

**LEGAL DESCRIPTION**

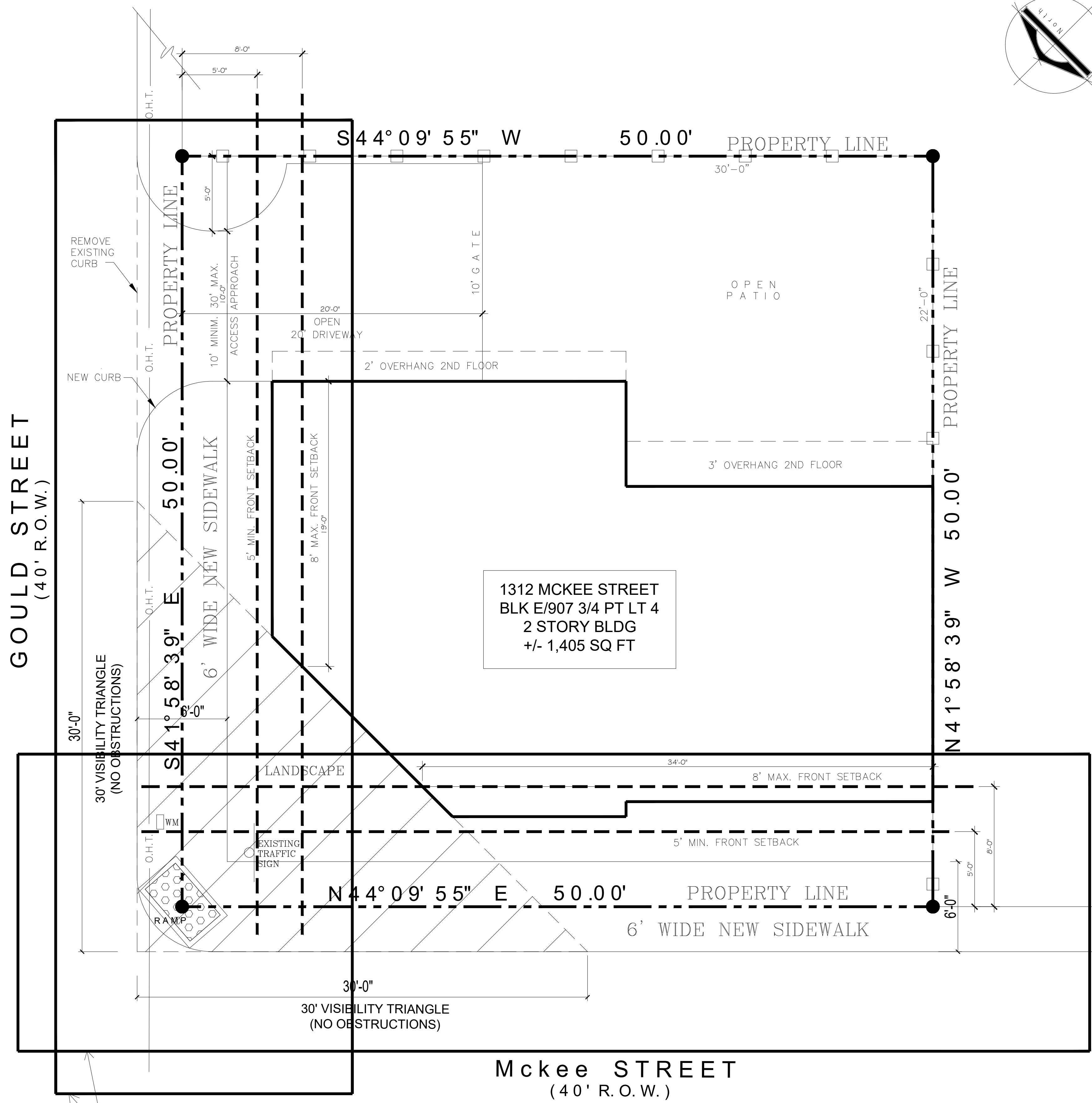
1. SNODGRASS
2. BLK E/907 3/4 PT, LT 4, ACS 0.057
3. GOULD ST & MCKEE ST.
4. INT202100256735 FF08262021 CO-DC
5. 0907300E 00400 2DA0907300E

**ZONING**

PD 317 - SUBDISTRICT 2  
MODERATE DENSITY MIXED USE CORRIDORS

**FRONTAGE SETBACK ALONG MCKEE ST.**  
PROPERTY LENGTH: 50'  
LENGTH OF FACADE WITH MIN/MAX SETBACK: 34'  
FRONTAGE PERCENT WITHIN MIN/MAX SETBACKS: 68%  
FRONTAGE PERCENTAGE OUTSIDE MIN/MAX SETBACK: 32%  
LENGTH OF FACADE OUTSIDE MIN/MAX SETBACK: 16'

**FRONTAGE SETBACK ALONG GOULD ST.**  
PROPERTY LENGTH: 50'  
LENGTH OF FACADE WITH MIN/MAX SETBACK: 19'  
FRONTAGE PERCENT WITHIN MIN/MAX SETBACKS: 38%  
FRONTAGE PERCENTAGE OUTSIDE MIN/MAX SETBACK: 62%  
LENGTH OF FACADE OUTSIDE MIN/MAX SETBACK: 31'



1312 MCKEE STREET  
BLK E/907 3/4 PT LT 4  
2 STORY BLDG  
+/- 1,405 SQ FT

RELIEF FROM REQUIRED STREET FRONTAGE FOR MCKEE St. & GOULD St.  
PER 51P-317.120 (d) (4) (i) USE REGULATIONS AND DEVELOPMENT STANDARDS.

**LOT COVERAGE TABLE (SLAB)**

LOT	LOT SIZE	BLDG. SLAB	% OF COVERAGE
1	2,500 S.F.	938 S.F.	38%

SITE PLAN					
1312 MCKEE STREET					
LOT 4, BLK E/907					
CITY OF DALLAS, TEXAS, 75215					
REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
JCRC	JCRC	09/14/23		02	A-0.10

**1 SITE PLAN**  
Scale: 1/4"=1'-0"