehensive Plan.

Staff supports the applicant’s request and finds the proposed rezoning to be appropriate for this area as it would not be detrimental to surrounding uses. This compatibility is further reflected in the development standards comparison table below.

Development Standards:

The following is a comparison chart of the development standards for the current R-1ac(A) Single Family District and the proposed NO(A) Neighborhood Office District for comparison.

District	Setback		Density/ FAR	Height	Lot Cvrg	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: R-1ac(A)	40'	10' Resid. Structures; Otherwise, 20'	N/A/ N/A	36'	40% Resid. <u>25%</u> Nonresid.	Min. Lot Size – 1 ac. Electrical Service for Single Family	Ag, Instit/Commun Svcs, Rec., Resid., Transp., Util/ Pub. Svcs.
Proposed: NO(A)	15'	20' adj. to Resid., including alleys Otherwise: 0'	N/A / 0.5	35' (gable, hip, or gambrel roof); Otherwise, 30'	50%,	RPS, DIR (Trip gen. > 6,000 trips/day and 500 trips/ac/day Visual Intrusion Garbage collection/me ch. Equip. areas, Screening (parking lots, side/rear yards from resid.)	Ag., Instit./ Commun. Svcs, Rec., Office, Rec., Resid., Ret./Pers. Svcs (Pers. Serv. up to 1,000 sf in Floor Area rest. without drive-through - SUP), Transp., Util/Pub. Svcs.

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

LEGEND

•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
L	Limited use
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200, 51A-4.204, 51A-4.209, 51A-4.213

	Existing	Proposed
Use	R-1ac(A)	NO(A)
AGRICULTURAL USES		
Crop production	•	•
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		
Catering service		
Commercial bus station and terminal		
Commercial cleaning or laundry plant		
Custom business services		
Custom woodworking, furniture construction, or repair		
Electronics service center		
Job or lithographic printing		
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory		
Technical school		
Tool or equipment rental		
Bus or Rail Transit Vehicle Maintenance or Storage Facility		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		

	Existing	Proposed
Use	R-1ac(A)	NO(A)
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Cemetery or mausoleum	S	S
Child or adult care facility	★	•
Church	•	•
College, university, or seminary	S	
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery	S	
Foster home	S	
Halfway House		
Hospital		
Library, art gallery, or museum	S	•
Open enrollment charter school or private school		S
public or private school	S	S
Public school other than an open-enrollment charter school		R
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
Short-term rental lodging		
MISCELLANEOUS USES		
Attached non-premise sign		S
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Placement of fill material		

	Existing	Proposed
Use	R-1ac(A)	NO(A)
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		
Financial institution without drive-in window		•
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		•
Office		•
RECREATION USES		
Country club with private membership	S	•
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house		S
Duplex		
Group residential facility		
Handicapped group dwelling unit	★	
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
Residential hotel		
Retirement housing		
Single family	•	
RETAIL AND PERSONAL SERVICE USES		
Alcoholic beverage establishments		
Ambulance service		
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs		
Auto service center		
Bail Bonds		
Business school		S
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through		
Drive-in theater		

	Existing	Proposed
Use	R-1ac(A)	NO(A)
Dry cleaning or laundry store		
Furniture store		
General merchandise or food store 3,500 square feet or less		
General merchandise or food store greater than 3,500 square feet		
General merchandise or food store 100,000 square feet or more		
Home improvement center, lumber, brick or building materials sales yard		
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Liquor store		
Massage Parlors		
Mortuary, funeral home, or commercial wedding chapel		
Motor vehicle fueling station		
Nursery, garden shop, or plant sales		
Outside sales		
Paraphernalia shop		
Pawn shop		
Personal service use (up to 1,000 sf in floor area)		L
Restaurant without drive-in or drive-through service		S
Restaurant with drive-in or drive-through service		
Surface parking		
Swap or buy shop		
Tattoo or body piercing studio		
Taxidermist		
Temporary retail use		
Theater		
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		

	Existing	Proposed
Use	R-1ac(A)	NO(A)
Private street or alley	S	
Railroad passenger station		
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	★	•
Transit passenger station or transfer center	S	S
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		
Electrical generating plant		
Electrical substation	S	S
Local utilities	S, R, ★	S, R, ★
Police or fire station	S	S
Post office		
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse		
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center		
Recycling collection center		
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	★
Sand, gravel, or earth sales and storage		
Trade center		

	Existing	Proposed
Use	R-1ac(A)	NO(A)
Vehicle storage lot		
Warehouse		
Accessory Use	R-1ac(A)	NO(A)
Warehouse		★
Amateur communications tower	•	
Community center (private)	S	
Day home	★	★
Game court (private)	★	★
Electric vehicle charging station	★	★
General waste incinerator	★	★
Helistop		
Home occupation	★	★
Live Unit	★	★
Medical/infectious waste incinerator		
Occasional sales (Garage sales)	★	★
Outside display of merchandise		
Outside sales		
Outside storage	★	★
Pathological waste incinerator	★	
Pedestrian skybridge	S	S
Private stable	•	
Swimming pool (private)	★	★
Temporary inclement weather shelter	★	★

Landscaping:

The site is developed with a public library – Preston Royal Branch. Development of the property and paved parking areas 2,000 square feet or greater would necessitate compliance with Article X, Landscaping and Tree Conservation Regulations.

Parking:

Under the requested new, Planned Development District, the applicant proposes expanding the public library another 4,500 sf.

At permitting, the applicant would be required to comply with the current standard parking regulations per the Dallas Development Code.

Market Value Analysis:

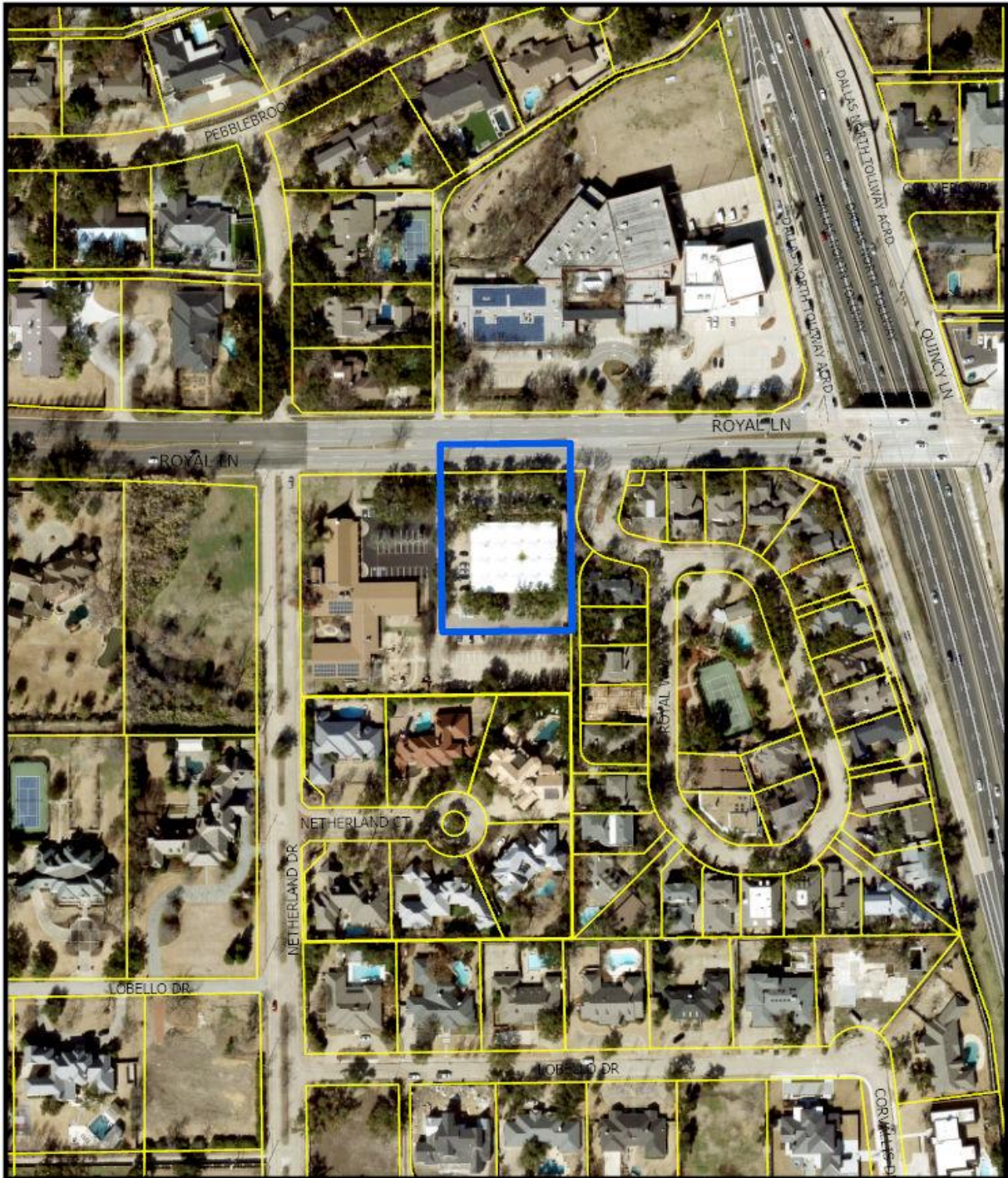
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is in an “A” MVA area and is completely, surrounded by the “A” MVA area to the north, south, east, and west.

Z-26-000035

List of Partners

Robert Van Buren
City of Dallas
1500 Marilla St Dallas, TX 75201



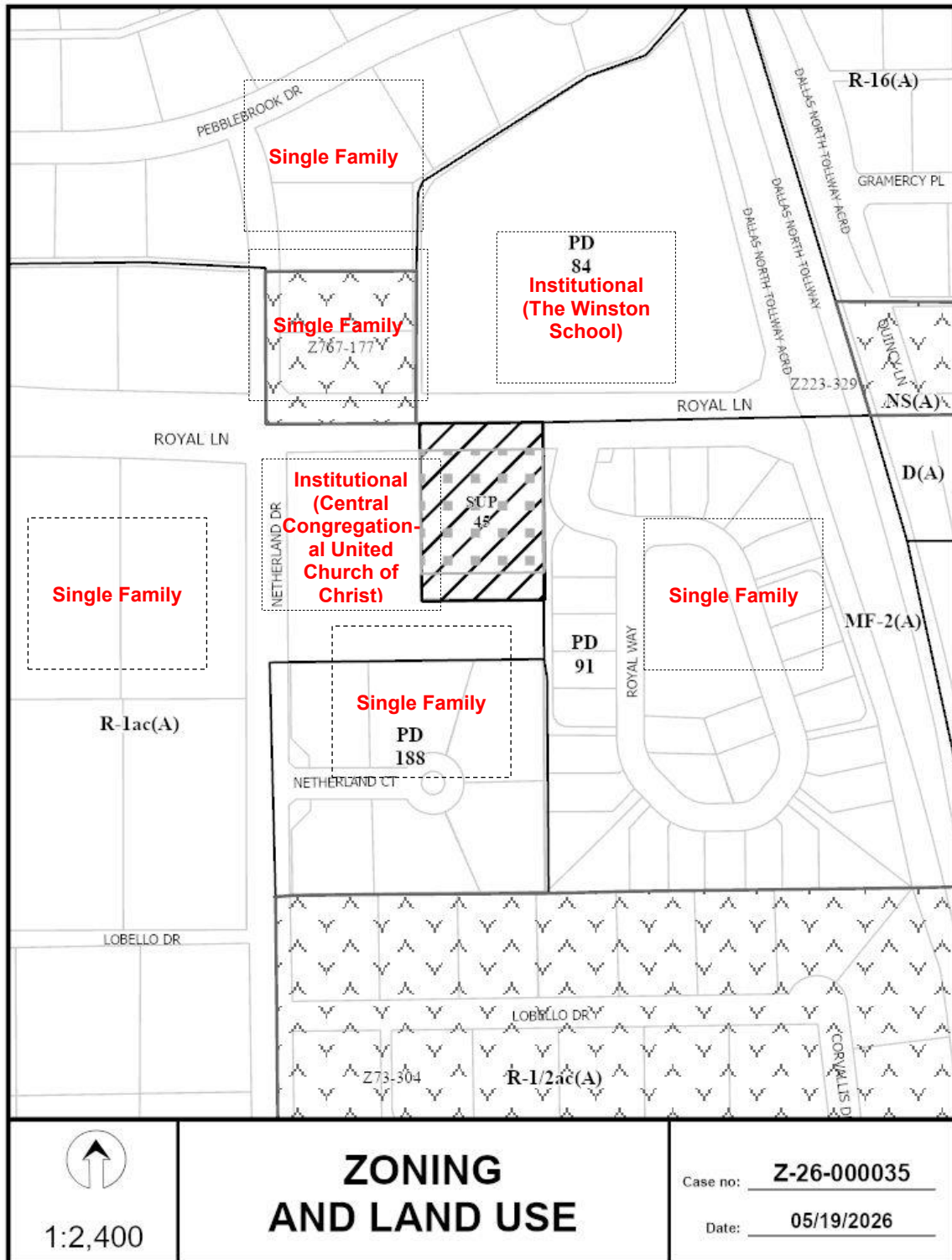


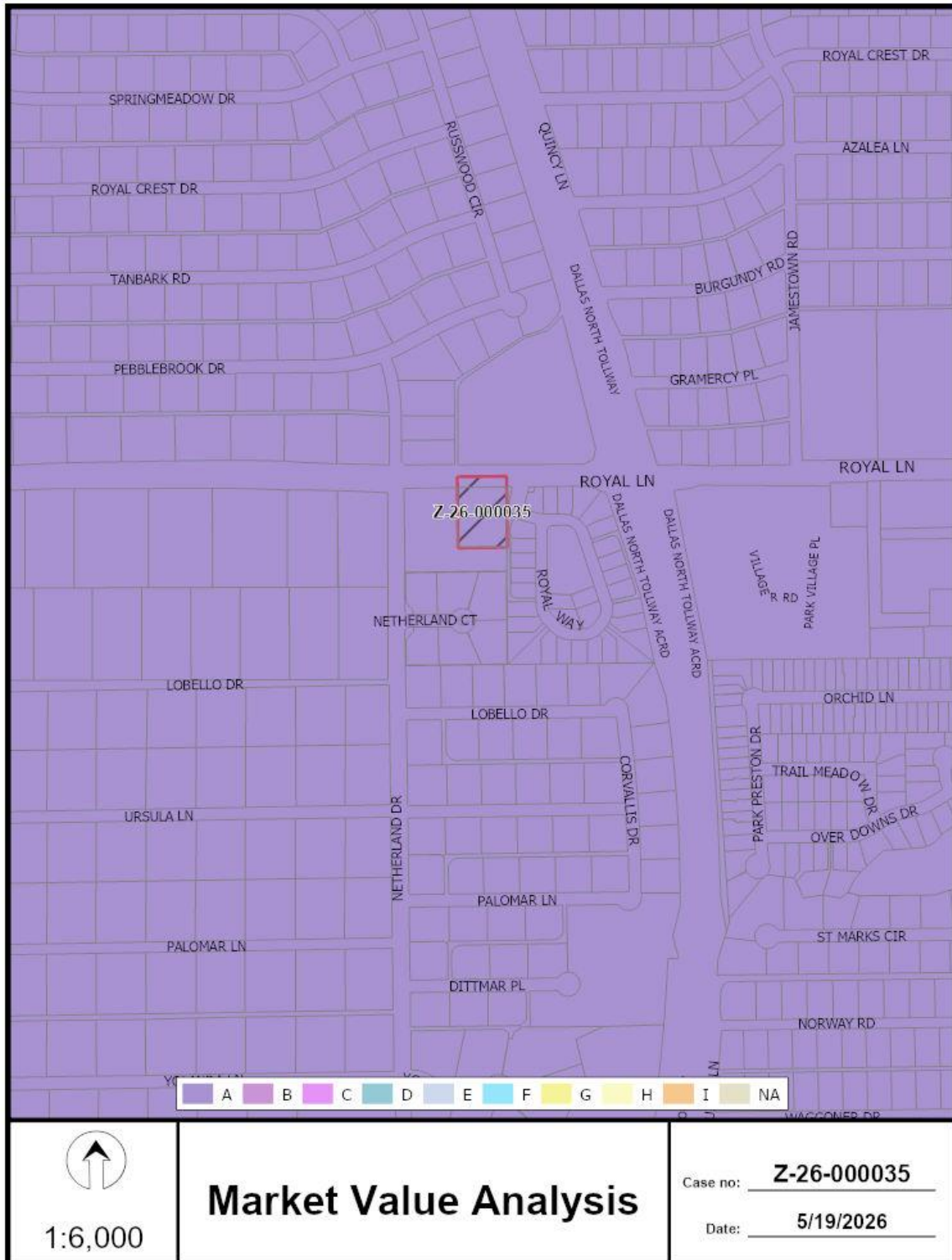
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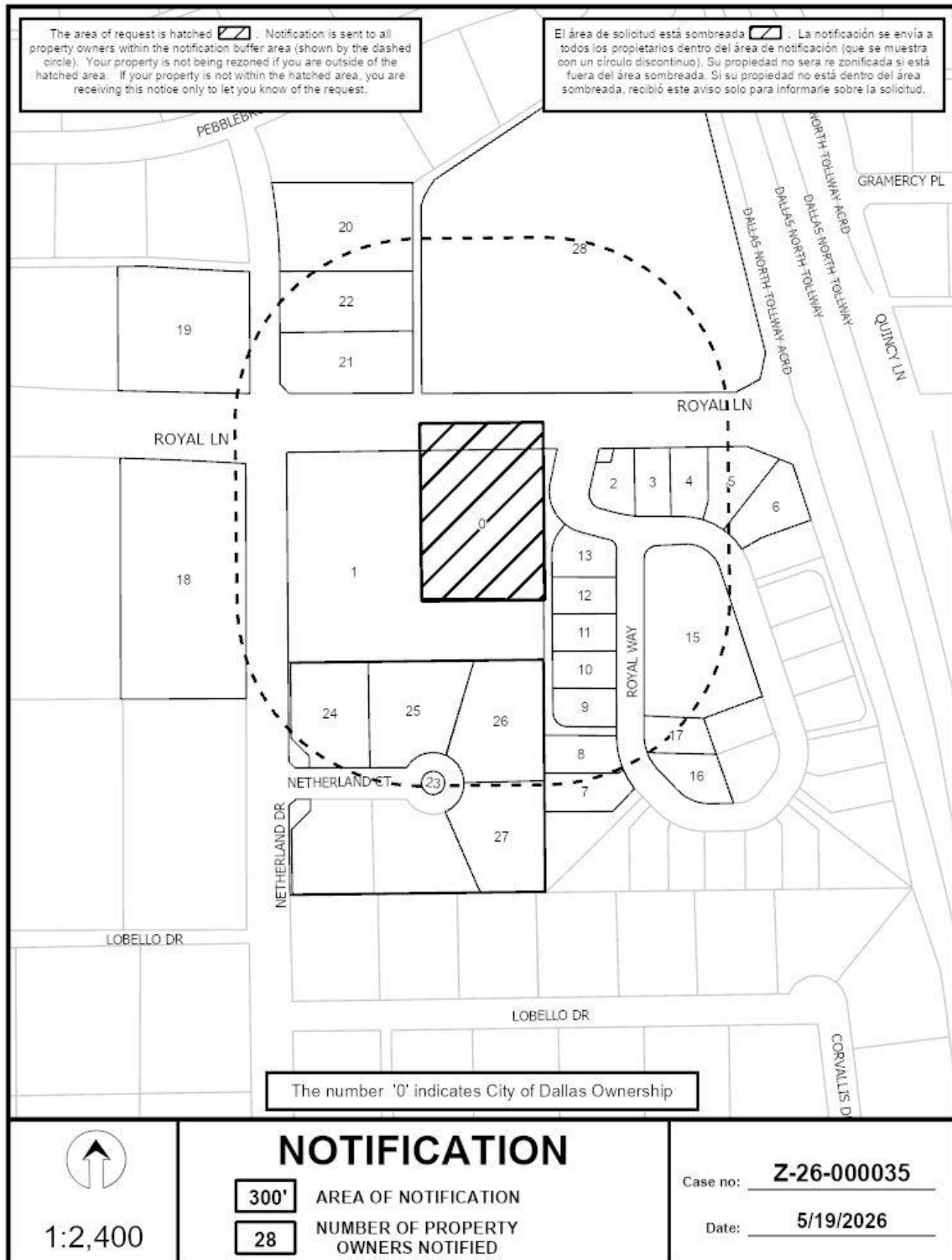
AERIAL MAP

Case no: Z-26-000035

Date: 05/19/2026







05/19/2026

Notification List of Property Owners***Z-26-000035******28 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5600 ROYAL LN	CENTRAL CONGREGATIONAL CHURCH
2	1 ROYAL WAY	LENCHNER WILLIAM & KATHLEEN
3	2 ROYAL WAY	STATMAN ANDREA L & BENJAMIN L
4	3 ROYAL WAY	CASEY DEREK K
5	4 ROYAL WAY	STACY ANN HOOPER
6	5 ROYAL WAY	PEMBROKE ASHLEIGH N &
7	25 ROYAL WAY	VANEK GREG D & ANN K
8	27 ROYAL WAY	Taxpayer at
9	29 ROYAL WAY	SIMON DANNA WALDMAN REVOCABLE
10	30 ROYAL WAY	TOLSON PHILLIP & DONNA
11	31 ROYAL WAY	MORAN PATRICIA J MGT TR EST OF
12	32 ROYAL WAY	MORAN PATRICIA J MGT TR
13	33 ROYAL WAY	DELOACHE ZACHARY & LINDSEY
14	5700 ROYAL WAY	FIFTY SEVEN ROYAL OWNRS
15	5700 ROYAL WAY	FIFTY SEVEN ROYAL OWNRS
16	26 ROYAL WAY	MUKERJI SUBHASH &
17	28 ROYAL WAY	CURCIO PAULA C
18	10775 NETHERLAND DR	JADHAVJI LLC
19	5527 ROYAL LN	NOORUDDIN SAHIL
20	10820 NETHERLAND DR	DECKER RECBECCA A
21	10810 NETHERLAND DR	Taxpayer at
22	10816 NETHERLAND DR	HESSE GREGORY G & PATRICIA S
23	1 NETHERLAND CT	NETHERLAND COURT ASSN INC
24	5605 NETHERLAND CT	ZHAO XIAOFENG & LING MA
25	5615 NETHERLAND CT	TRIVIDIC JEROME H &
26	5625 NETHERLAND CT	RIOS JULIO E II &

Z-26-000035

05/19/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5626 NETHERLAND CT	ELFEKY WALEED H & REHAM A
28	5757 ROYAL LN	WINSTON SCHOOL