
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

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.

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

	Zoning	Land Use
Site	IR Industrial Research	Light industrial
North	IR Industrial Research	Warehouse
South	IR Industrial Research	Under construction; Office/showroom/ Warehouse
East	MU-3 Mixed-Use	Warehouse and surface parking
West	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 Stories	Density	Lot Coverage	Special Standards	Primary Use
	Front	Side/Rear					
Existing: IR	15'	30' adjacent to res OTHER: No min.	2.0 FAR overall 0.75 office/retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
Proposed: MU-3	15'	20' adjacent to res OTHER: No min.	3.2 FAR base 4.0 FAR max. + bonus for res	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential, trade center

¹If 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
AGRICULTURAL USES		
Animal production		
Commercial stable		
Community garden		
Crop production	•	•
Market garden		
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
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	•	
INDUSTRIAL USES		
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	

Use	Existing	Proposed
	IR	MU-3
Outside salvage or reclamation		
Pathological waste incinerator	S	
Temporary concrete or asphalt batching plant	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
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		
LODGING USES		
Extended stay hotel or motel	S	S
Hotel or motel	R	R
Lodging or boarding house	•	
Overnight general purpose shelter	★	★
Short-term rental lodging		•
MISCELLANEOUS USES		
Attached non-premise sign	S	S
Carnival or circus (temporary)	★	★
Hazardous waste management facility	•	
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
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	•	•
RECREATION USES		

Use	Existing	Proposed
	IR	MU-3
Country club with private membership	•	•
Private recreation center, club, or area	•	•
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
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		
RETAIL AND PERSONAL SERVICE USES		
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	
TRANSPORTATION USES		
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, ★
UTILITY AND PUBLIC SERVICE USES		
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	
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
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	
Accessory Use	IR	MU-3
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.

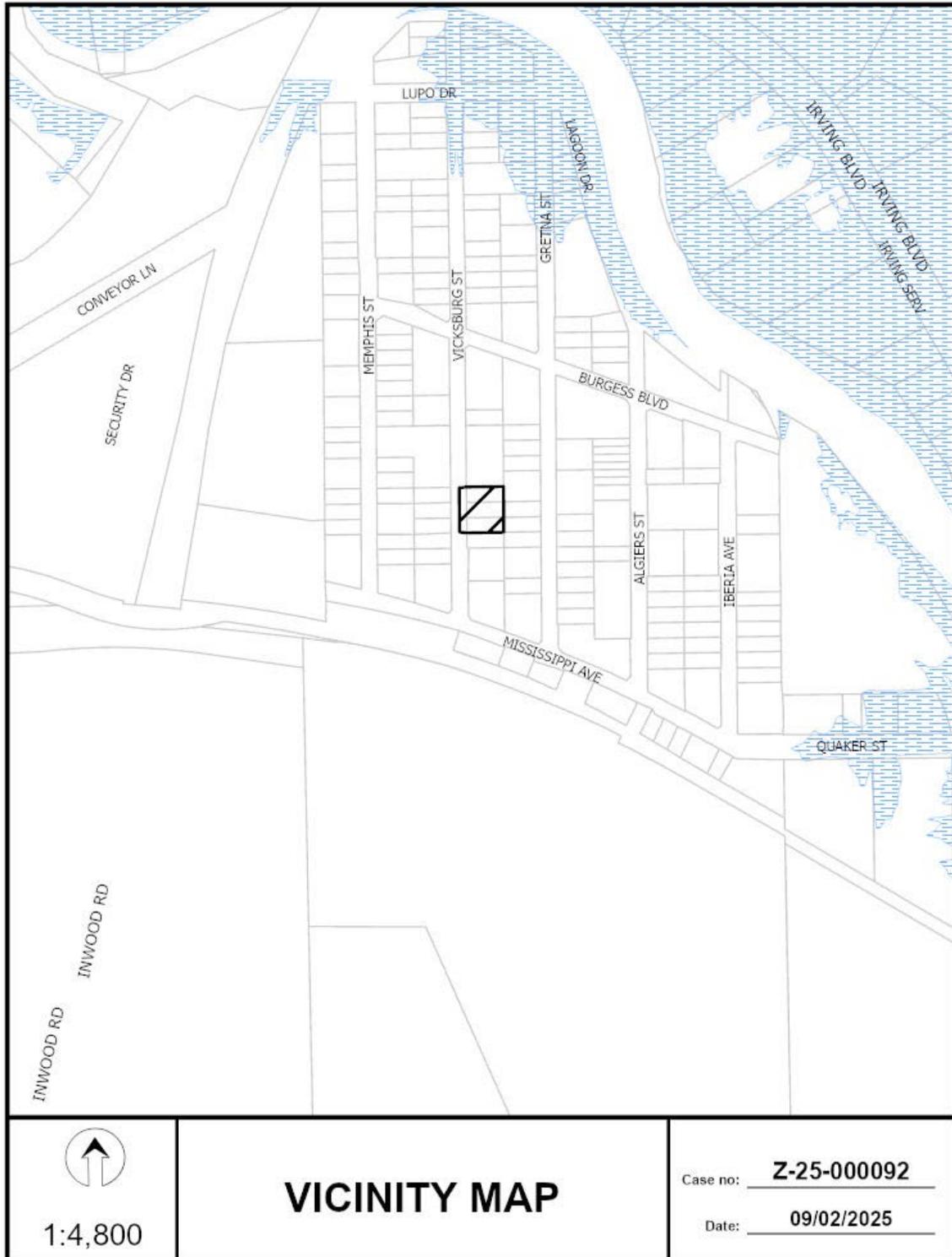
List of Officers

Henry Coffeen III - Owner

Mission Ridge Consultants

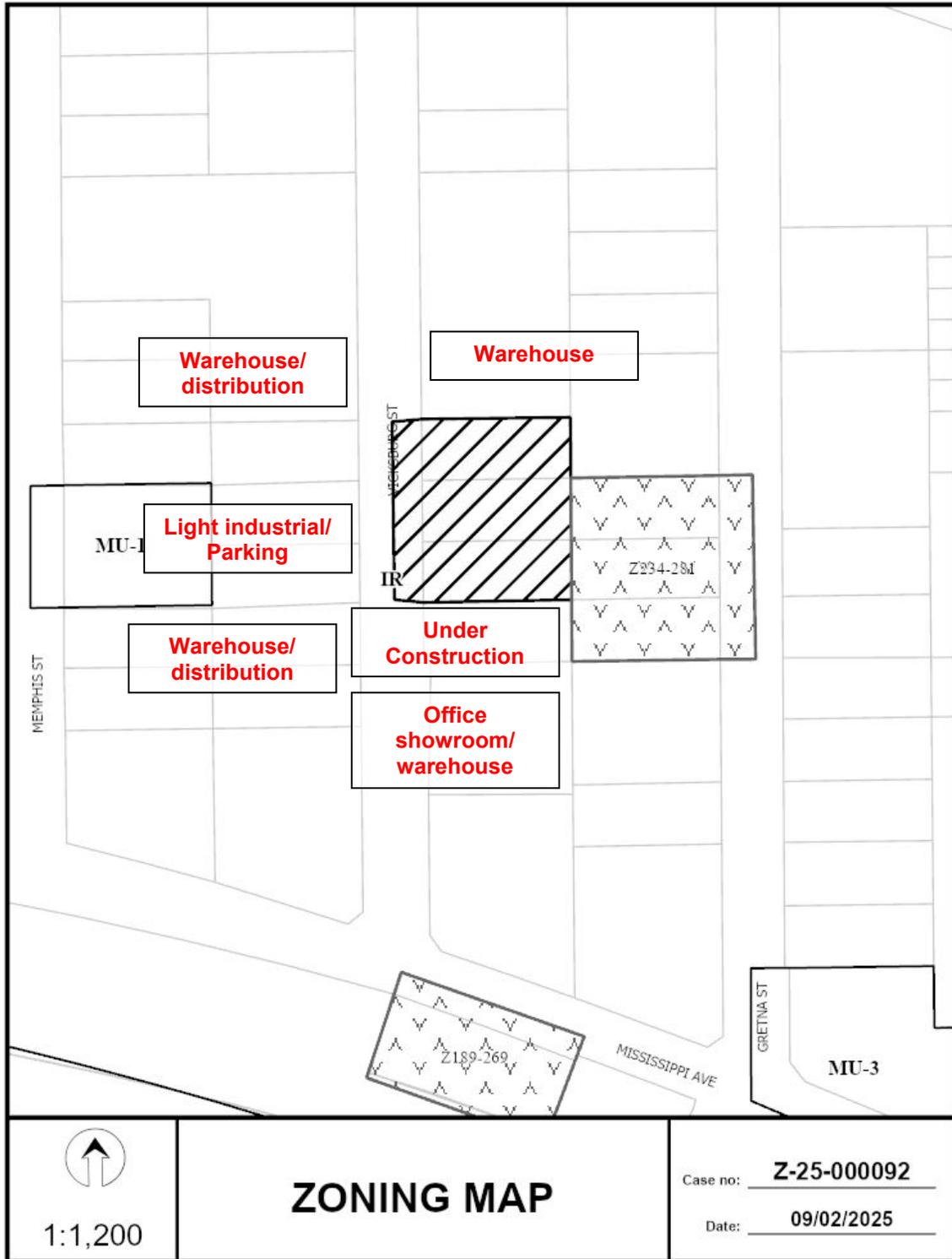
Kiesha Kay, CEO

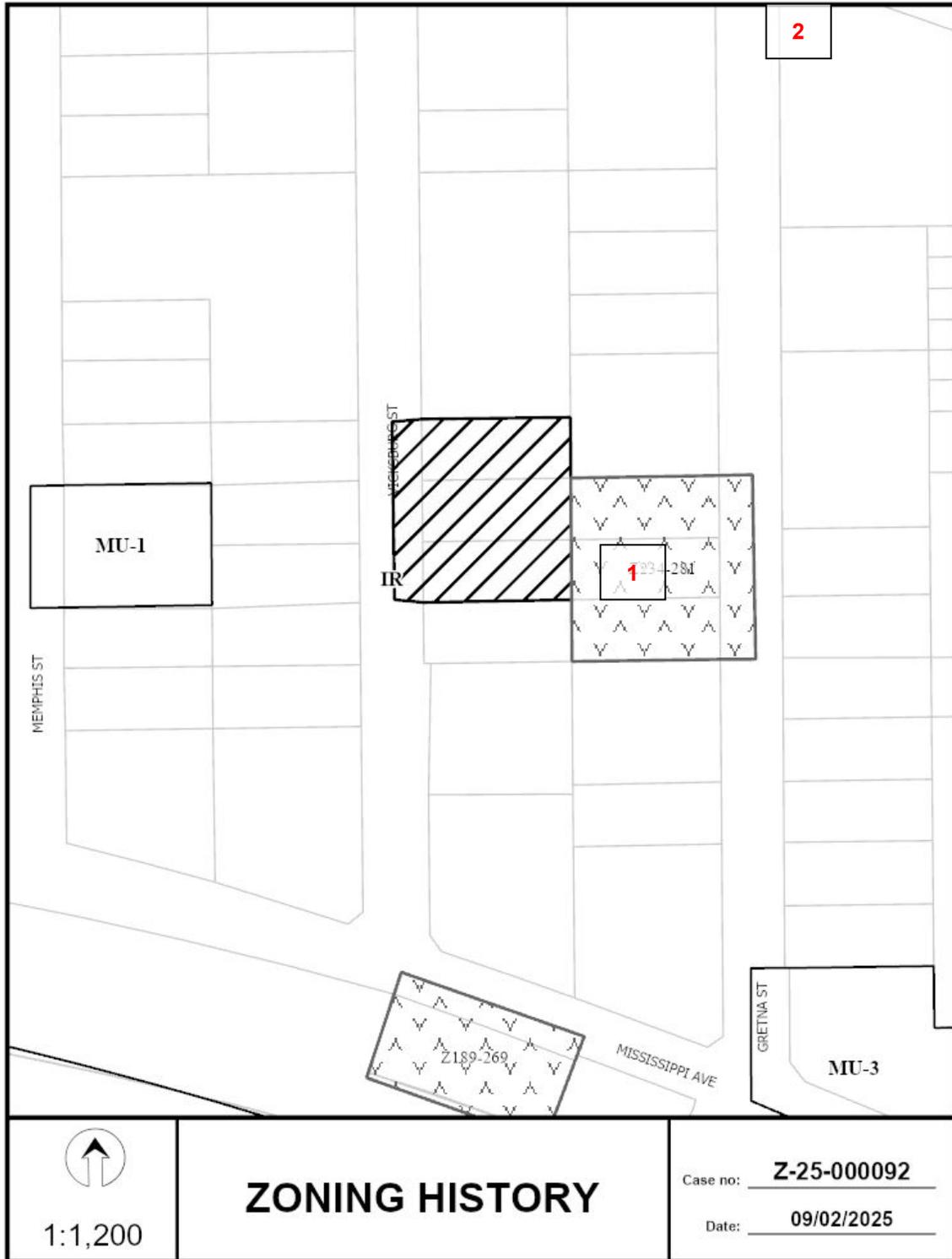
Skye Thibodeaux, Director of Land Planning

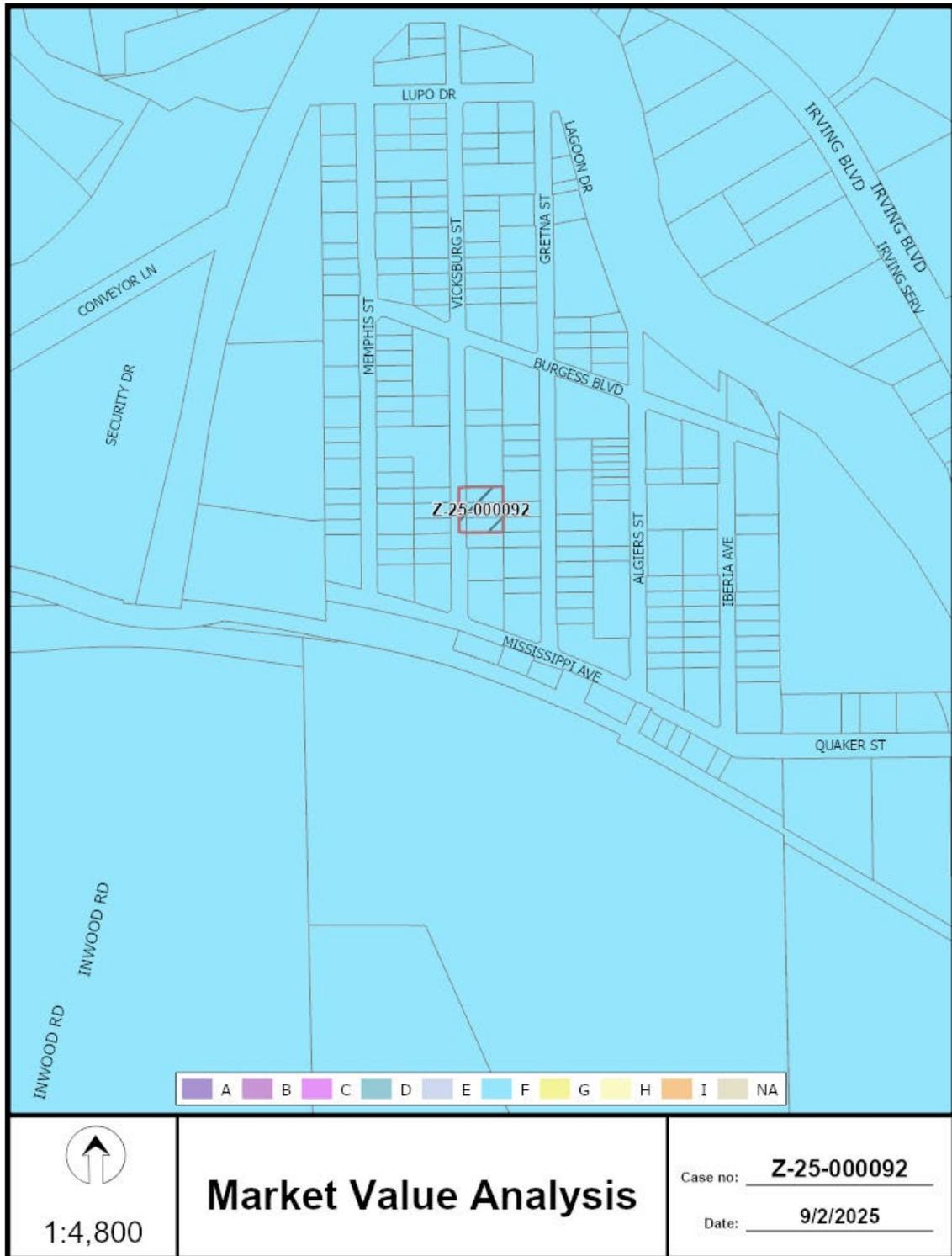


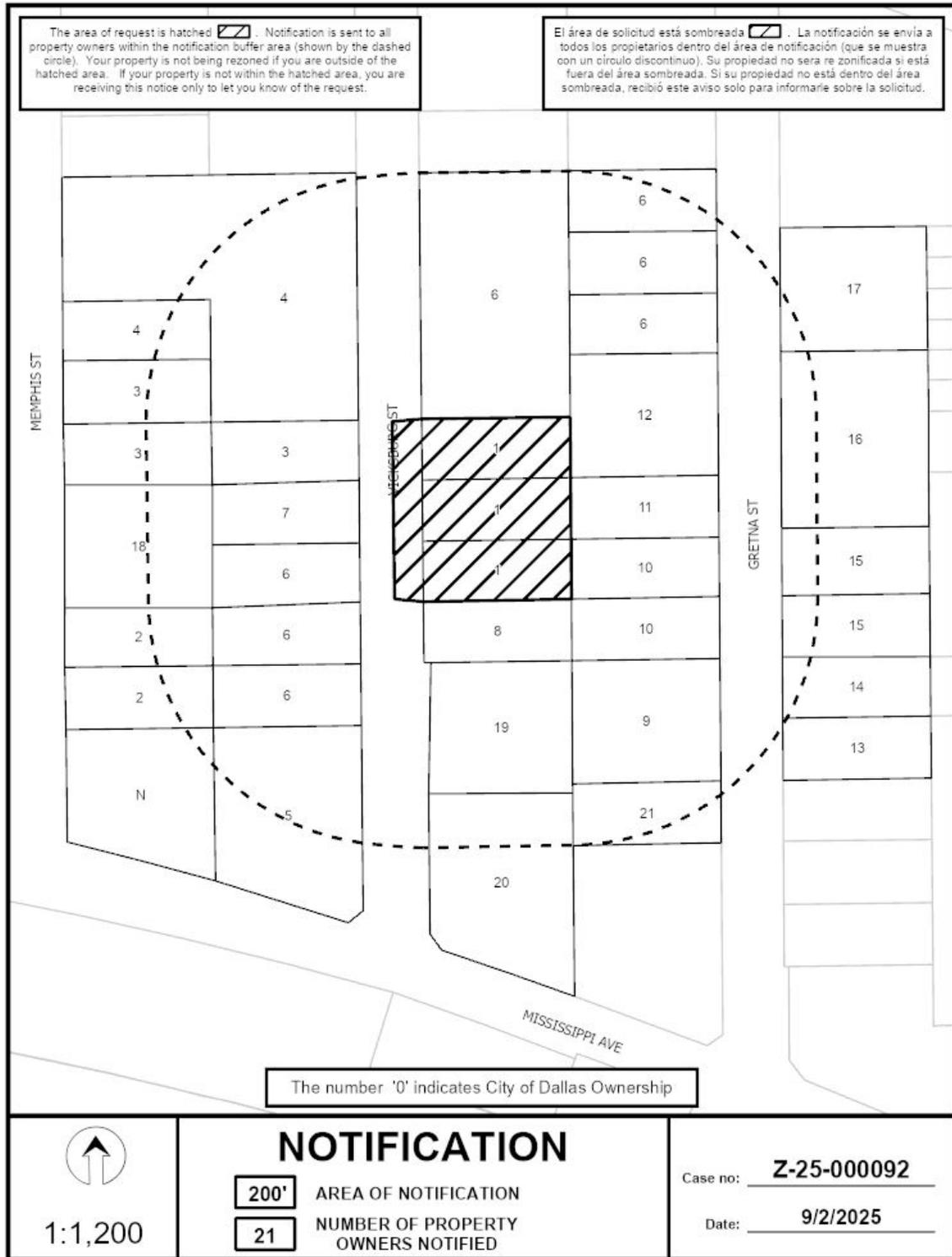


 1:1,200	<h1>AERIAL MAP</h1>	Case no: <u>Z-25-000092</u> Date: <u>09/02/2025</u>
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09/02/2025

Notification List of Property Owners

Z-25-000092

21 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4724 VICKSBURG ST	4724 VICKSBURG ST LLC
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