

FILE NUMBER: Z234-183(JG)/Z-25-000115

DATE FILED: February 29, 2024

LOCATION: Northeast corner of Kleberg Road and Carleta Street

COUNCIL DISTRICT: 8

SIZE OF REQUEST: Approx. 0.459 acres

CENSUS TRACT: 48113017102

REPRESENTATIVE: Elizabeth Alvarez Villaizan

OWNER/APPLICANT: SAI KBA LAXMI, Inc.

REQUEST: An application for an amendment to Specific Use Permit 2480 for the sale of alcoholic beverages, on property zoned CR Community Retail District with D-1 Liquor Control Overlay.

SUMMARY: The purpose of the request is to continue to allow alcohol sales in a general merchandise or food store greater than 3,500 square feet.

STAFF RECOMMENDATION: **Approval**, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The area of the request is within a CR Community Retail District with a D-1 Liquor Control Overlay
- The site is currently developed with a general merchandise store greater than 3,500 sf that includes a vehicle motor fueling station. The 4,000 sqft structure has been in place since 1981, per the appraisal district.
- The lot has frontage on both Kleberg Road and Carleta Street.
- The applicant does not propose changes to the site or to the conditions aside from the time period. Minor changes in parking striping are reflected on the new site plan.

Zoning History:

There has been one recent zoning change request in the area in the last five years.

1. Z212-283 – On February 8, 2023, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or more, for an eighteen-month period, subject to a site plan and conditions, on property zoned a CR-D-1 Community Retail District, with a D-1 Liquor Control Overlay, located on the northeast corner of Kleberg Road and Carleta Street. [Subject site]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Kleberg Road	Minor Arterial	-
Carleta Street	Local	-

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 review of engineering plans at permitting to comply with city standards.

Transit Access:

There are no transit services are located within ½ mile of the site.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! 2.0* Comprehensive Plan was adopted by the City Council in September 2024 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

As a high-level citywide policy document, Forward Dallas 2.0 does not include future land use recommendations at the scale of this request or about general zoning changes in the Dry Overlays.

Area Plans:

In April 2007, the City Council authorized a resolution directing the City Manager to proceed with the implementation of the recommendations contained in the West Kleberg Community Plan. The plan presents a long-range vision for growth and development in the southeastern sector of Dallas, emphasizing the preservation of its rural and suburban character. The plan recommends maintaining low to medium density residential areas while promoting neighborhood-serving retail and commercial development along key corridors, particularly U.S. Highway 175, Belt Line Road, and Kleberg Road. It calls for mixed-use development at strategic "catalyst" sites near I-20 and Woody Road, where future DART expansion could support transit-oriented projects.

Infrastructure improvement is a core recommendation, including sidewalks, street lighting, drainage, and water/wastewater extensions to support new housing and businesses. The plan also proposes enhanced parks and recreational facilities, a new neighborhood park south of Highway 175, and potential reuse of closed landfills for open space. Public safety and code enforcement are prioritized, with goals to expand crime watch programs and address illegal dumping and substandard housing.

Economic strategies focus on attracting small-scale retail and services that reduce "out-shopping" to neighboring cities like Mesquite. Finally, the plan advocates for periodic review and community collaboration to ensure that development remains consistent with West Kleberg's vision of "country living in the city" and balances growth with environmental and quality-of-life considerations.

The applicant is not proposing any additional development and thus, the plan does not specifically comment on the sale of alcohol for off-premise consumption.

Land Use:

	Zoning	Land Use
Site	CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, SUP No. 2480	General Merchandise or Food Store less than 3,500 sf.

Northeast	R-7.5(A) Single Family District	Single Family Residential/Undeveloped
Southeast	CR-D-1 Community Retail District with a D-1 Liquor Control Overlay	General Merchandise or Food Store less than 3,500 sf., Church
Southwest	IR-D-1 Industrial/Research District with a D-1 Liquor Control Overlay	Undeveloped, Office Showroom/Warehouse
Northwest	CR-D-1 Community Retail District with a D-1 Liquor Control Overlay and R-7.5(A) Single Family District	Personal Service (Laundry Facility) and Single-Family, Church

Land Use Compatibility:

The request site lies within a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay. It is currently developed with a single-story, 4,060-square-foot building that operates as a general merchandise or food store. Motor vehicle fueling is permitted in conjunction with this use, and the site includes a fueling station canopy with a single island containing four fueling points.

The surrounding area features a mix of single-family residential, retail, and institutional uses. To the northeast, the site is bordered by undeveloped land and single-family homes. Southeast of the property are a small retail store and a church. To the southwest, across Kleberg, the area includes additional undeveloped land and an office showroom/warehouse use. Northwest of the site is a personal service establishment (a laundry facility), adjacent to more single-family homes. Across the street from those homes is an additional church.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The applicant's proposal for the sale of beer and wine for off-premise consumption is typically found in conjunction with General Merchandise facilities in commercially zoned

areas. Staff recommends approval of this request without an expiration date based on the unlikelihood of land use impacts. The applicant proposed minor changes to their parking striping on their site to reflect improved circulation of the site.

TABC Information:

At the time this report was written, an active TABC license was in place for the subject location. The license was originally issued on May 5, 2023, and is set to expire on May 4, 2027. Staff reviewed the separation distance requirements outlined in Section 6-4 of the Dallas City Code and confirmed that there are no churches, schools, day-care centers, child-care facilities, or hospitals within the required distance.

Chapter 12B Status:

The general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space; the term does not include any business that has no retail floor space accessible to the public. The purpose of Chapter 12B is to protect the health, safety, and welfare of the citizens of the city of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. This chapter establishes a registration program for convenience stores and provides requirements relating to:

- surveillance camera systems,
- video recording and storage systems,
- alarm systems,
- drop safes,
- security signs,
- height markers,
- store visibility,
- safety training programs, and
- trespass affidavits.

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually. At the time of this report the 12B registration status active. License #2025-CS05020822 was issued on May 2, 2025, and is set to expire on May 1, 2026.

Landscaping:

No new development is proposed. Therefore, no additional landscaping is required.

Parking:

According to the Dallas Development Code, as updated May 14, 2025, there are no off-street parking requirements for a general merchandise or food store use, as well as a motor vehicle fueling use.

Crime Statistics

The Dallas Police Department provided crime statistics from January 2020 to the present. The information is provided in the subsequent charts. There were a total of 183 calls, 34, incidents, and 5 arrests over the time period.

Arrests

Offenses (Summary)	Count of Incidents
POSSESSION OF DRUG PARAPHERNALIA	1
PUBLIC INTOXICATION	2
CRIMINAL TRESPASS	1
POSS CONT SUB PEN GRP 1 <1G	2
Total	6

Calls

Calls (Summary)	Count of Incidents
1 – Emergency	4
2 – Urgent	41
3 - General Service	25
4 - Non Critical	5
Total	75

Incidents

Incidents (Summary)	Count of Incidents
ASSAULT (AGG) -DEADLY WEAPON	1
ASSAULT -VERBAL THREAT	1
BURGLARY OF BUILDING - FORCED ENTRY	1
CRIM MISCHIEF > OR EQUAL \$2,500 < \$30K	1
CRIM MISCHIEF >OR EQUAL \$750 < \$2,500	1
CRIMINAL TRESPASS	1
CRIMINAL TRESPASS AFFIDAVIT	2
CRIMINAL TRESPASS WARNING	5
DISCHARGE FIREARM IN CERTAIN MUNICIPALITIES	1
FAIL TO ID -GIVING FALSE/FICTITIOUS INFO PC 38.02(c)(2)	1

FORGERY GOVT/NATIONAL INST/MONEY/SECURITY	1
POSS CONT SUB PEN GRP 1 <1G	2
POSSESSION OF DRUG PARAPHERNALIA	1
PUBLIC INTOXICATION	2
RECOVERED OUT OF TOWN STOLEN VEHICLE (NO OFFENSE)	1
UNAUTHORIZED USE OF MOTOR VEH - PRELIMINARY INVEST	1
Total	23

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 more precisely target intervention strategies 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 currently in an “H” MVA cluster that extends to the north, east, west, and south.

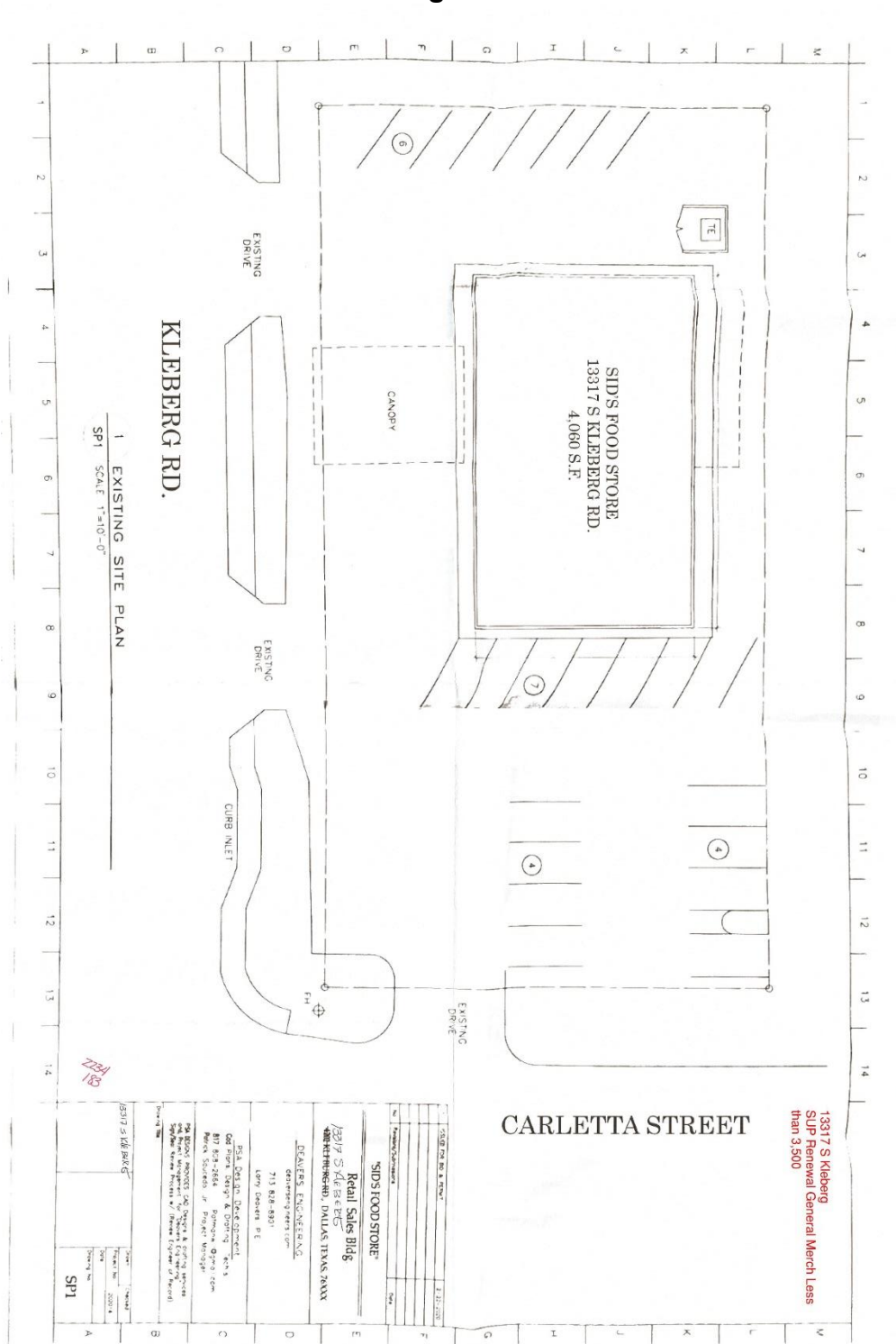
List of Officers

Sai Kba Laxmi, Inc.
 Bikram Pokhrel Chhetri – Owner
 Anshul Shrestha - Owner

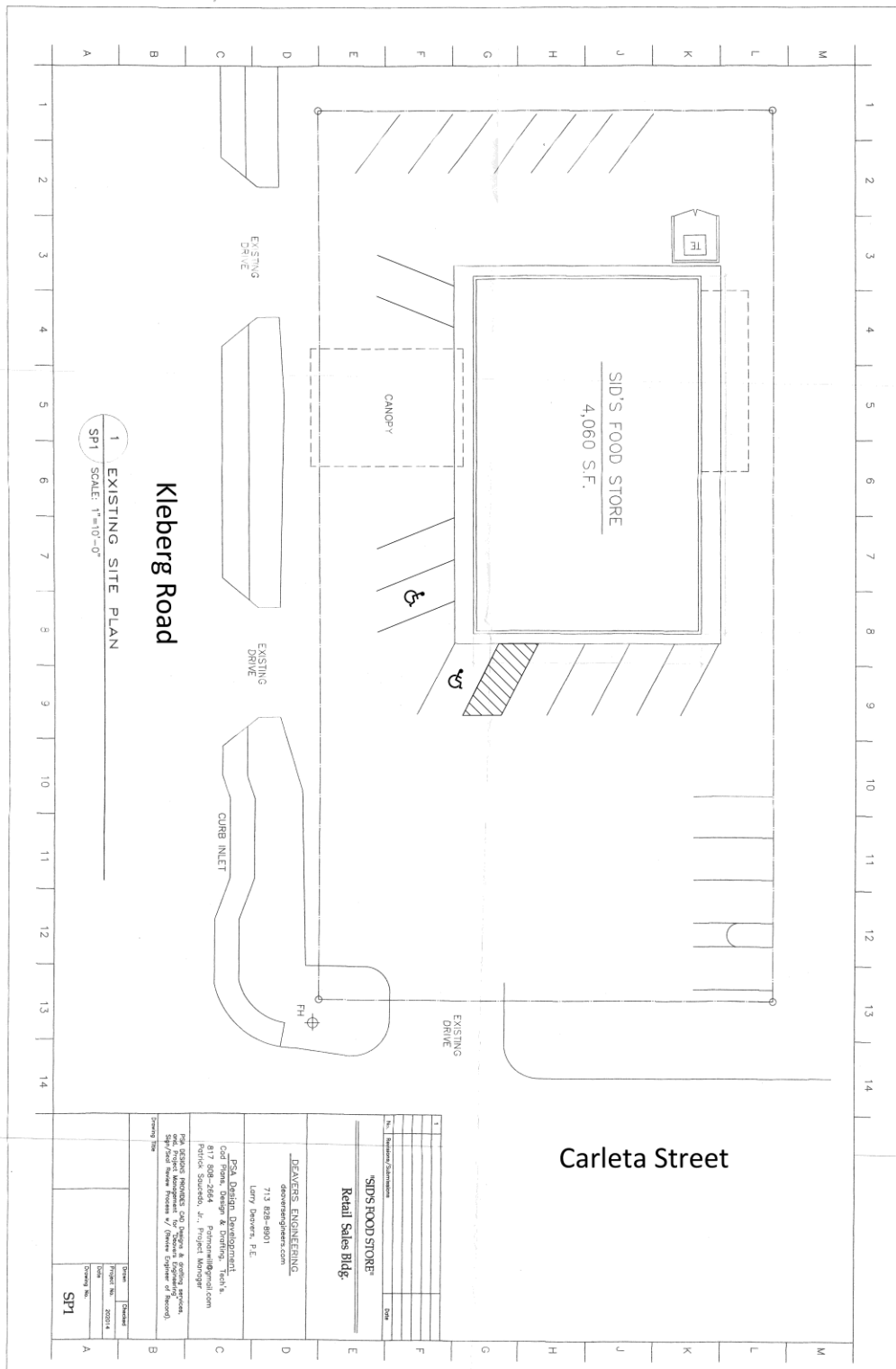
Proposed SUP Conditions

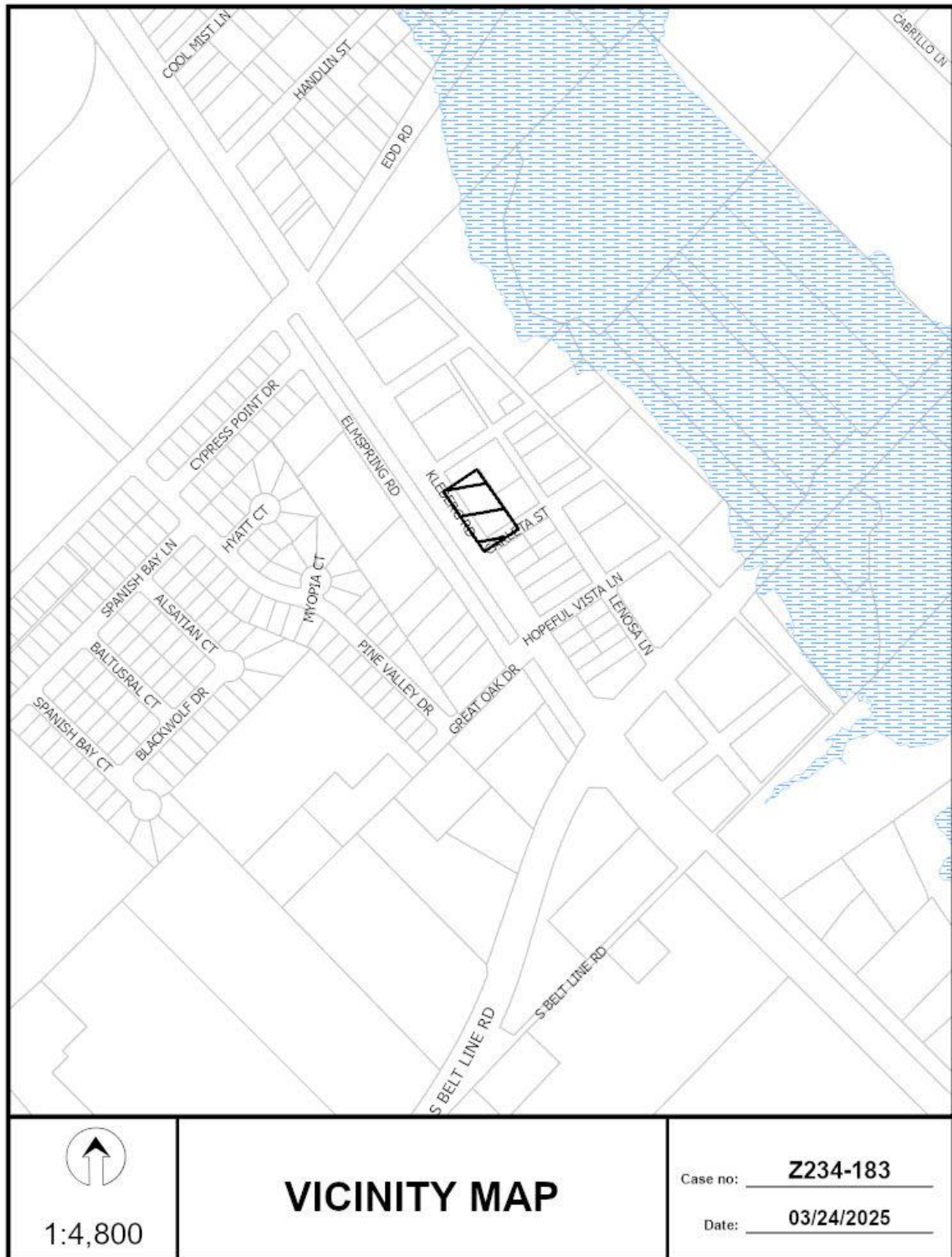
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit has no expiration date [~~expires on August 8, 2024~~].
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Existing Site Plan

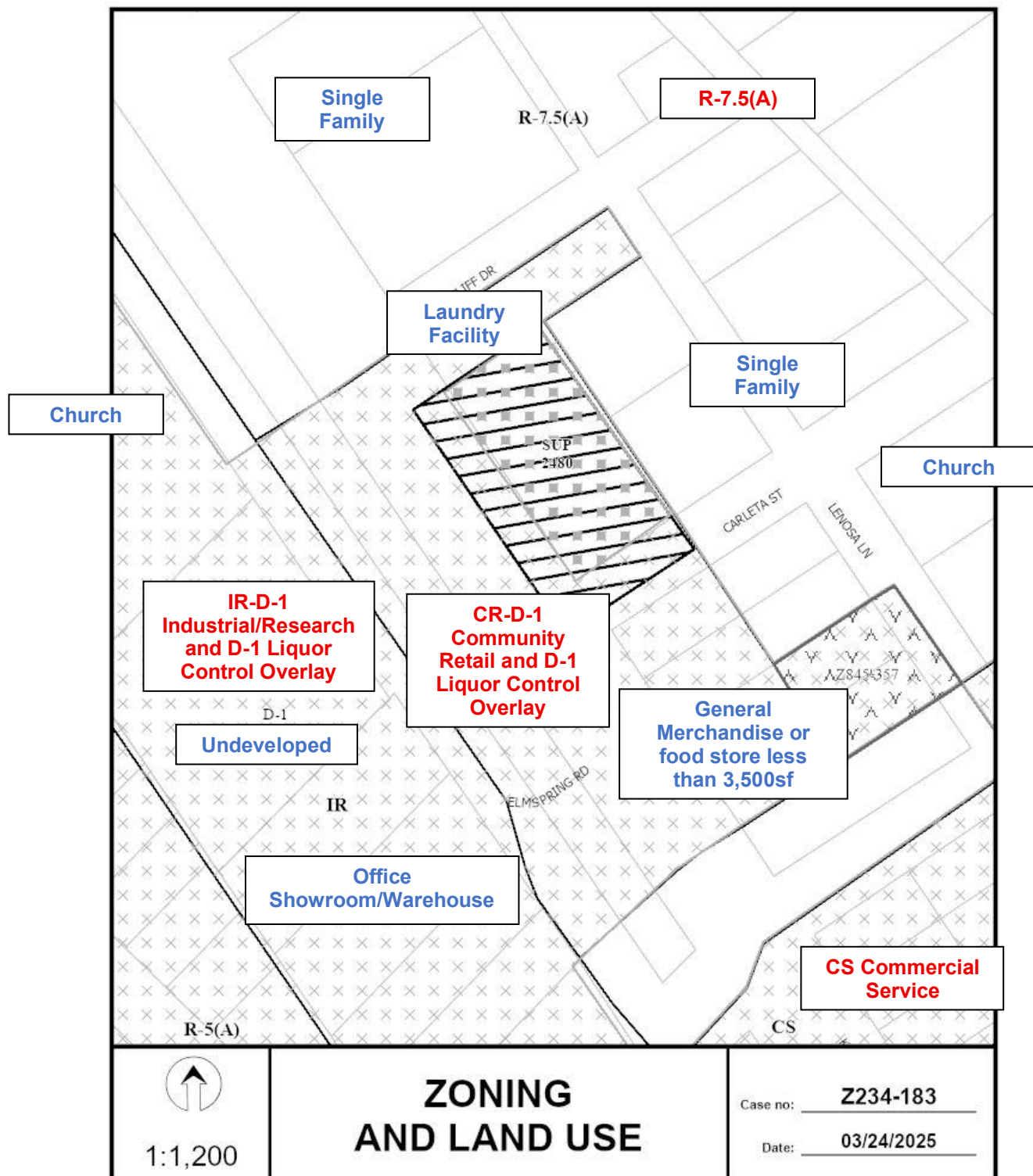


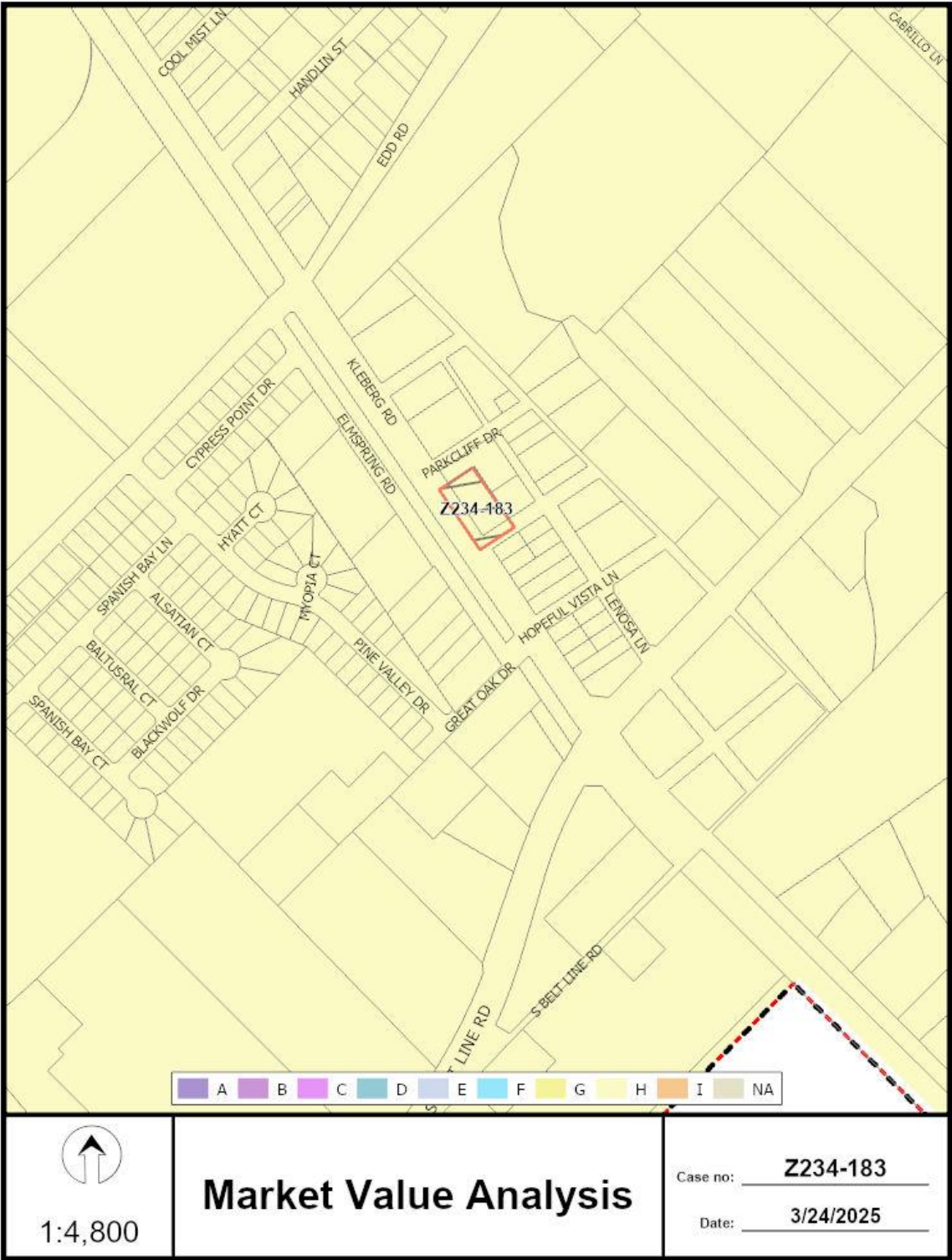
Proposed Site Plan

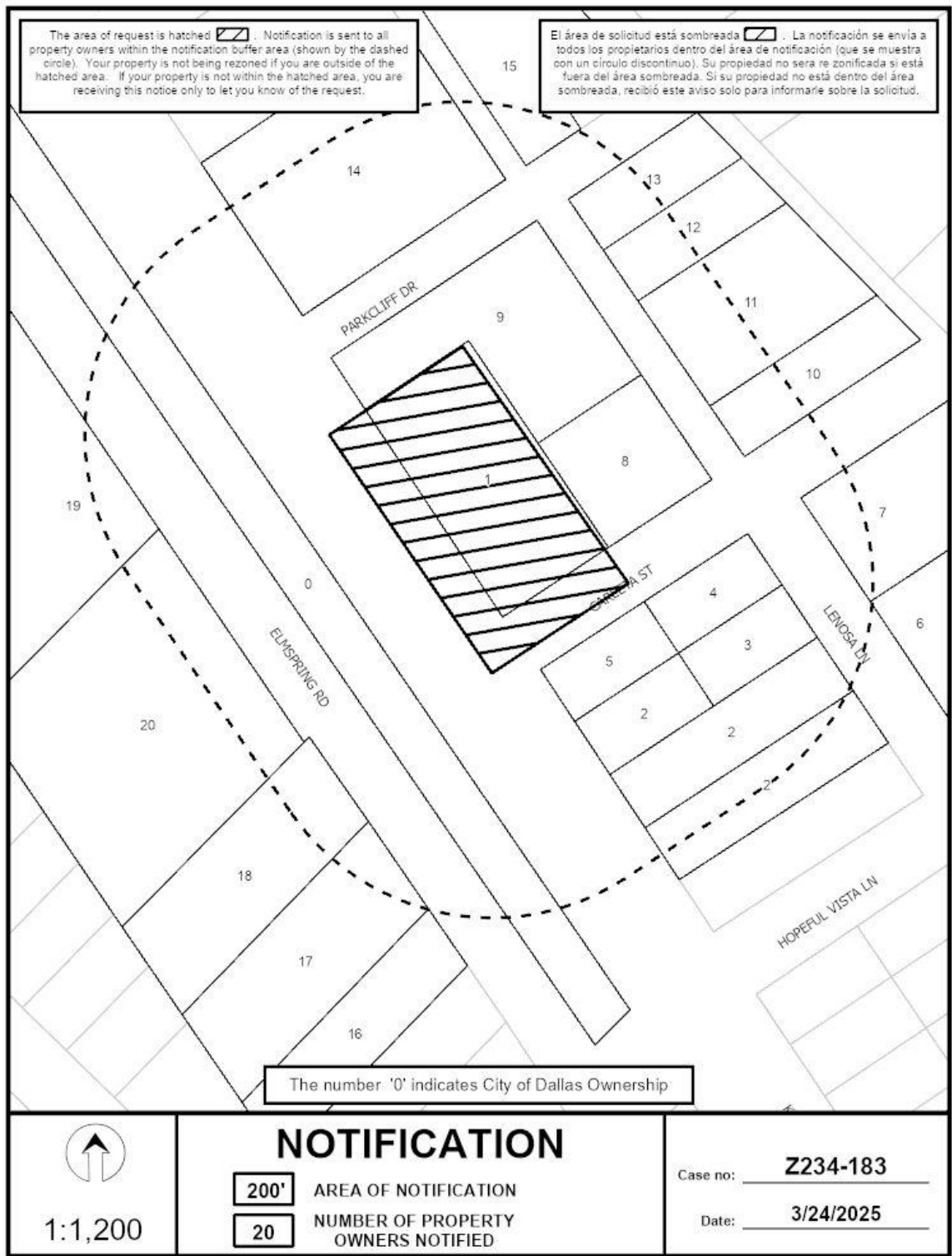












03/24/2025

Notification List of Property Owners***Z234-183******20 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	13317 KLEBERG RD	SAI KBA LAXMI INC
2	13423 KLEBERG RD	MARTINEZ GUADALUPE &
3	13422 LENOSA LN	BLANCO ROSA D EST OF
4	2410 CARLETA ST	GOMEZ MARTIN CARRANZA
5	13405 KLEBERG RD	FOREMAN CAMELIA J RIDDLE
6	13500 LENOSA LN	DAVIS H E
7	13429 LENOSA LN	IGLESIA DE CRISTO ON
8	13328 LENOSA LN	FREEMAN C B
9	13305 KLEBERG RD	DALLAS PETROLEUM LLC
10	13329 LENOSA LN	BRAJOR VENTURES LLC
11	13323 LENOSA LN	CRUTCHER GEORGE W JR EST OF &
12	13317 LENOSA LN	AGUILAR ERNESTO
13	13311 LENOSA LN	EZQUIVEL MARIA GALLEGOS
14	13137 KLEBERG RD	NEGRETE LEGARIO & ELVIRA
15	2445 PARKCLIFF DR	NEGRETE OLEGARIO
16	13424 ELMSPRING RD	Taxpayer at
17	13418 ELMSPRING RD	SALAZAR ROGELIO &
18	13412 ELMSPRING RD	CASTANEDA ESTEBAN
19	13248 ELMSPRING RD	FIRST BAPTIST CHURCH OF
20	13320 ELMSPRING RD	GARCIA SUSAN MARIE REYES &