

**FILE NUMBER:** Z-26-000072                      **DATE FILED:** April 1, 2026  
**LOCATION:** Southeast corner of S. Hampton Rd and Burlington Blvd.  
**COUNCIL DISTRICT:** 1  
**SIZE OF REQUEST:** Approx. 16,656 sq ft.                      **CENSUS TRACT:** 481130052002

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**APPLICANT/OWNER:** Rahim Noorani, Texas Hamptons LLC

**REQUEST:** An application for an amendment to Specific Use Permit 2494 for the sale of alcoholic beverages on property zoned WMU-3 Walkable Urban Mixed Use District with a D-1 Liquor Control Overlay.

**SUMMARY:** The purpose of the request is to allow the continued sale of alcoholic beverages in conjunction with an existing general merchandise or food store greater than 3,500 square feet. [La Guadalupana Meat Market]

**STAFF RECOMMENDATION:** Approval, subject to conditions.

**BACKGROUND INFORMATION:**

- On Wednesday, August 9, 2023, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a three-year period, subject to a site plan and conditions; and a D-1 Liquor Control Overlay.
- The applicant requests to renew Specific Use Permit 2494 for the sale of alcoholic beverages in conjunction with the grocery store.
- The applicant does not propose any modifications to the existing site.

**Zoning History:**

There have been two zoning cases in the area in the last five years:

- **Z212-290:** On August 9, 2023, the City Council approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a three-year period, subject to a site plan and conditions; and a D-1 Liquor Control Overlay (Subject Site).
- **Z189-349:** On August 13, 2025, the City Council approved an authorized hearing to determine the proper zoning for the area, which rezoned the site from CR Community Retail to WMU-3 Walkable Urban Mixed Use District.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing/Proposed ROW
South Hampton Road	Principal Arterial	100 feet
Burlington Boulevard	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 reviewing engineering plans to ensure compliance with city standards.

**Transit Access:**

The area of request is within ½ a mile of the following transit services:

Bus Routes  
Route 101, 226.

## **STAFF ANALYSIS:**

### **Comprehensive Plan:**

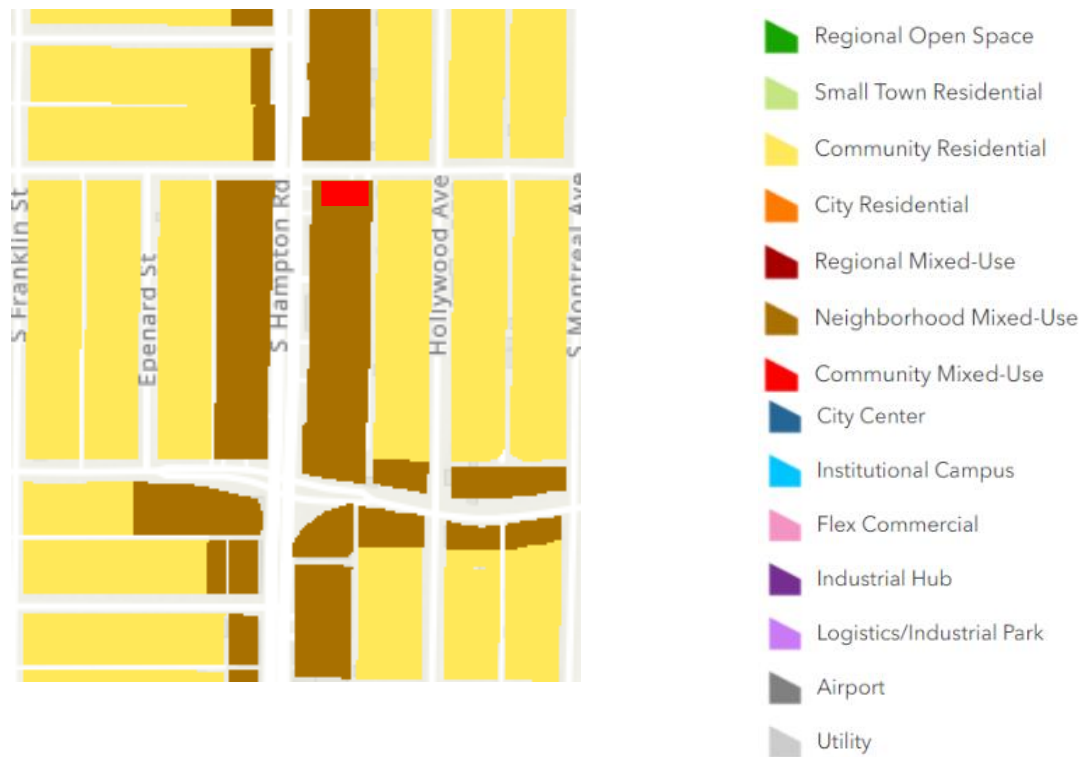
ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by the City Council in September 2024, the plan includes a future land use map and guidance for the City of Dallas's future vision. It also establishes goals and guidelines for land use and other City decisions. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests; it does not establish zoning boundaries or restrict the City's authority to regulate land use.

The proposed new Specific Use Permit for the sale of alcoholic beverages is generally **consistent** with Forward Dallas 2.0. Retail is a primary use within **Neighborhood Mixed Use**. The site is adjacent to compatible land uses. To the east are single-family uses separated from the request area by an alley. Uses along South Hampton Road to the north, west, and south include office, general merchandise or food store 3,500 square feet or less, and personal service use, and there are also multiple restaurants with and without drive-in or drive-through service. The site is within a 1/2 mile of bus routes 101 and 226. Therefore, Specific Use Permit 2494 complies with the Neighborhood Mixed-Use placetype by providing and serving areas that blend residential, retail, and small-scale commercial uses to meet local needs. Found at key intersections or corridors, these areas emphasize walkability and compatibility with surrounding neighborhoods, fostering a sense of community, and providing services to the community. Therefore, the proposed Specific Use Permit aligns with the vision and recommendations of Forward Dallas 2.0.

### **Placetype Summary**

Placetypes describe the long-term vision and desired building and preservation characteristics for different places within the city, including neighborhoods, mixed-use areas, employment and industry centers, and open spaces. They provide a high-level guide for the desired mix of land uses, design, and the recommended intensity and scale of the different uses. Due to the macro scale of the plan, not all uses or design considerations described within the placetypes may be suitable for every individual property.

Neighborhood Mixed-Use areas blend residential, retail, and small-scale commercial uses to meet local needs. Found at key intersections or corridors, these areas emphasize walkability and compatibility with surrounding neighborhoods, fostering a sense of community.



**Surrounding Land Uses:**

**Land Use:**

	Zoning	Land Use
<b>Site</b>	WMU-3	General merchandise or food store greater than 3,500 square feet
<b>North</b>	WMU-3	Office, restaurant without drive-in or drive-through service
<b>East</b>	R-7.5(A)	Single family
<b>South</b>	WMU-3	General merchandise or food store 3,500 square feet or less, restaurant without drive-in or drive-through service, personal service use
<b>West</b>	WMU-3	Restaurant with drive-in or drive-through service

**Land Use Compatibility:**

The area of request is developed as a grocery store, surrounded by compatible land uses. To the east are single-family uses separated from the request area by an alley. Uses along South Hampton Road to the north, west, and south include office, general merchandise or food store 3,500 square feet or less, and personal service use. There are

also multiple restaurants with and without drive-in or drive-through service. Staff does not foresee any negative impact on surrounding uses from the applicant's request to continue selling alcoholic beverages.

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 to promote the health, safety, morals, and general welfare of the city.

The applicant's request, subject to the proposed conditions, is consistent with the intent of the Dallas Development Code.

**Landscaping:**

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended. No site changes are proposed with this request; therefore, no additional landscaping requirements are triggered.

**Parking:**

Pursuant to the Dallas Development Code, there are no off-street parking requirements for a general merchandise or food store.

**Market Value Analysis:**

[Market Value Analysis \(MVA\)](#) is a tool that helps residents and policymakers understand 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, to orange, representing the weakest markets. The area of request is within an “E” MVA Cluster.

**Crime Report:**

The following data for this crime report were collected between January 1st, 2024, and April 20, 2026. The area has had 18 phone calls to the Dallas Police Department, resulting in 1 offense and 1 arrest.

<b>Calls (Summary)</b>	
<b>Problem</b>	<b>Count of Problem</b>
41/09 - Theft – In Progress	1
21B - Business Hold Up	5
32 - Suspicious Person	3
37 - Street Blockage	1
40 - Other	1
40/01 - Other	1
46 - CIT	2
6X - Major Dist (Violence)	4
<b>Grand Total</b>	<b>18</b>

<b>Offenses (Summary)</b>	
<b>Problem</b>	<b>Count of Problem</b>
6X - MAJOR DIST (VIOLENCE)	1
<b>Grand Total</b>	<b>1</b>

<b>Arrest (Summary)</b>	
<b>Problem</b>	<b>Count of Problem</b>
APOWW (SOCIAL SERVICES REFERRAL)	1
<b>Grand Total</b>	<b>1</b>

**List of Officers**

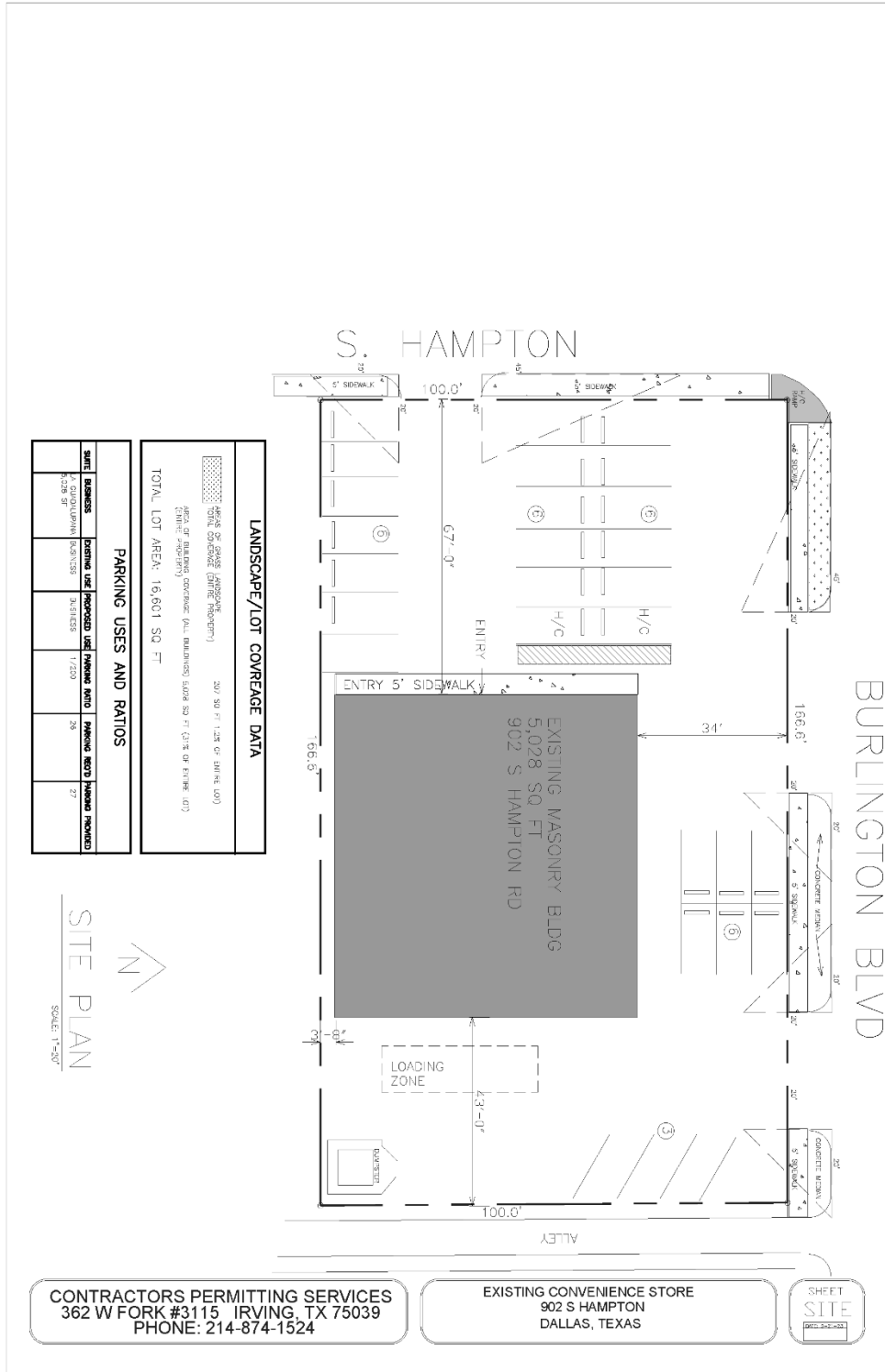
Texas Hamptons, LLC

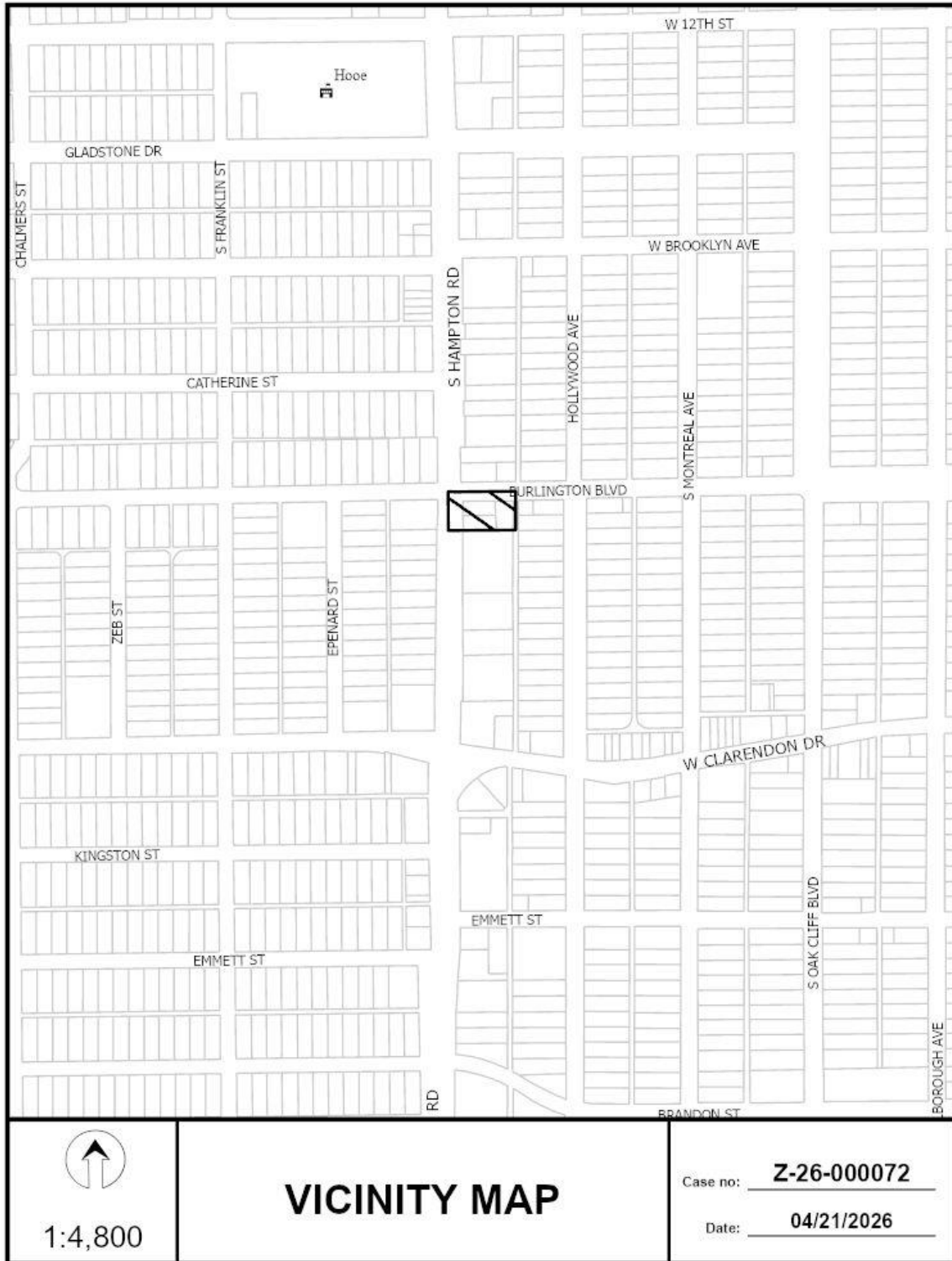
Ashika Nayyar, Owner  
 Rahim Noorani, Operator/Manager

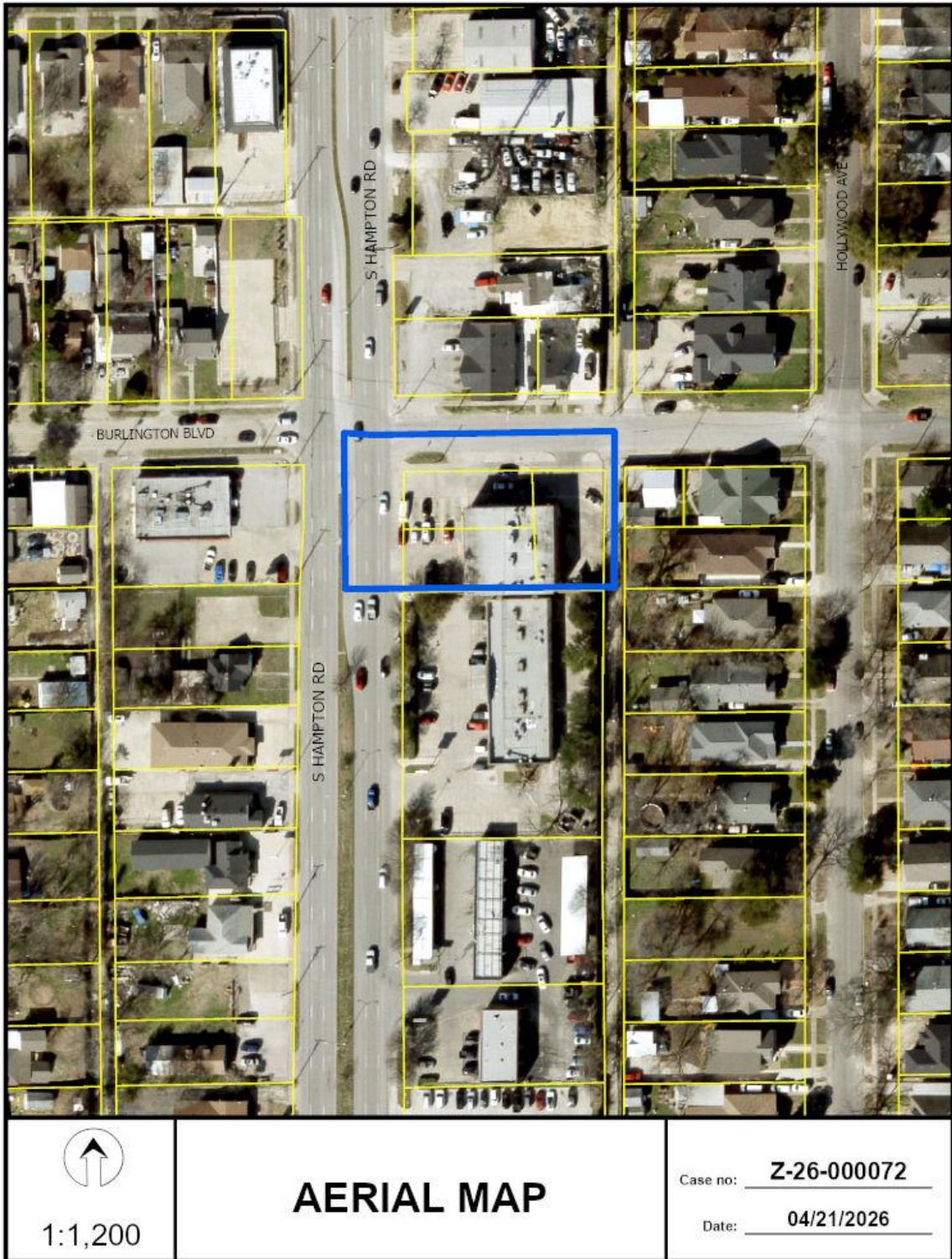
**PROPOSED CONDITIONS**

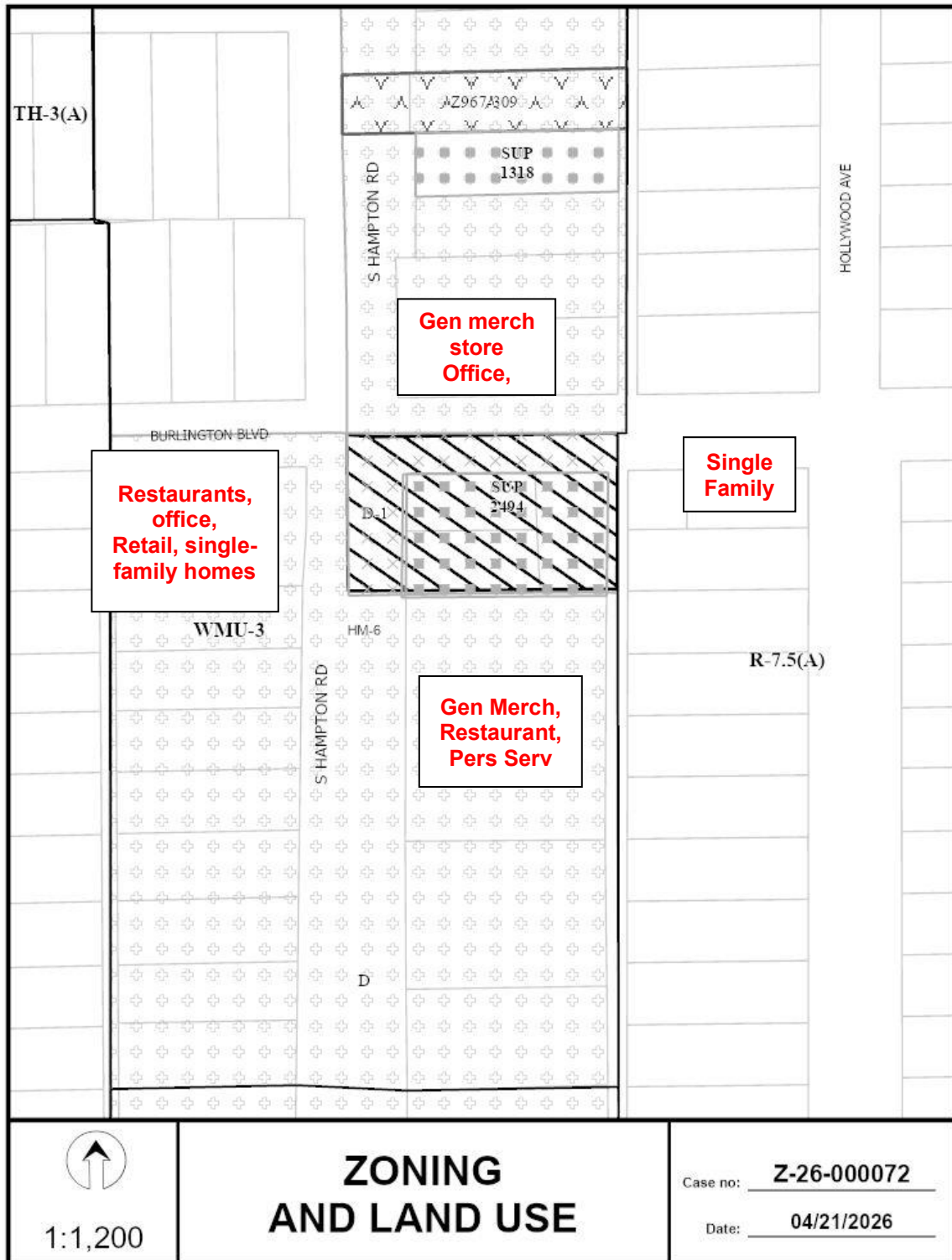
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit ~~expired August 9, 2026~~ does not expire.
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.

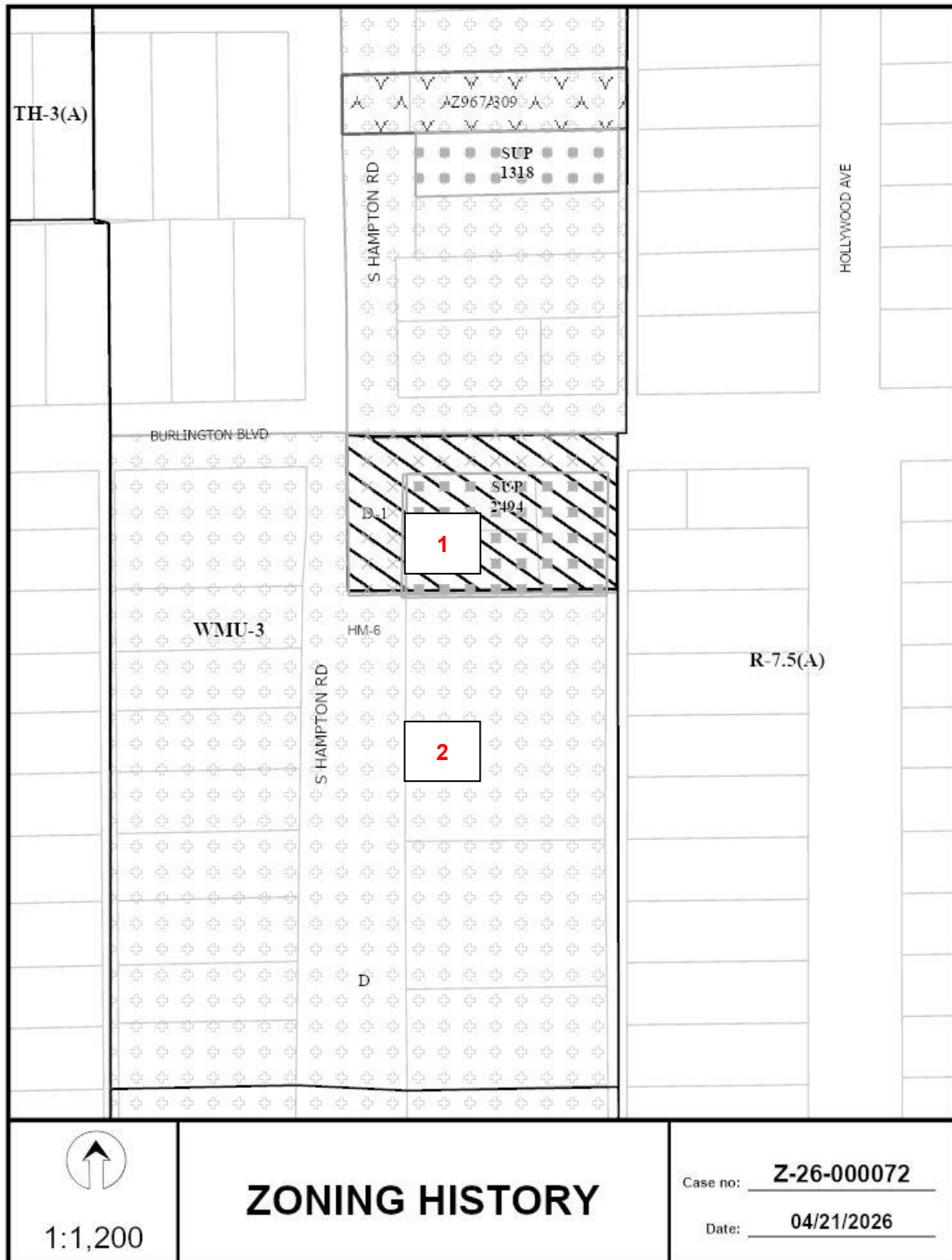
**EXISTING SITE PLAN  
(No changes)**

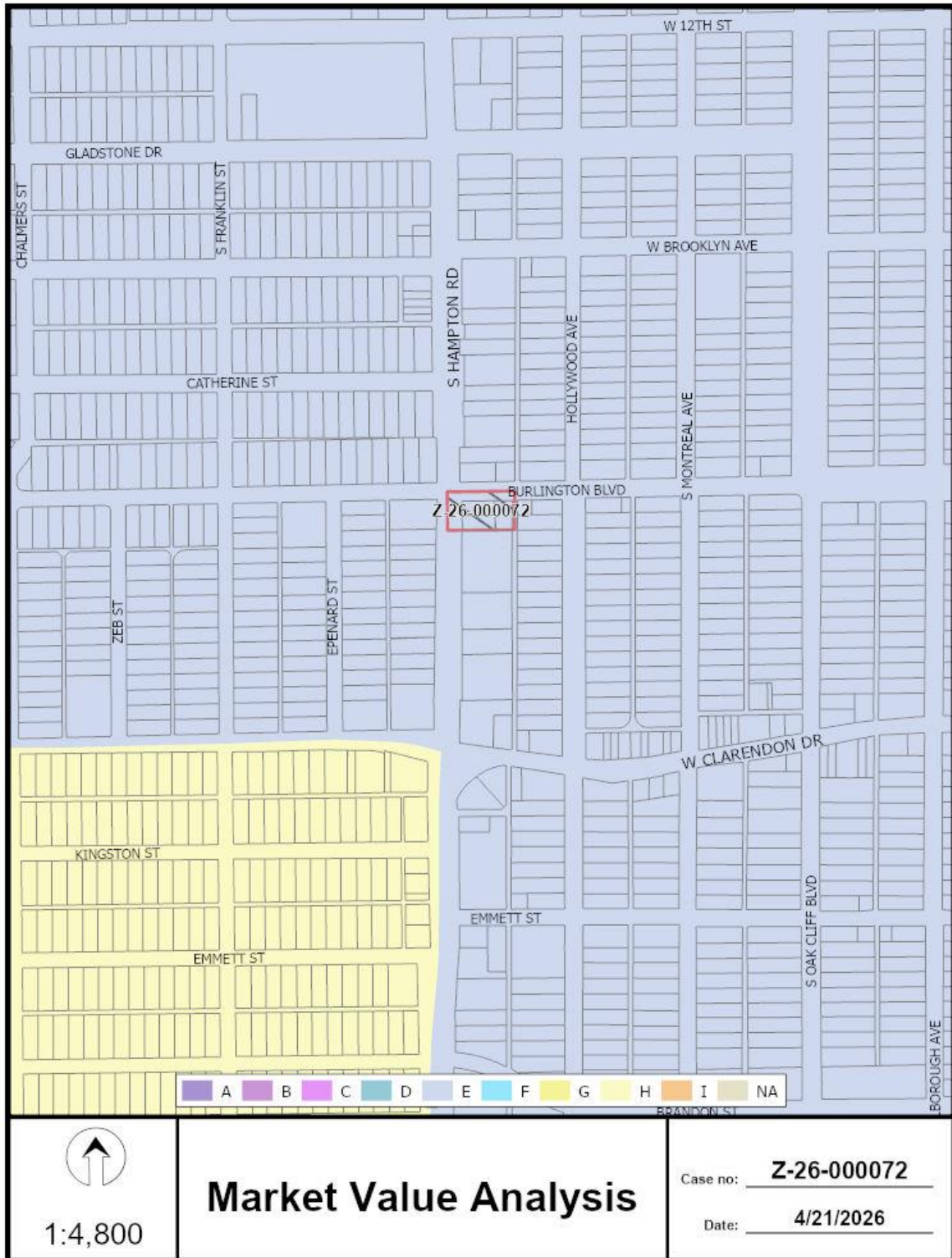


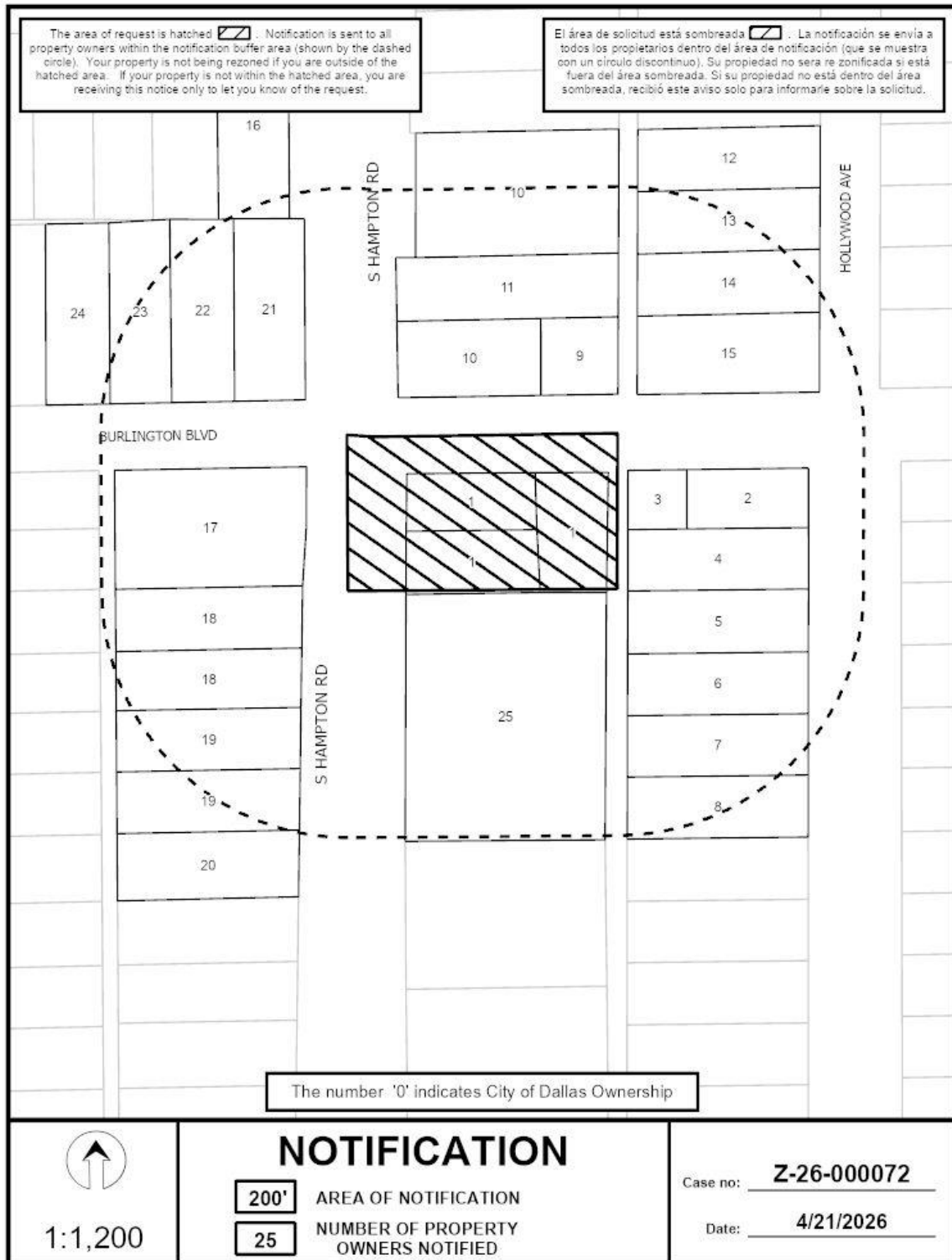












04/21/2026

***Notification List of Property Owners******Z-26-000072******25 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	902 S HAMPTON RD	TEXAS HAMPTONS LLC
2	903 S HOLLYWOOD AVE	SUAREZ ANTONIO & ZEPEDA EBELIA
3	2310 BURLINGTON BLVD	TYRE LOSSIE LOUISE
4	905 HOLLYWOOD AVE	NUNCIO EDWARD
5	909 HOLLYWOOD AVE	FLORES MARIA DEL ROSARIO
6	913 HOLLYWOOD AVE	ARCINIEGA MARIA A
7	917 HOLLYWOOD AVE	KOLENDA MAUREEN & DAVID
8	921 HOLLYWOOD AVE	TRIDENT REALTY INVESTMENTS
9	2315 BURLINGTON BLVD	LI KA SHING LLC
10	830 S HAMPTON RD	LI KA SHING LLC
11	820 S HAMPTON RD	ALTAMIRANO LUCIA PATRICIA
12	815 HOLLYWOOD AVE	Taxpayer at
13	819 HOLLYWOOD AVE	ZAMORA LEONORA
14	823 S HOLLYWOOD AVE	Taxpayer at
15	825 HOLLYWOOD AVE	ALBARRAN JOSE I & MARIA G
16	2400 CATHERINE ST	LAW OFFICES OF JUAN C RODRIGUEZ P LLC
17	903 S HAMPTON RD	POLLO FIESTA INC
18	911 S HAMPTON RD	POLLO FIESTA INC
19	919 S HAMPTON RD	GONZALEZ PEDRO & BERTHA
20	927 S HAMPTON RD	927 S HAMPTON SERIES LLC
21	2403 BURLINGTON BLVD	RODRIGUEZ JUAN CARLOS
22	2407 BURLINGTON BLVD	PRIETO ALEXANDREA DIAMANTE
23	2411 BURLINGTON BLVD	SERRANO MIGUEL A & LUCILA
24	2415 BURLINGTON BLVD	PONCE YANETH RUBIO
25	910 S HAMPTON RD	VELASQUEZ TOBIAS &