

**FILE NUMBER:** Z-25-000092 **DATE FILED:** August 11, 2025  
**LOCATION:** East line of Vicksburg Street, between Burgess Boulevard  
and Mississippi Avenue  
**COUNCIL DISTRICT:** 6  
**SIZE OF REQUEST:** 17,424 square feet **CENSUS TRACT:** 48113010003

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**REPRESENTATIVE:** Skye Thibodeaux, Mission Ridge Consultants

**OWNER/APPLICANT:** Henry Coffeen

**REQUEST:** An application for MU-3 Mixed-Use District on property zoned  
IR Industrial Research District.

**SUMMARY:** The purpose of the request is to allow a combination of MU-  
3-permitted uses on the site.

**STAFF RECOMMENDATION:** Approval.

**CPC RECOMMENDATION:** Approval, subject to deed restrictions volunteered by  
the applicant.

**BACKGROUND INFORMATION:**

- The area of the request is currently zoned IR and developed with a newly constructed two-story building used as office/showroom/warehouse.
- Geographically located in Southwest Dallas, next to Trinity River and approx. 5 miles from downtown.
- According to the applicant, it currently suffers from a persistent high vacancy rate.
- The purpose of the request is to rezone to MU-3 for mixed use development allowing mix of residential, commercial and office uses.

**Zoning History:**

There has been two zoning cases in the area of notification in the last five years.

1. **Z234-281:** On Wednesday, January 8, 2025, the City Council approved an application for MU-3 Mixed-Use District with deed restrictions volunteered by the applicant on property zoned IR Industrial Research District on the west line of Gretna Street, between Burgess Boulevard and Mississippi Avenue.
2. **Z223-225:** On Wednesday, August 14, 2024, the City Council approved an application for a Planned Development District for MU-1 Mixed Use District uses and standards and a contractor's maintenance yard use with consideration for a CS Commercial Service District on property zoned an IR Industrial Research District, located on the northeast corner of Gretna Street and Burgess Boulevard.

**Thoroughfares/Streets:**

| Thoroughfare/Street | Type         | Existing/Proposed ROW |
|---------------------|--------------|-----------------------|
| Vicksburg Street    | Local Street | --                    |
| Burgess Boulevard   | Local Street | --                    |
| Mississippi Avenue  | Local Street | --                    |

**Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not have a significant impact on the

surrounding roadway system. Staff will continue reviewing engineering plans at permitting to ensure compliance with city standards.

**Transit Access:**

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

**DART Bus Routes:**

101, 219, 230

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our long-term social vibrancy. ForwardDallas is a guidance plan; it is not a zoning document. This Comprehensive Plan outlines several goals and policies that can serve as a framework for assisting in evaluating the applicant's request.

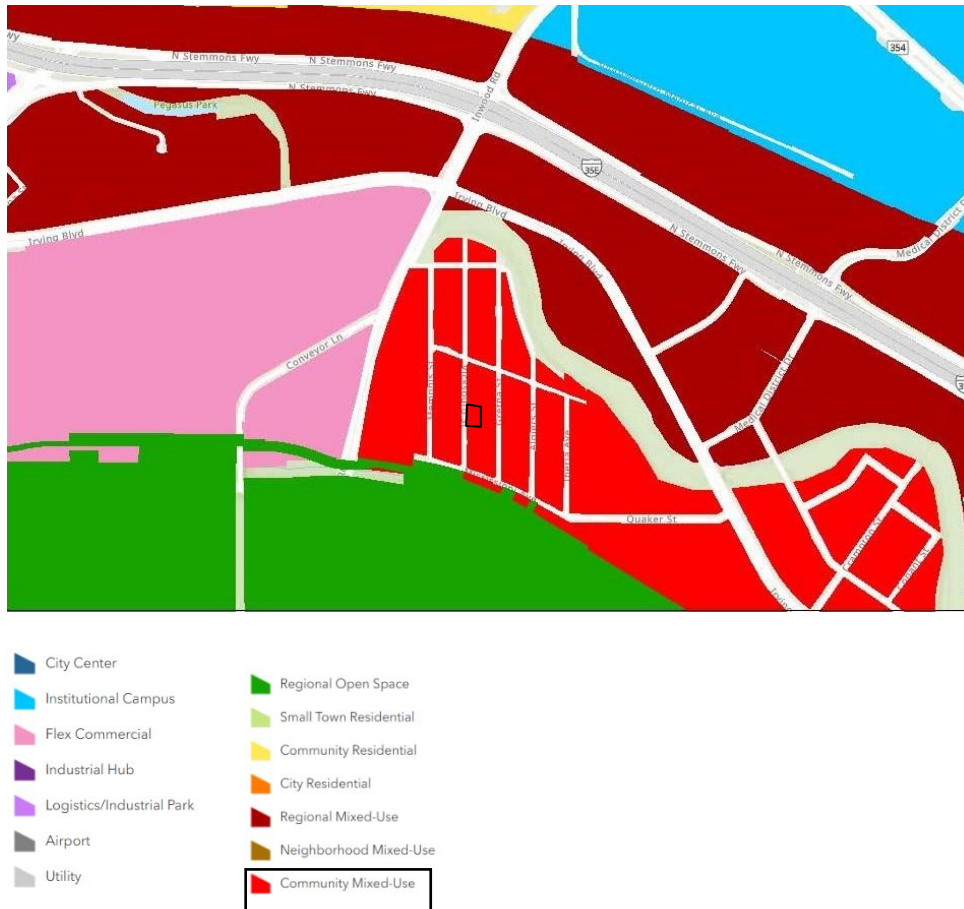
The subject site is located within the Community Mixed-Use Placetype:

This placetype supports a range of primary land uses including multiplex, apartments, mixed-use, lodging, commercial, and office, complemented by supporting uses such as agricultural, open space, single-family residential, civic/institutional, utility, and light industrial.

Community Mixed-Use areas are typically located at major intersections and along key corridors. They are intended to serve multiple surrounding neighborhoods by attracting retailers and services that require a broader market area. These areas concentrate commercial, office, residential, and service uses around nodes of activity, with commercial centers, corridors, and office parks serving as representative development patterns. The intent is to accommodate broader market needs while reinforcing neighborhood access to goods, jobs, and services within a compact, mixed-use environment.

The proposed rezoning to MU-3 is consistent with the permitted land uses and development intent of the Community Mixed-Use placetype and therefore aligns with the forwardDallas 2.0 Comprehensive Plan.

The map below illustrates the site's location within the forwardDallas 2.0 placetype framework.



### **Area Plans:**

#### **The Trinity River Corridor Comprehensive Land Use Plan**

The Trinity River Corridor Comprehensive Land Use Study was adopted by City Council in March 2005 and later revised in December 2009. The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, The Trinity River Corridor is the City's model for economic growth without physical, social, or economic barriers, which attracts residents and visitors to live, learn, work, shop, and play within a cosmopolitan urban core, and alongside the river's meandering environment.

Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor. The five objectives are:

- Reconnect North and South Dallas
- Establish the role of economic development along the Trinity River
- Create a vibrant central city
- Establish the Trinity River floodplain as the front yard of the City

- Enhance the City's urban form to increase the appeal of urban life

The request supports economic development goals and contributes to reconnecting communities through active, mixed-use destinations along key corridors tied to the Trinity River.

### **Stemmons Corridor - Southwestern Medical District Area Plan**

The Stemmons Corridor – Southwestern Medical District Area Plan (2010) establishes a long-term vision to transform approximately 3,885 acres into a premier destination for business, medical innovation, housing, and entertainment. The plan area is generally bounded by the Trinity River, Mockingbird Lane, Downtown, and Uptown, and contains significant regional assets such as the Southwestern Medical District, Dallas Love Field Airport, the Trinity River corridor, DART light rail and the TRE, and the Market Center and Design District. The plan's vision promotes redevelopment of underutilized and vacant properties, encourages a mix of residential and non-residential uses, and calls for enhanced connectivity and urban form to create vibrant, livable places that support economic growth and community vitality.

The area of request is located within the Urban Mixed-Use Medium designation, which envisions mid-rise residential, retail, showrooms, office, and mixed-use buildings. Rezoning the site to MU-3 is consistent with this designation and supports the plan's goals by providing opportunities for reinvestment and adaptive reuse, diversifying the land use mix, and contributing to the creation of a more active and connected urban environment within the corridor.

### **Land Use**

|              | <b>Zoning</b>          | <b>Land Use</b>                                   |
|--------------|------------------------|---|
| <b>Site</b>  | IR Industrial Research | Light industrial                                  |
| <b>North</b> | IR Industrial Research | Warehouse   |
| <b>South</b> | IR Industrial Research | Under construction;<br>Office/showroom/ Warehouse |
| <b>East</b>  | MU-3 Mixed-Use         | Warehouse and surface parking                     |
| <b>West</b>  | IR Industrial Research | Light industrial/Parking                          |

### **Land Use Compatibility:**

The ±0.4-acre site is currently zoned IR Industrial Research and developed with a newly constructed two-story light industrial building that remains underutilized. The applicant requests rezoning to MU-3 Mixed Use District to allow a broader mix of residential, commercial, and office uses, aligning with the district's ongoing transition toward more diverse development patterns.

Surrounding properties reflect this transitional character, with IR-zoned warehouse and light industrial uses to the north, south, and west, and newly MU-3-zoned property to the east. The area lacks a consistent development pattern but is gradually shifting away from single-purpose industrial uses toward more flexible mixed-use zoning. Staff finds the proposed MU-3 request to be compatible with this evolving context, as it supports reinvestment and expands the range of potential uses on a site that is currently underutilized.

## Development Standards

The following is a comparison chart of the development standards for the current IR Industrial Research District and the proposed MU-3 Mixed Use 3 District.

| DISTRICT          | SETBACKS |  | Height<br>Stories   | Density               | Lot<br>Coverage | Special<br>Standards   | Primary Use   |
|-------------------|----------|--|---|-----------------------|-----------------|--|---|
|                   | Front    | Side/Rear                                      |   |                       |                 |  |   |
| Existing:<br>IR   | 15'      | 30'<br>adjacent to<br>res<br>OTHER:<br>No min. | 2.0 FAR<br>overall<br>0.75<br>office/retail<br>0.5 retail | 200'<br>15<br>stories | 80%             | Proximity Slope<br>Visual Intrusion                                    | Industrial, wholesale<br>distribution & storage,<br>supporting office &<br>retail |
| Proposed:<br>MU-3 | 15'      | 20'<br>adjacent to<br>res<br>OTHER:<br>No min. | 3.2 FAR base<br>4.0 FAR max.<br>+ bonus for<br>res        | 270'<br>20<br>stories | 80%             | Proximity Slope<br>U-form setback<br>Tower spacing<br>Visual Intrusion | Office, retail &<br>personal service,<br>lodging, residential,<br>trade center    |

<sup>1</sup>If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope originating in an R, R(A), D, D(A), TH, or TH(A) district.

\*If SB 840 is determined as applicable to the site through the qualification process of Permitting, modified development standards would apply: Height no less than 45 feet, no limits on FAR would be applicable in either district, only when developing a project with a significant multifamily portion. When developing primarily commercial projects, base standards apply.

## Land Use Comparison

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

### LEGEND

|   |   |
|---|---|
|   | Use prohibited  |
| • | Use permitted by right                                |
| S | Use permitted by Specific Use Permit                  |
| D | Use permitted subject to Development Impact Review    |
| R | Use permitted subject to Residential Adjacency Review |

|   |  |
|---|--|
| L | Use permitted by right as a limited use only.    |
| ★ | Consult the use regulations in Section 51A-4.200 |

|   | Existing | Proposed |
|---|----------|----------|
| Use   | IR       | MU-3     |
| <b>AGRICULTURAL USES</b>                                    |          |          |
| Animal production   |          |          |
| Commercial stable   |          |          |
| Community garden  |          |          |
| Crop production   | •        | •        |
| Market garden   |          |          |
| Private stable  |          |          |
| <b>COMMERCIAL AND BUSINESS SERVICE USES</b>                 |          |          |
| Building repair and maintenance shop                        | R        |          |
| Bus or rail transit vehicle maintenance or storage facility | R        |          |
| Catering service  | •        | •        |
| Commercial bus station and terminal                         |          |          |
| Commercial cleaning or laundry plant                        | R        |          |
| Custom business services                                    | •        | •        |
| Custom woodworking, furniture construction, or repair       | •        |          |
| Electronics service center                                  | •        | •        |
| Job or lithographic printing [3,500 sf or less.]            | R        |          |
| Labor hall  | S        | S        |
| Machine or welding shop                                     | R        |          |
| Machinery, heavy equipment, or truck sales and services     | R        |          |
| Medical or scientific laboratory                            | •        | •        |
| Technical school  | •        |          |
| Tool or equipment rental                                    | •        | •        |
| Vehicle or engine repair or maintenance                     | •        |          |
| <b>INDUSTRIAL USES</b>                                      |          |          |
| Alcoholic beverage manufacturing                            | R        |          |
| Gas drilling and production                                 | S        | S        |
| Gas pipeline compressor station                             |          |          |
| Industrial (inside)   | ★        |          |
| Industrial (inside) for light manufacturing                 | •        |          |
| Industrial (outside)  | ★        |          |
| Medical/infectious waste incinerator                        | S        |          |
| Metal salvage facility                                      |          |          |
| Mining  |          |          |
| Municipal waste incinerator                                 | S        |          |
| Organic compost recycling facility                          | S        |          |

|  | Existing | Proposed |
|--|----------|----------|
| Use  | IR       | MU-3     |
| Outside salvage or reclamation   |          |          |
| Pathological waste incinerator   | S        |          |
| Temporary concrete or asphalt batching plant                           | S        | S        |
| <b>INSTITUTIONAL AND COMMUNITY SERVICE USES</b>                        |          |          |
| Adult day care facility  | •        | •        |
| Cemetery or mausoleum  | S        | S        |
| Child-care facility  | •        | •        |
| Church   | •        | •        |
| College, university, or seminary                                       | •        | •        |
| Community service center   | •        | S        |
| Convalescent and nursing homes, hospice care, and related institutions |          | R        |
| Convent or monastery   |          | •        |
| Foster home  |          | •        |
| Halfway house  |          | S        |
| Hospital   | R        | R        |
| Library, art gallery, or museum  |          | •        |
| Open enrollment charter school or private school                       |          | S        |
| Public or private school   | S        | R        |
| Surface accessory remote parking                                       |          |          |
| <b>LODGING USES</b>  |          |          |
| Extended stay hotel or motel   | S        | S        |
| Hotel or motel   | R        | R        |
| Lodging or boarding house  | •        |          |
| Overnight general purpose shelter                                      | ★        | ★        |
| Short-term rental lodging  |          | •        |
| <b>MISCELLANEOUS USES</b>  |          |          |
| Attached non-premise sign  | S        | S        |
| Carnival or circus (temporary)   | ★        | ★        |
| Hazardous waste management facility                                    | •        |          |
| Placement of fill material   |          |          |
| Temporary construction or sales office                                 | •        | •        |
| <b>OFFICE USES</b>   |          |          |
| Alternative financial establishment                                    | S        | S        |
| Financial institution without drive-in window                          | •        | •        |
| Financial institution with drive-in window                             | R        | D        |
| Medical clinic or ambulatory surgical center                           | •        | •        |
| Office   | •        | •        |
| <b>RECREATION USES</b>   |          |          |



|  | Existing | Proposed |
|--|----------|----------|
| Use  | IR       | MU-3     |
| Country club with private membership                                 | •        | •        |
| Private recreation center, club, or area                             | •        | •        |
| Public park, playground, or golf course                              | •        | •        |
| <b>RESIDENTIAL USES</b>  |          |          |
| College dormitory, fraternity, or sorority house                     |          | •        |
| Duplex   |          | •        |
| Group residential facility   |          | ★        |
| Handicapped group dwelling unit                                      |          |          |
| Live-work unit. [Only one dwelling unit per lot.]                    |          |          |
| Manufactured home park, manufactured home subdivision, or campground |          |          |
| Multifamily  |          | •        |
| Residential hotel  |          | •        |
| Retirement housing   |          | •        |
| Single family  |          |          |
| <b>RETAIL AND PERSONAL SERVICE USES</b>                              |          |          |
| Alcoholic beverage establishments                                    | ★        | ★        |
| Ambulance service  |          |          |
| Animal shelter or clinic without outside runs                        | •, ★     | R        |
| Animal shelter or clinic with outside runs                           | S        |          |
| Auto service center  | R        | R        |
| Business school  | •        | •        |
| Car wash   | R        | R        |
| Commercial amusement (inside)  | S, ★     | S, ★     |
| Commercial amusement (outside)                                       |          | S        |
| Commercial motor vehicle parking                                     | S        |          |
| Commercial parking lot or garage                                     | R        | R        |
| Convenience store with drive-through                                 | S        | S        |
| Drive-in theater   |          |          |
| Dry cleaning or laundry store  | •        | •        |
| Food or beverage store. [SUP if less than 5,000 sf.]                 |          |          |
| Furniture store  | •        | •        |
| General merchandise 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        |          | S        |

|   | Existing | Proposed |
|---|----------|----------|
| Use   | IR       | MU-3     |
| Home improvement center, lumber, brick or building materials sales yard | R        |          |
| Household equipment and appliance repair                                | •        | •        |
| Liquefied natural gas fueling station                                   | •, S     |          |
| Liquor store  |          | •        |
| Mortuary, funeral home, or commercial wedding chapel                    |          | •        |
| Motor vehicle fueling station   | •        | •        |
| Nursery, garden shop, or plant sales                                    |          | •        |
| Outside sales   |          |          |
| Paraphernalia shop  | S        | S        |
| Pawn shop   | •        |          |
| Personal service use  | •        | •        |
| Restaurant without drive-in or drive-through service                    | R        | R        |
| Restaurant with drive-in or drive-through service                       | D        | D        |
| Surface parking   |          |          |
| Swap or buy shop  | •        | S        |
| Taxidermist   | •        |          |
| Temporary retail use  | •        | •        |
| Theater   | •        | •        |
| Tobacco shop  |          |          |
| Truck stop  | S        |          |
| Vehicle display, sales, and service                                     | R        |          |
| <b>TRANSPORTATION USES</b>  |          |          |
| Airport or landing field  | S        |          |
| Commercial bus station and terminal                                     | R        |          |
| Heliport  | R        | S        |
| Helistop  | R        | S        |
| Private street or alley   |          |          |
| Railroad passenger station  | S        | S        |
| Railroad yard, roundhouse, or shops                                     |          |          |
| STOL (short take-off or landing port)                                   | S        |          |
| Transit passenger shelter   | •        | •        |
| Transit passenger station or transfer center                            | S, ★     | S, ★     |
| <b>UTILITY AND PUBLIC SERVICE USES</b>                                  |          |          |
| Commercial radio or television transmitting station                     | •        | •        |
| Electrical generating plant   |          |          |
| Electrical substation   | •        | •        |
| Local utilities   | S, R, ★  | S, R, ★  |
| Police or fire station  | •        | •        |

|  | Existing  | Proposed    |
|--|-----------|-------------|
| Use  | IR        | MU-3        |
| Post office  | •         | •           |
| Radio, television, or microwave tower                | R         | 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                                | S         |             |
| <b>WHOLESALE, DISTRIBUTION, AND STORAGE USES</b>     |           |             |
| Auto auction   |           |             |
| Building mover's temporary storage yard              |           |             |
| Contractor's maintenance yard                        |           |             |
| Freight terminal                                     | R         |             |
| Livestock auction pens or sheds                      |           |             |
| Manufactured building sales lot                      | R         |             |
| Mini-warehouse                                       | •         | S           |
| Office showroom/warehouse                            | •         | •           |
| Outside storage                                      | R         |             |
| 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   | •         | •           |
| Vehicle storage lot                                  |           |             |
| Warehouse  | R         |             |
| <b>Accessory Use</b>                                 | <b>IR</b> | <b>MU-3</b> |
| Community center (private)                           |           |             |
| Day home   |           |             |
| Game court (private)                                 |           |             |
| General waste incinerator                            |           |             |
| Helistop   |           |             |
| Home occupation                                      |           |             |
| Medical/infectious waste incinerator                 | S         | S, ★        |
| Outside display of merchandise                       |           |             |
| Outside sales  |           |             |
| Outside storage                                      |           |             |

|                                | Existing | Proposed |
|--------------------------------|----------|----------|
| Use                            | IR       | MU-3     |
| Pathological waste incinerator |          |          |
| Pedestrian skybridge           |          |          |
| Private stable                 |          |          |
| Swimming pool (private)        |          |          |

**Parking:**

Any proposed use would require parking in accordance with Chapter 51A, as updated May 14, 2025. Additional information on use-specific ratios can be found here: [Parking Reform Summary](#)

**Landscaping:**

Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

**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 “F” MVA area.

## **List of Officers**

Henry Coffeen III - Owner

Mission Ridge Consultants

Kiesha Kay, CEO

Skye Thibodeaux, Director of Land Planning

**CPC Action**  
**October 23, 2025**

3. [25-2956A](#) Z-25-000092

Planner: Mona Hashemi

**Motion:** It was moved to recommend **approval** of an MU-3 Mixed Use District, subject to deed restrictions volunteered by the applicant, on property zoned IR Industrial Research District, on the east line of Vicksburg Street, between Burgess Boulevard and Mississippi Avenue.

Maker: Carpenter  
Second: Hampton  
Result: Carried: 14 to 0

For: 14 - Sims, Hampton, Herbert, Forsyth,  
Carpenter, Wheeler-Reagan, Franklin,  
Koonce, Housewright, Kocks, Coffman, Hall,  
Kingston, Rubin

Against: 0  
Absent: 1 - Serrato  
Vacancy: 0

|                 |           |            |
|-----------------|-----------|------------|
| <b>Notices:</b> | Area: 200 | Mailed: 21 |
| <b>Replies:</b> | For: 1    | Against: 0 |

**Speakers:** For: None  
For (Did not speak): Sky Thibodeaux, P.O. Box, Plano, TX, 75026  
Against: None

## **APPLICANT'S VOLUNTEERED DEED RESTRICTIONS**

The Owner does hereby impress all of the Property with the following deed restrictions ("Restrictions"), to wit:

1. The following uses are prohibited:
  - A. Commercial and business service uses.
    - Labor hall.
    - Medical or scientific laboratory.
    - Tool or equipment rental.
  - B. Industrial uses.
    - Gas drilling and production.
    - Temporary concrete or asphalt batching plant.
  - C. Institutional and community service uses.
    - Cemetery or mausoleum.
    - College, university or seminary.
    - Community service center.
    - Convalescent and nursing homes, hospice care, and related institutions.
    - Convent or monastery.
    - Foster home.
    - Halfway house.
    - Hospital.
    - Open-enrollment charter school or private school.
    - Public school other than an open-enrollment charter school.
  - D. Lodging uses.
    - Extended stay hotel or motel.
    - Hotel or motel.
    - Overnight general-purpose shelter.
    - Short-term rental lodging.
  - E. Miscellaneous uses.
    - Attached non-premise sign.
    - Carnival or circus (temporary).
  - F. Office uses.

- Alternative financial establishment.
- Financial institution with drive-in window.
- Bail bond office (BAIL BOND OFFICE means an office for the issuance, brokerage, or procurement of bail bonds, whether as an accessory use or a main use).

G. Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

H. Residential uses.

- College dormitory, fraternity or sorority house.
- Group residential facility.

I. Retail and personal service uses.

- Alcoholic beverage establishments.
- Animal shelter or clinic without outside runs.
- Auto service center.
- Business school.
- Car wash.
- Commercial amusement (inside).
- Commercial amusement (outside).
- Commercial parking lot or garage.
- Convenience store with drive-through.
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store greater than 3,500 square feet.
- General merchandise or food store 100,000 square feet or more.
- Household equipment and appliance repair.
- Liquor store.
- Massage establishment (MASSAGE and MASSAGE ESTABLISHMENT mean a massage or massage establishment as defined by Chapter 455 of the Texas Occupations Code).
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Paraphernalia shop.
- Restaurant with drive-in or drive-through service.
- Swap or buy shop.
- Theater.

J. Transportation uses.



- Heliport.
- Helistop.
- Railroad passenger station.
- Transit passenger station or transfer center.

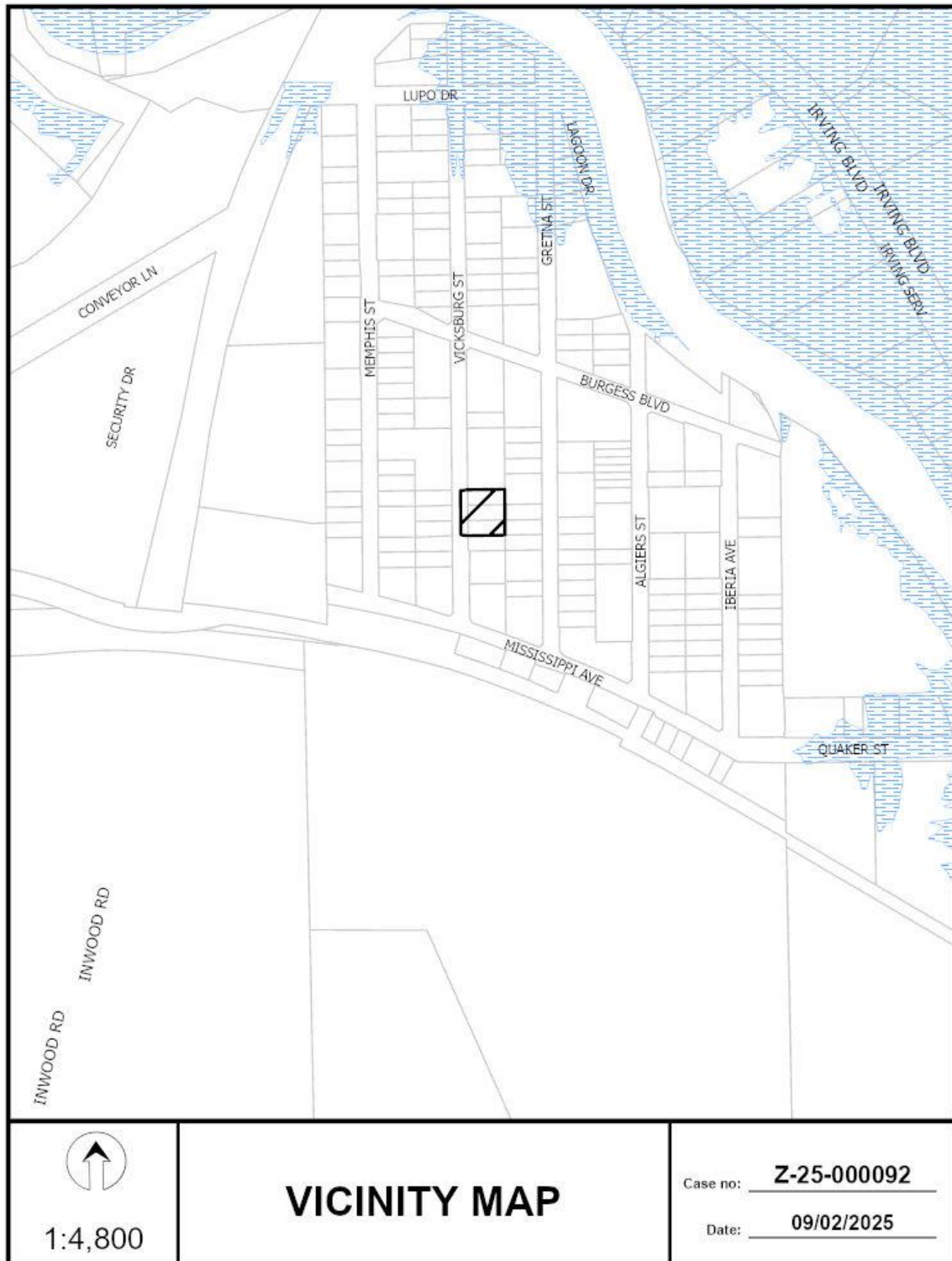
K. Utility and public service uses.

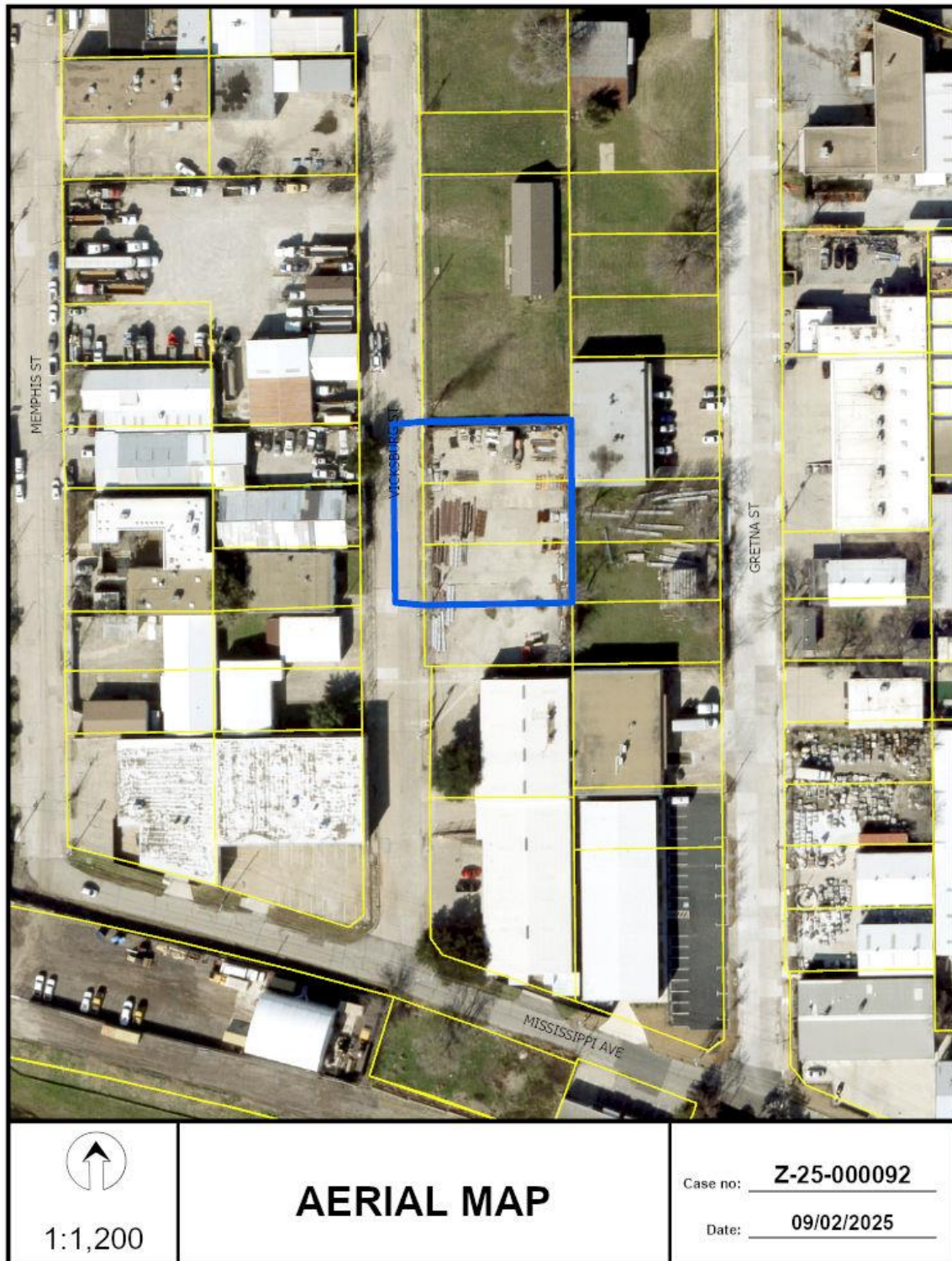
- Commercial radio or television transmitting station.
- Electrical substation.

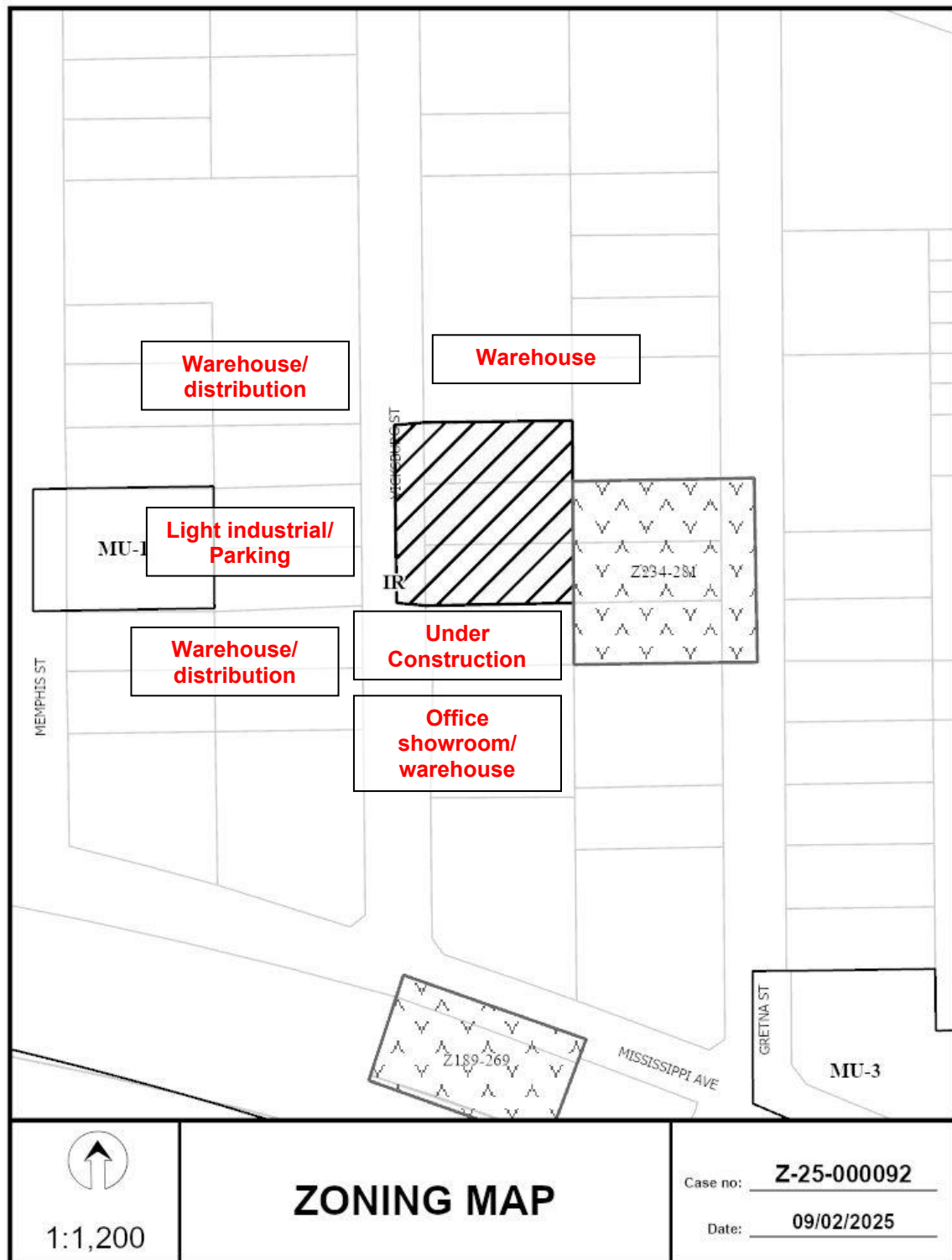
L. Wholesale, distribution, and storage uses.

- Mini-warehouse.
- Recycling buy-back center.
- Recycling collection center.
- Recycling drop-off container.
- Trade center.

2. Maximum structure height is 90 feet.

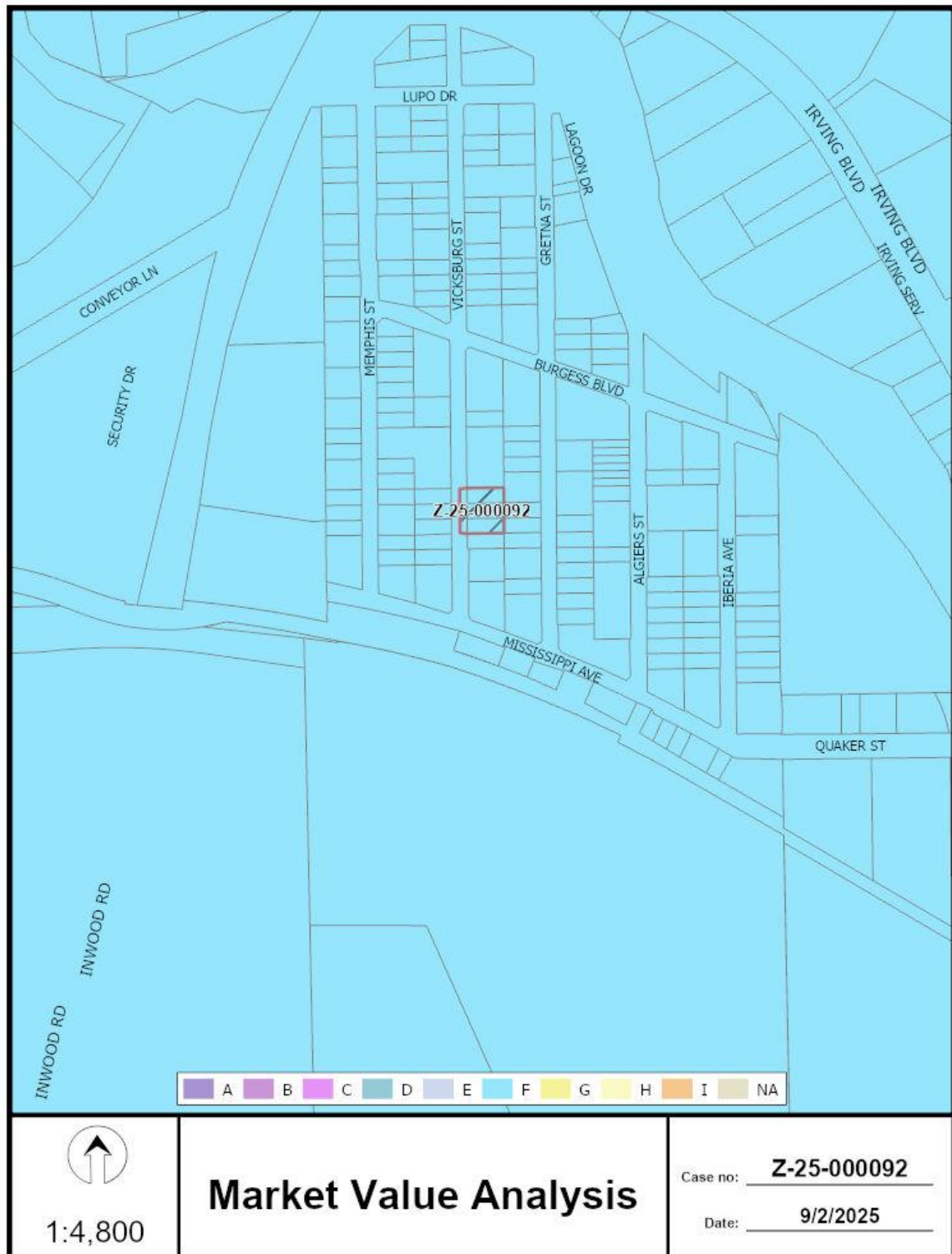














10/22/2025

***Reply List of Property Owners******Z-25-000092******21 Property Owners Notified******1 Property Owners in Favor******0 Property Owners Opposed***

| <b><i>Reply</i></b> | <b><i>Label #</i></b> | <b><i>Address</i></b> | <b><i>Owner</i></b>          |
|---------------------|-----------------------|-----------------------|------------------------------|
|                     | 1                     | 4724 VICKSBURG ST     | 4724 VICKSBURG ST LLC        |
| O                   | 2                     | 4712 MEMPHIS ST       | REHSU PARTNERS LTD           |
|                     | 3                     | 4726 MEMPHIS ST       | ALEJANDRO JOSE ALFREDO       |
|                     | 4                     | 4734 MEMPHIS ST       | VALDEZ PETRA L &             |
|                     | 5                     | 4705 VICKSBURG ST     | EXA MANAGEMENT LLC           |
|                     | 6                     | 4715 VICKSBURG ST     | LASIERRA 5433 LLC            |
|                     | 7                     | 4727 VICKSBURG ST     | ALEJANDRO JOSE A             |
|                     | 8                     | 4720 VICKSBURG ST     | WSLJKO VENTURES LTD          |
|                     | 9                     | 4737 GRETNA ST        | MOUNT OLYMPUS TRIAD LLC      |
|                     | 10                    | 4739 GRETNA ST        | AYALA BERNORDA A &           |
|                     | 11                    | 4743 GRETNA ST        | AYALA ELISEO & BERNARDA      |
|                     | 12                    | 4747 GRETNA ST        | SWING STAGE CORP &           |
|                     | 13                    | 4722 GRETNA ST        | 1215 SLOCUM INVESTMENTS LP   |
|                     | 14                    | 4726 GRETNA ST        | ANTHEM INVESTMENTS INC       |
|                     | 15                    | 4730 GRETNA ST        | WOLF PROPERTY MANAGEMENT LLC |
|                     | 16                    | 4744 GRETNA ST        | DW MEMPHIS GRETNA LLC        |
|                     | 17                    | 4758 GRETNA ST        | DENNIS ARNOLD L &            |
|                     | 18                    | 4722 MEMPHIS ST       | OWENS SHERRY                 |
|                     | 19                    | 4708 VICKSBURG ST     | WSLJKO VENTURES LTD          |
|                     | 20                    | 4708 VICKSBURG ST     | WSLJKO VENTURES LTD          |
|                     | 21                    | 4715 GRETNA ST        | BEAUTIFUL WORKS INC          |