

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

APPLICANT/OWNER: Rahim Noorani, Texas Hamptons LLC

REQUEST: An application for an amendment to Specific Use Permit No. 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.

CPC RECOMMENDATION: Approval for a five-year period, 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 No. 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:

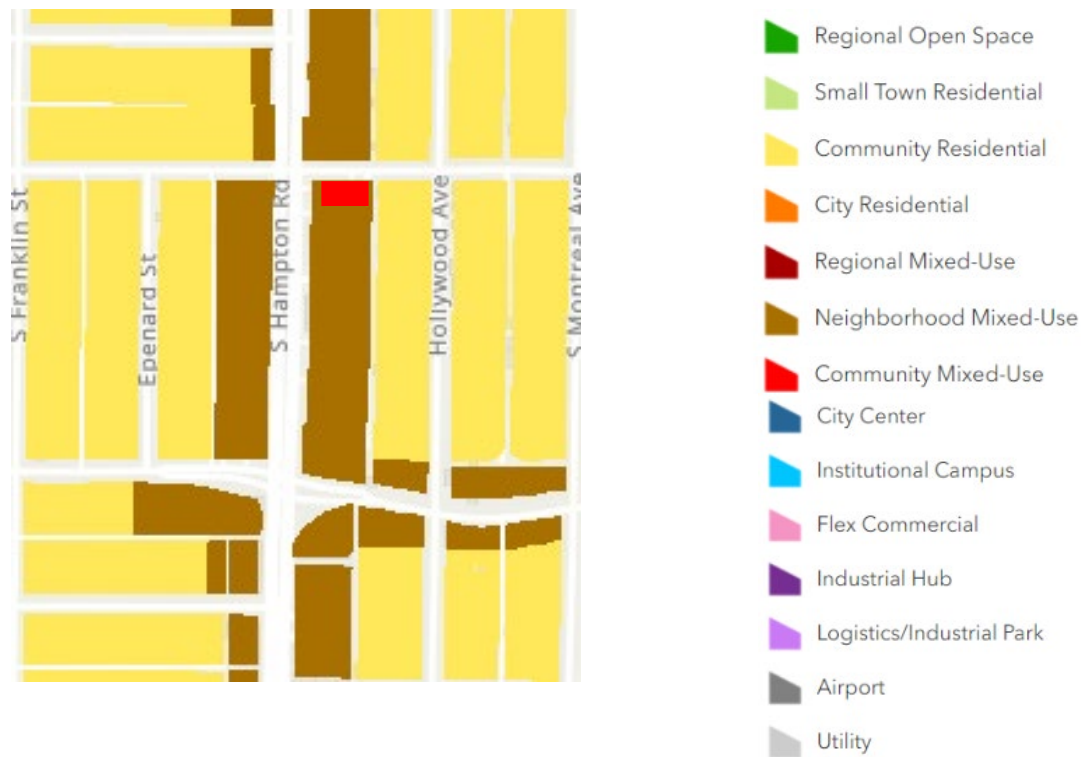
ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by the City Council in September 2024, the plan includes a future land use map and guidance for the City of Dallas's future vision. It also establishes goals and guidelines for land use and other City 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
Site	WMU-3	General merchandise or food store greater than 3,500 square feet
North	WMU-3	Office, restaurant without drive-in or drive-through service
East	R-7.5(A)	Single family
South	WMU-3	General merchandise or food store 3,500 square feet or less, restaurant without drive-in or drive-through service, personal service use
West	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.

Calls (Summary)	
Problem	Count of Problem
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
Grand Total	18

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

Arrest (Summary)	
Problem	Count of Problem
APOWW (SOCIAL SERVICES REFERRAL)	1
Grand Total	1

CPC Action
May 21, 2026

Note: This item was heard individually

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2494 for the sale of alcoholic beverages for a five-year period, subject to conditions, on property zoned WMU-3 Walkable Urban Mixed-Use District with a D-1 Liquor Control Overlay, on the southeast corner of South Hampton Road and Burlington Boulevard.

Maker: Sims
Second: Serrato
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Serrato,
Carpenter, Wheeler-Reagan, Franklin
Koonce, Housewright, Kocks, Coffman, Hall,
Kingston, Rubin
Against: 0
Absent: 0
Vacancy: 1 - District 4

Notices: Area: 200 Mailed: 25
Replies: For: 0 Against: 0

Speakers: None

Z26-000072

List of Officers

Texas Hamptons, LLC

Ashika Nayyar, Owner

Rahim Noorani, Operator/Manager

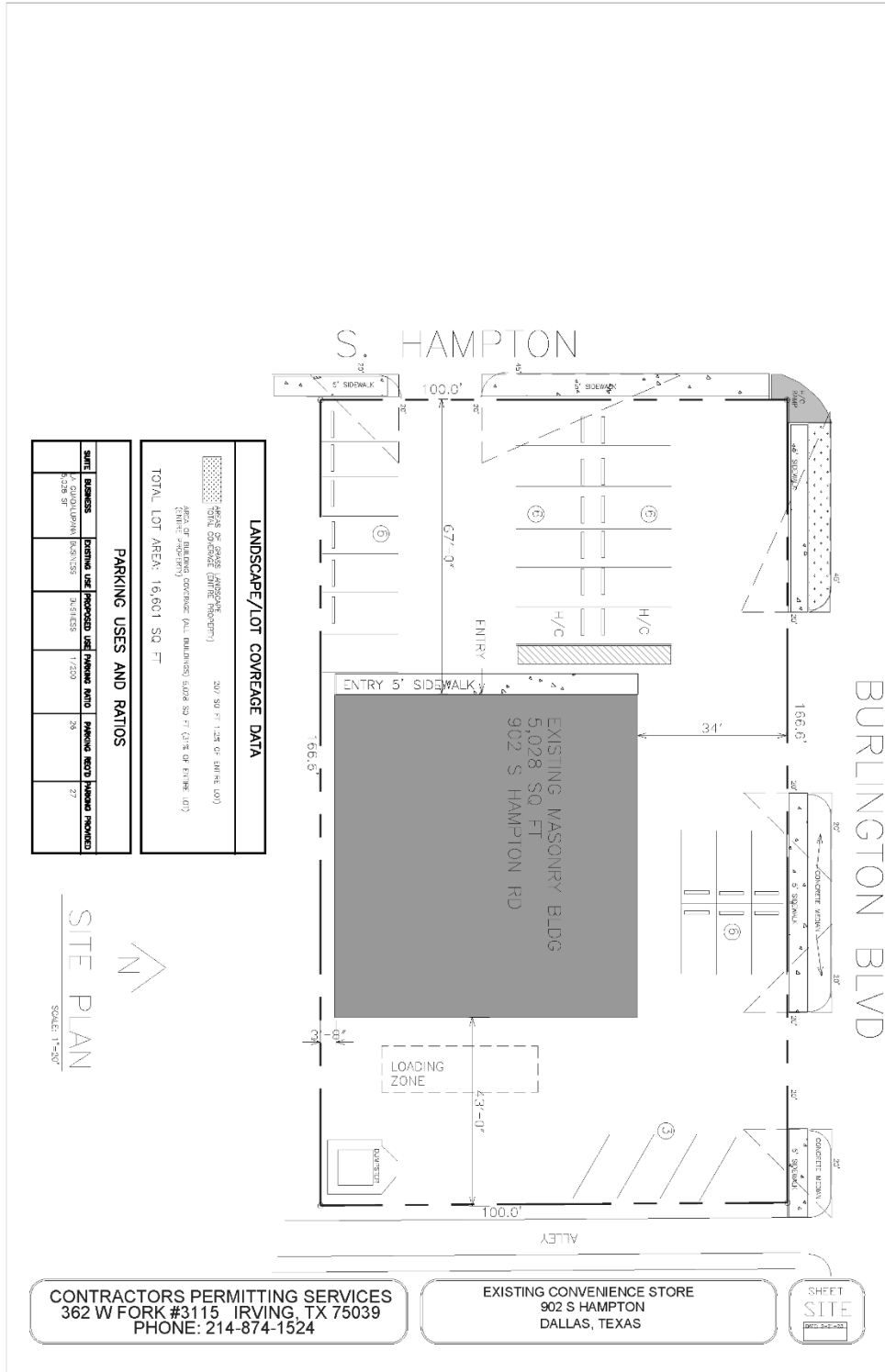
PROPOSED CONDITIONS

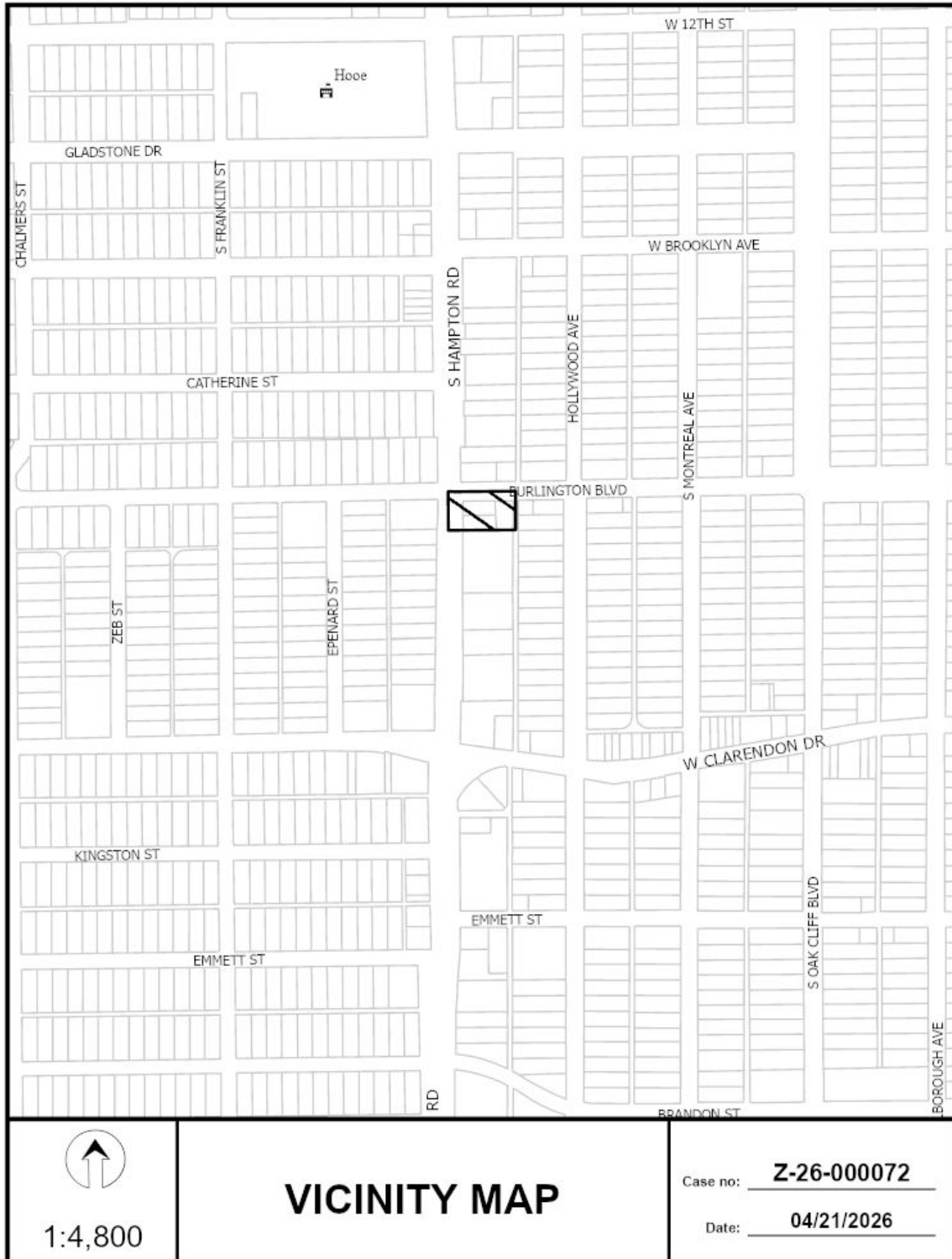
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires June 24, 2031.

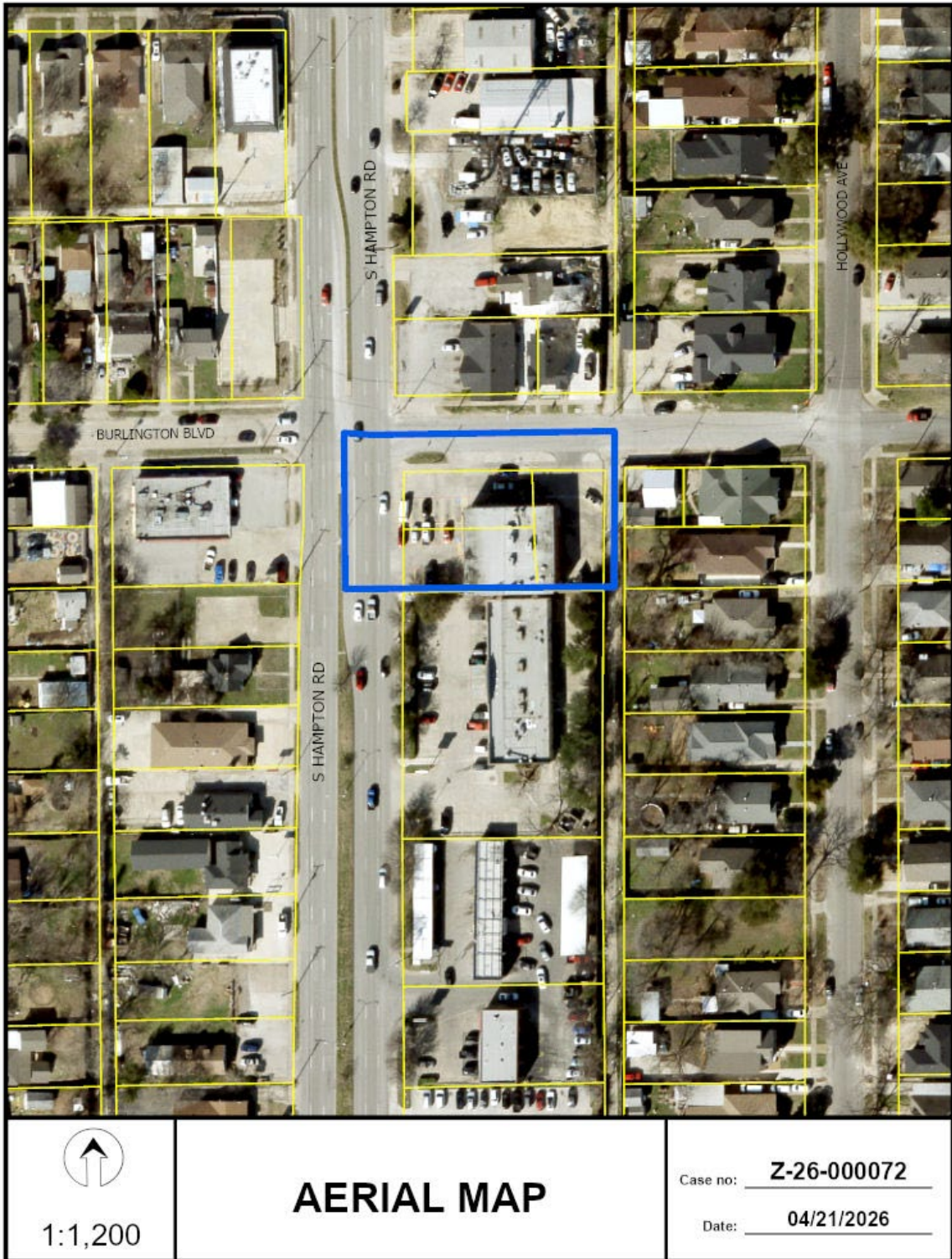
Staff Recommendation

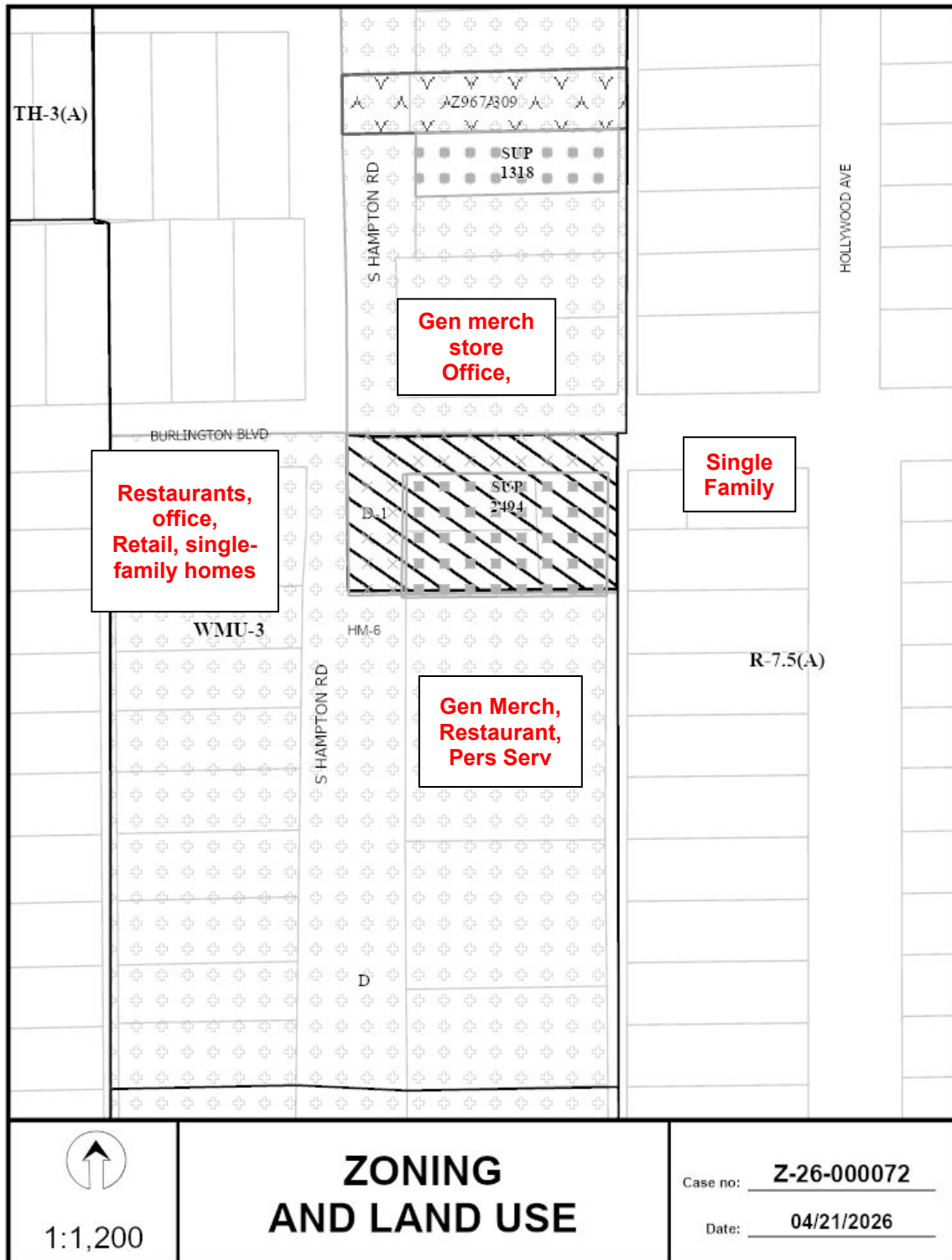
- | |
|--|
| 3. <u>TIME LIMIT</u> : This specific use permit expired August 9, 2026 <u>does not expire</u> . |
|--|
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
 5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

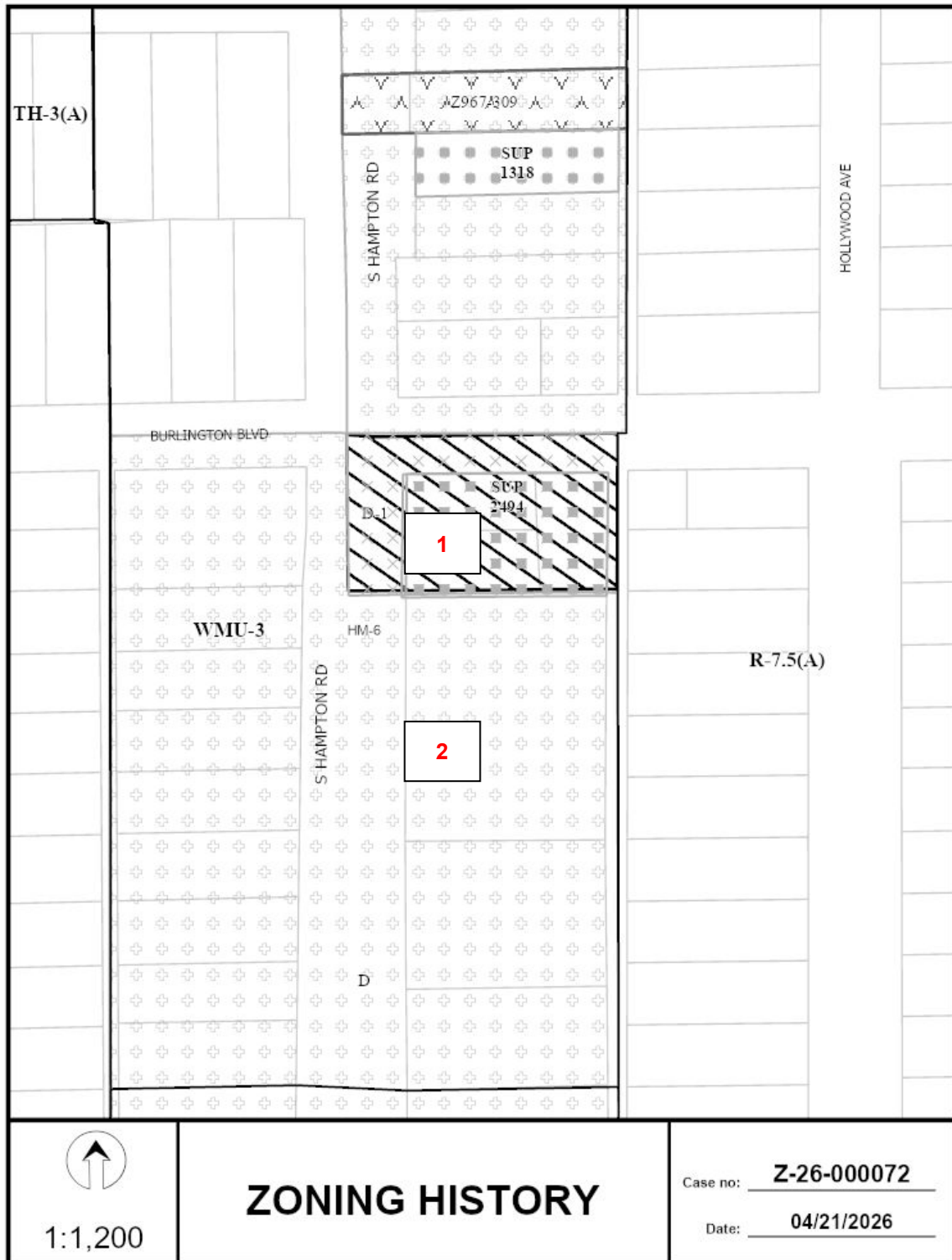
**EXISTING SITE PLAN
(No changes)**

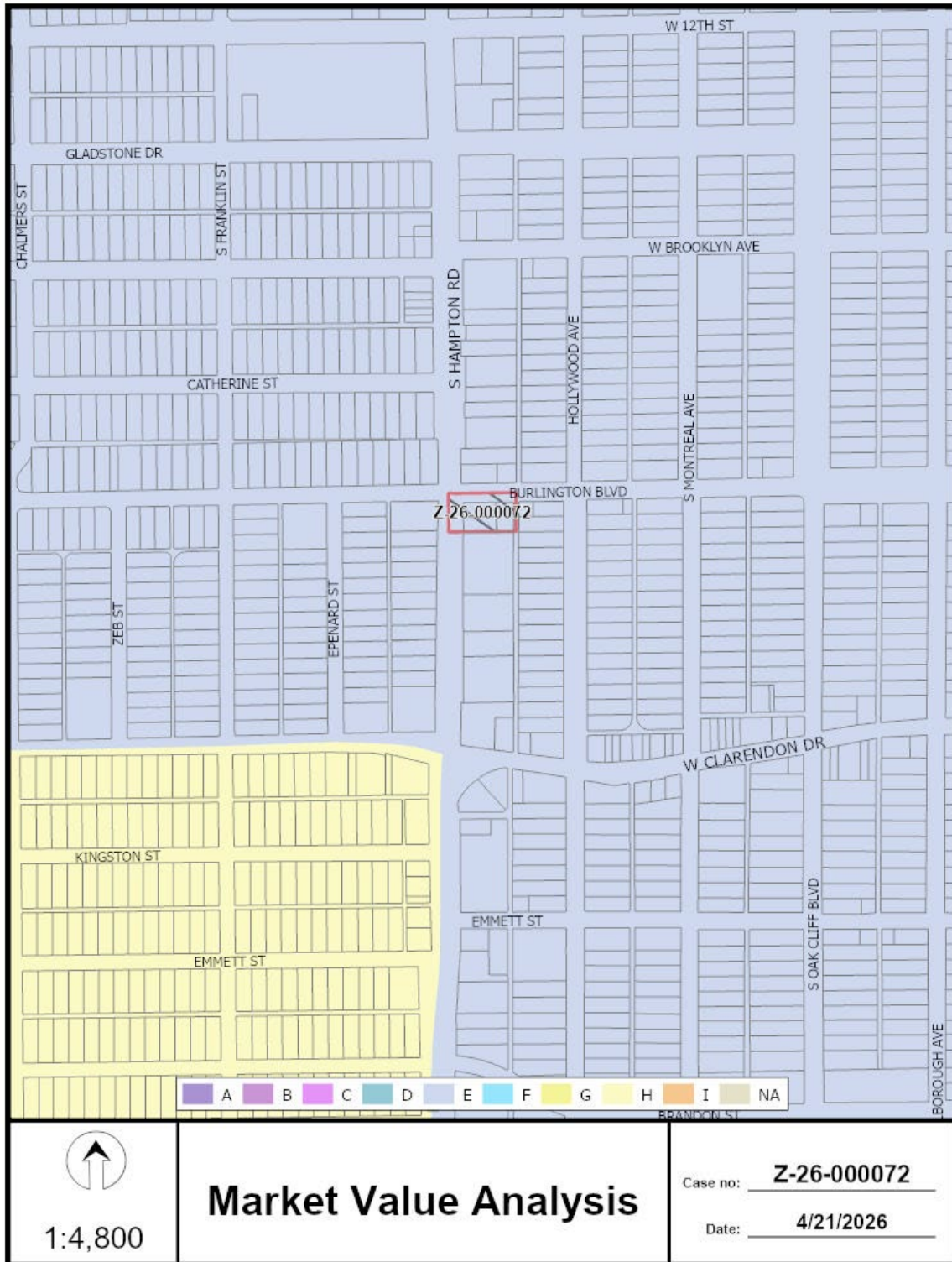


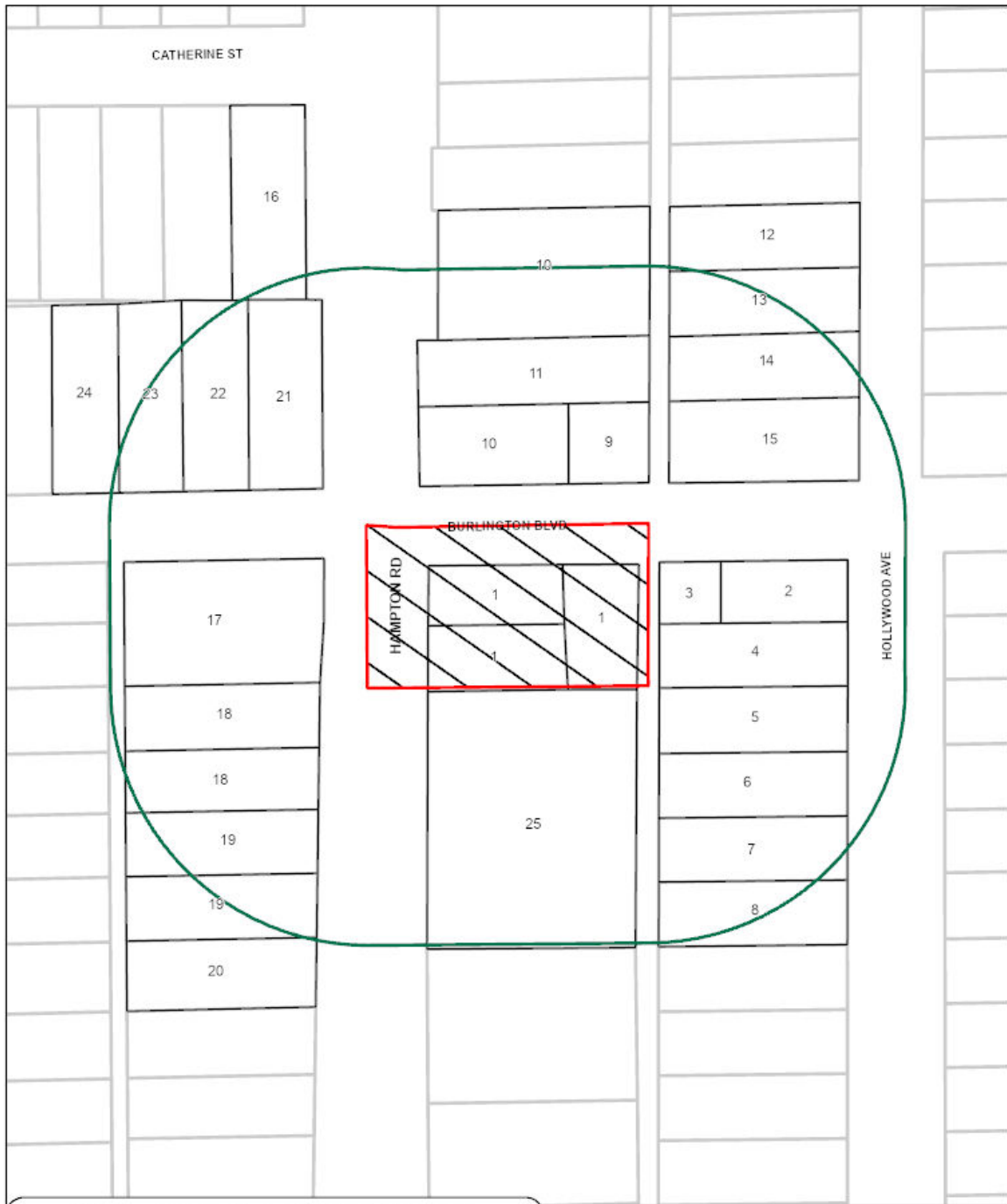












<u>25</u>	Property Owners Notified (30 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>5/21/2026</u>	Date

Z-26-000072
CPC



1:1,200

05/20/2026

Reply List of Property Owners***Z-26-000072******25 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
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 &