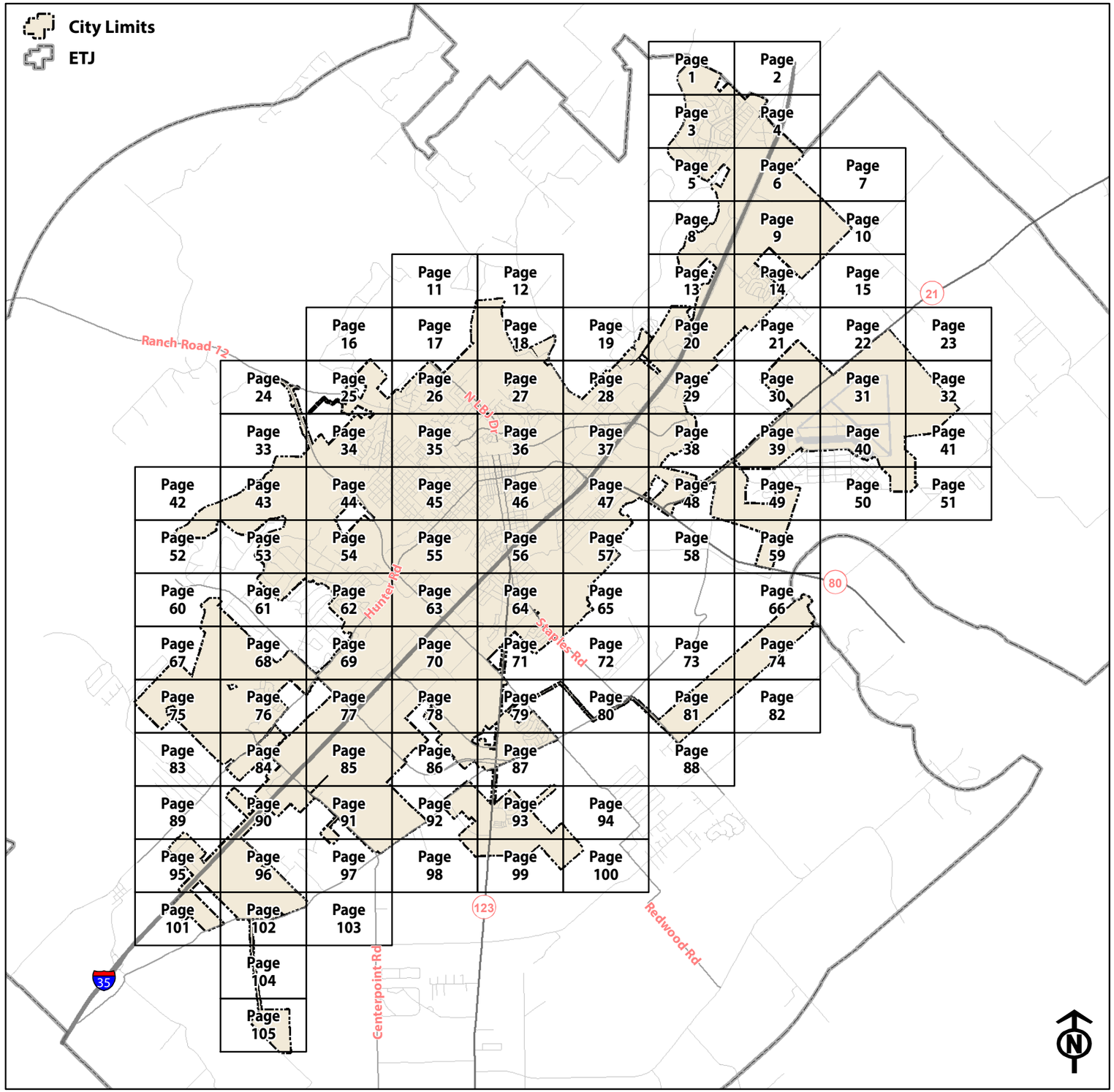
CITY OF SAN MARCOS

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

2017 ZONING ATLAS



CITY COUNCIL

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PLANNING AND DEVELOPMENT SERVICES

SHANNON MATTINGLY, AICP, DIRECTOR

This is to certify this is the Official Zoning Map referred to in Chapter 4 of the Land Development Code. Ordinance No. 1984-71 of the City of San Marcos, Texas, adopted on the 13th day of June 1984, as amended of official action of the City Council.

Date of Approval: August 18, 2017

JOHN THOMAIDES, MAYOR

BERT LUMBRERAS, CITY MANAGER

SHANNON MATTINGLY, DIRECTOR, PLANNING & DEVELOPMENT SERVICES

JAMIE LEE CASE, CITY CLERK

PLANNING AND DEVELOPMENT SERVICES
SCALE: 1"= 7,500' OR 1:90,000

MAP KEY

AR	AGRICULTURAL RANCH
CC	COMMUNITY COMMERCIAL
D	DUPLEX
DR	DUPLEX RESTRICTED
FD	FUTURE DEVELOPMENT
GC	GENERAL COMMERCIAL
HC	HEAVY COMMERCIAL
HI	HEAVY INDUSTRIAL
LI	LIGHT INDUSTRIAL
MF-12	MULTI-FAMILY (MAX. 12 UNITS/AC.)
MF-18	MULTI-FAMILY (MAX. 18 UNITS/AC.)
MF-24	MULTI-FAMILY (MAX. 24 UNITS/AC.)
MH	MANUFACTURED HOUSING
MR	MANUFACTURED HOME/RESIDENTIAL
MU	MIXED USE
NC	NEIGHBORHOOD COMMERCIAL
OP	OFFICE/PROFESSIONAL
P	PUBLIC/INSTITUTIONAL
PDD	PLANNED DEVELOPMENT DISTRICT*
PH-ZL	PATIO HOME-ZERO LOT LINE
SF-4.5	SINGLE FAMILY (MIN. 4,500 SQ. FT. LOTS)
SF-6	SINGLE FAMILY (MIN. 6,000 SQ. FT. LOTS)
SF-R	SINGLE FAMILY RURAL
TH	TOWNHOUSE RESIDENTIAL
VMU	VERTICAL MIXED USE

CS	CIVIC SPACE**
SC	SMART CODE DISTRICT**
T4	GENERAL URBAN**
T5	URBAN CENTER**
	OVERLAY PLANNED DEVELOPMENT DISTRICT (PDD)***
PDD 2011-37	ORDINANCE NUMBER

* No Base Zoning
** Smart Code: Ordinance 2011-17 & 2011-19
*** Section 4.2.6.1, Land Development Code

Currently no properties are zoned Central Business Area District (CBA) or Single Family District Min. 1,100 Sq. ft. lots (SF-11).

BOUNDARIES AND OTHER FEATURES

	GRID BOUNDARY
	CITY LIMITS
	EXTRATERRITORIAL JURISDICTION
	TEXAS STATE UNIVERSITY
	PARCEL BOUNDARY
	RIVER OR WATERBODY
	CITY PARK
FD	ZONE CODE
Hughson Heights	SUBDIVISION
Sessom Park	CITY PARK
1234	ADDRESS NUMBER
	INTERSTATE
	HIGHWAY
	MAJOR/HIGH VOLUME
	MINOR/LOWER VOLUME
	RAILROAD

ABOUT THIS ZONING ATLAS

The Zoning Atlas is published every year and serves as the official zoning map for the City of San Marcos. The atlas is intended to be a convenient reference to zoning information in the City. The information contained in the Zoning Atlas is believed accurate as of the date of publication - any zoning changes after the publication date are not reflected in this document. Before making any development or investment decision, it is recommended that you verify the accuracy of the zoning for the property. The City of San Marcos Planning & Development Services department can assist you in researching this information.

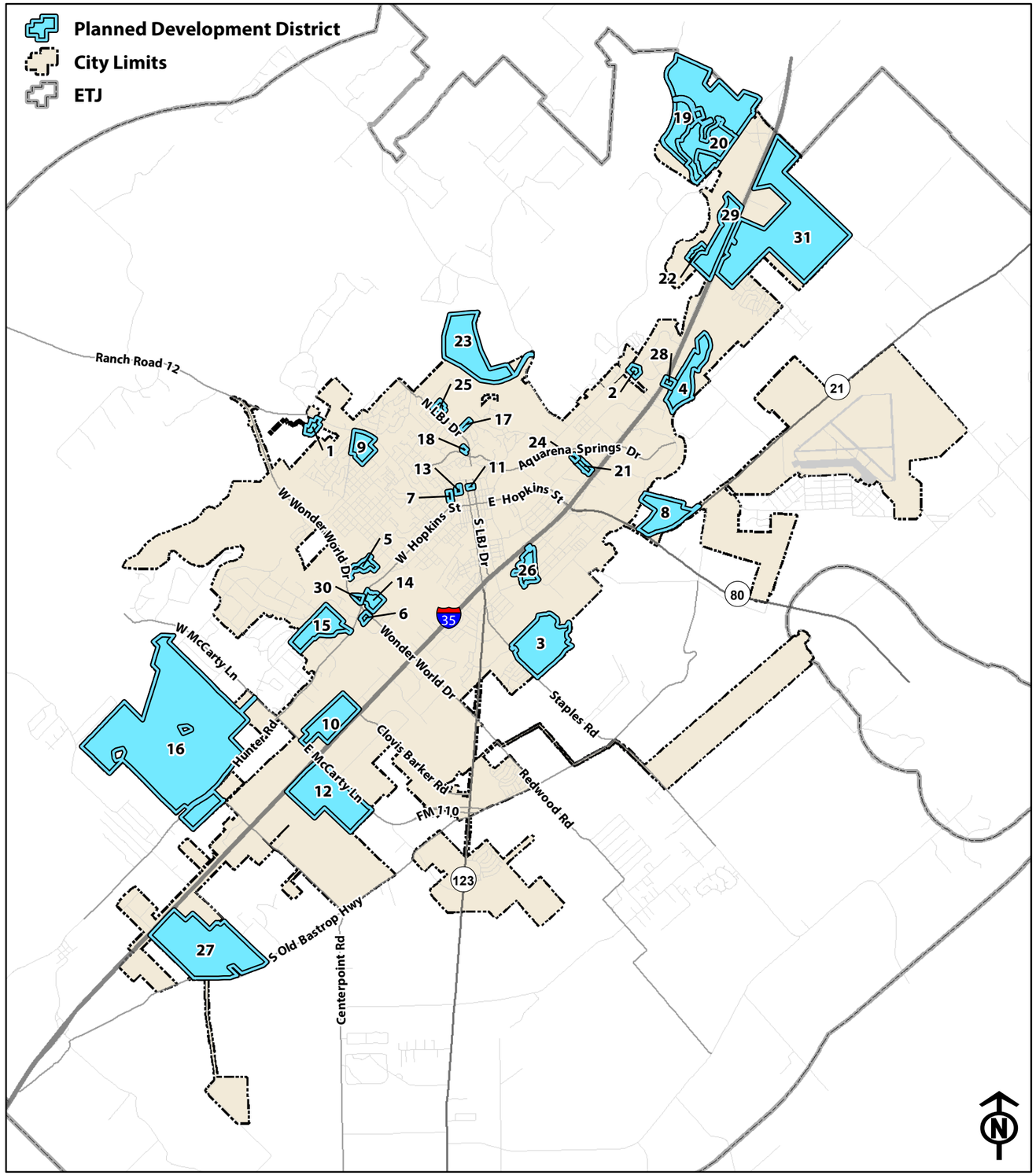
Any discrepancy between the ordinance information and the map is unintentional. The official action of the City Council, as contained in the ordinance, shall govern in the event of a discrepancy.

City of San Marcos
Planning & Development Services
630 E Hopkins St
San Marcos, Texas 78666
PlanningInfo@sanmarcostx.gov
512-393-8230

CURRENT ZONING DISTRICTS

Zoning District	Purpose
Agricultural Ranch (AR)	The Agricultural Ranch District (AR) is intended to preserve agricultural usage of land, to offer protection to agricultural land from the effects of objectionable, hazardous, or environmentally disruptive uses, and to discourage untimely scattering of more dense urban development.
Community Commercial (CC)	The Community Commercial District (CC) is established to provide areas for quality larger general retail establishments and service facilities for the retail sale of goods and services. This district should generally consist of retail nodes located along or at the intersection of major collectors or thoroughfares to accommodate high traffic volumes generated by general retail uses.
Duplex (D)	The Duplex Residential District (D) is intended for development of single-family residences and associated uses as well as for development on larger parcels of land of low density two-family duplex units. The D Duplex Residential District is intended to replace existing DP zoned areas. D zoning is not to be applied to properties for new duplex development.
Duplex Restricted (DR)	The Duplex Restricted Residential District (DR) is intended for development of single-family residences and associated uses as well as for development on larger parcels of land of medium density two-family duplex units.
Future Development (FD)	The Future Development District (FD) is intended to provide areas for land that is relatively undeveloped and/or agricultural in nature. The FD district is also a default district for newly annexed land that is not yet ready to be zoned for a particular intended use.
General Commercial (GC)	The General Commercial District (GC) is intended to provide locations for limited (light) commercial and service-related establishments, such as wholesale product sales, automotive supply stores, veterinary services, and other similar limited commercial uses. The commercial uses within this district will have operation characteristics that are generally compatible with the CC, Community Commercial District.
Heavy Commercial (HC)	The Heavy Commercial District (HC) is intended to provide locations for more intense commercial and service-related establishments than are generally permitted within the GC, General Commercial District, such as mini-warehouse, auto-body repair shops, lumber yards, and other similar heavy commercial uses. The commercial uses within this district will have operational characteristics that are generally incompatible with residential and office uses, as well as some uses in the CC, Community Commercial District.
Heavy Industrial (HI)	The Heavy Industrial District (HI) is intended primarily for the conduct of heavy manufacturing, assembling and fabrication activities that do not typically depend upon frequent customer or client visits. Such uses generally require accessibility to major thoroughfares, major highways, and/or other means of transportation such as the railroad.
Light Industrial (LI)	The Light Industrial District (LI) is intended primarily for the conduct of light manufacturing, assembling and fabrication activities, and for warehousing, research and development, wholesaling and service operations that do not typically depend upon frequent customer or client visits. Such uses generally require accessibility to major thoroughfares, major highways, and/or other means of transportation.
Multi-Family 12 (MF-12)	The Multiple-Family Residential District (MF-12) is intended for development of multiple-family, apartment residences at not more than 12 units per acre. This district should be located adjacent to a major thoroughfare and may serve as a buffer between low or medium density residential development and nonresidential development or high-traffic roadways.
Multi-Family 18 (MF-18)	The Multiple-Family Residential District (MF-18) is intended for development of multiple-family, apartment residences at not more than 18 units per acre. This district should be located adjacent to a major thoroughfare and may serve as a buffer between low or medium density residential development and nonresidential development or high-traffic roadways.
Multi-Family 24 (MF-24)	The Multiple-Family Residential District (MF-24) is intended for development of multiple-family, apartment residences at not more than 24 units per acre. This district should be located adjacent to a major thoroughfare and may serve as a buffer between low or medium density residential development and nonresidential development or high-traffic roadways.
Manufactured Home (MH)	The Manufactured Home District (MH) is established to: (1) Provide adequate space and site diversification for residential purposes designed to accommodate the peculiarities and design criteria of manufactured homes; (2) Protect against pollution, environmental hazards and other objectionable influences; (3) Provide adequate provisions for vehicular and pedestrian circulation; (4) Promote housing densities appropriate to and compatible with existing and proposed public support facilities; (5) Promote the most desirable use of land and direction of building development, promote stability of development, protect the character of the district, conserve the value of land and buildings, and protect the City's tax base.
Manufactured Home/ Residential (MR)	The Manufactured Home and Residential District (MR) is established to: (1) Recognize that certain areas of the City are suitable for a mixture of single-family dwelling units and HUD-Code manufactured homes, and to provide adequate space and site diversification for residential purposes designed to accommodate the peculiarities and design criteria of manufactured homes, along with single-family residences. (2) Protect against pollution, environmental hazards and other objectionable influences. (3) Provide adequate provisions for vehicular and pedestrian circulation. (4) Promote housing densities appropriate to and compatible with existing and proposed public support facilities. (5) Promote the most desirable use of land and direction of building development; promote stability of development; protect the character of the district; conserve the value of land and buildings; and protect the City's tax base.
Mixed Use (MU)	The Mixed Use District (MU), when assigned to tracts of land generally greater than one acre, is intended to provide for a mixture of retail, office, and residential uses in close proximity to enable people to live, work, and purchase necessities in a single location. On tracts of one acre or less, the MU, Mixed Use District is intended to permit small scale mixed use buildings that have residential units above retail or office uses, especially on existing residential use properties. Bed-and-breakfast establishments could also be located in this district. Additionally, pedestrian walkways and open area are desired in order to promote a pedestrian-friendly environment. It is not the purpose of this zoning district to permit or encourage properties used for single-family residences to be converted to exclusively commercial or multi-family use.
Neighborhood Commercial (NC)	The Neighborhood Commercial District (NC) is established to provide low intensity office, retail and service facilities for the local neighborhood area. These uses should be compatible with residential uses in the neighborhood. Hours of business operation should be limited during the week, and businesses should generally close by 10:00 p.m. on the weekends. Businesses shall use landscaping and other buffering techniques to minimize their impact on the adjacent community. Equipment such as dumpsters and storage units shall be located away from residential uses and be screened. NC, Neighborhood Commercial District areas should generally be located on collector streets at the intersection of collector or arterial roadways and act as buffer areas for residential uses from the arterial traffic.
Office/ Professional (OP)	The Office Professional District (OP) is established to provide areas primarily for low intensity, small scale office uses and service facilities. Office uses should be compatible with residential uses, and should incorporate established landscape and buffering requirements.
Public/ Institutional (P)	The Public and Institutional District (P) is intended to accommodate uses of a governmental, civic, public service, or public institutional nature, including major public facilities, state colleges and universities. The review of the location for public facilities is intended to facilitate the coordination of community services while minimizing the potential disruption of the uses of nearby properties. This district is intended for properties used, reserved, or intended to be used for a civic or public institutional purpose or for major public facilities.
Patio Home, Zero-Lot-Line (PH-ZL)	The Patio Home, Zero-Lot-Line Residential District (PH-ZL) is intended for development of primarily detached single-family residences on compact lots having one side yard reduced to zero feet, also commonly referred to as "zero-lot-line", and having a minimum of 4,000 square feet.
Planned Development District (PDD)	The purpose of an overlay planned development zoning district ("PD District") is to provide for the development of land as an integral unit for single or mixed use in accordance with a PD Concept Plan that may include uses, regulations and other requirements that vary from the provisions of other zoning districts. PD districts are intended to implement generally the goals and objectives of the City's Comprehensive Plan. PD districts are also intended to encourage flexible and creative planning, to ensure the compatibility of land uses, to allow for the adjustment of changing demands to meet the current needs of the community, and to result in a higher quality development for the community than would result from the use of conventional zoning districts.
Single Family 4.5 (SF-4.5)	The SF-4.5 Single Family District (SF-4.5) is intended for development of primarily detached, single-family residences and customary accessory uses on lots of at least 4,500 square feet in size.
Single Family 6 (SF-6)	The SF-6 Single Family District (SF-6) is intended for development of primarily detached, single-family residences and customary accessory uses on lots of at least 6,000 square feet in size.
Single Family Rural (SF-R)	The SF-R Rural Residential District (SF-R) is intended for the development of single-family uses in larger lot subdivisions in a more rural setting.
Townhouse Residential (TH)	The Townhouse Residential District (TH), is intended for development of single-family residences and associated uses as well as for development on larger parcels of land of two-family townhouse units.
Vertical Mixed Use (VMU)	The Vertical Mixed Use District (VMU), is intended to provide for a mixture of retail, office, and dense residential uses in close proximity to enable people to live, work, and purchase necessities in a single location. It is not the purpose of this zoning district to permit or encourage properties to be converted to exclusively commercial or multi-family use.
Subpart C – San Marcos SmartCode	
Civic Space	Civic Space: an outdoor area permanently dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their enfronting buildings.
Smart Code District	See *San Marcos, Texas Code of Ordinances* Subpart C – San Marcos SmartCode
T4—General Urban	General Urban Zone (T-4) consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.
T5—Urban Center	Urban Center Zone (T-5) consists of higher density mixed use buildings that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, regularly spaced street tree planting and buildings set close to the sidewalks.

PLANNED DEVELOPMENT DISTRICTS



Key Number	PDD Name	Ordinance Number	Approval Date*	Base Zoning	Note	Zoning Atlas Page
1	1921 Old RR 12 PUD	1984-28	03-12-1984	PUD	No Base Zoning***	25
2	River Ridge PUD	1986-067	06-27-1986	PUD	No Base Zoning***	19, 20
3	Riverchase	1987-47	03-23-1987	PDD	No Base Zoning***	64, 65, 71, 72
4	Blanco Shoals	2002-43	06-24-2002	MF-18, P	Build out complete	20, 29
5	Greenpointe	2002-52	08-12-2002	SF-6	In Progress	54, 55
6	McCoy's Building Supply	2003-51	09-08-2003	HC	In Progress	63
7	The Sanctuary	2004-47	08-23-2004	T5	Build out complete; currently named Sanctuary Lofts**	35, 36, 45, 46
8	Blanco River Village	2004-61	11-15-2011	SF 4.5, MF-12	In Progress	38, 48
9	The Retreat	2005-03	03-24-2011	MF-12, CC, SF-6	Build out complete	25, 26, 34, 35
10	Stonecreek Crossing	2007-18	03-20-2007	GC, MU	In Progress	69, 70, 77
11	Concho Commons	2008-40	09-16-2008	T5	Removed per SmartCode Ordinance (2011-17)**	36
12	McCarty Commons	2008-41	10-06-2008	GC, CC, P	In Progress	77, 85, 86
13	Vintage San Marcos	2008-50	10-21-2008	T5	Complete; currently named Vistas**	36, 46
14	Purgatory Creek Apts.	2009-12	03-03-2009	MF-18	Build out complete	55, 63
15	Retreat on Willow Creek	2009-81	12-16-2009	MU	In Progress	54, 62
16	Paso Robles	2010-59	10-05-2010	MU, GC	In Progress; currently named Kissing Tree	60, 61, 67, 68, 75, 76, 83, 84
17	Iconic Village	2011-005	02-15-2011	MF-24	Build out complete	27
18	Chestnut St. Lofts	2011-21	05-03-2011	MU	Complete; currently named Ella Lofts	36
19	Blanco Vista	2011-37	08-02-2011	MU	In Progress	1, 2, 3, 4, 5
20	Blanco Vista	2011-38	08-02-2011	MU	In Progress; city initiated	3, 4, 5, 6
21	Luxury Apartment Community at Thorpe	2011-60	11-15-2011	MF-24	Build out complete; currently named Uptown Square	37
22	Blanco Riverwalk	2011-61	11-15-2011	MF-24	In Progress	8
23	The Preserve at Windemere	2011-62	11-15-2011	SF-R	In Progress	11, 12, 17, 18, 27
24	Thorpe Lane Lofts	2011-64	11-15-2011	MU	In Progress	37
25	Hillside Ranch	2012-13	03-20-2012	MF-12	Build out complete	26
26	The Woodlands of San Marcos	2013-03	01-07-2013	MF-12, FD	Build out complete; currently named The Woods	46, 56
27	Trace (Highpointe Investments)	2015-42	10-05-2015	SF-6, NC, MF-24, P, GC, CC	In Progress	95, 96, 101, 102, 103
28	Holt Tract PDD	2016-022	07-19-2016	GC	In Progress	20, 29
29	Blanco Riverwalk	2016-26	08-02-2016	HC	In Progress	5, 6, 8, 9, 13
30	HEB Grocery	2016-27	09-20-2016	GC	In Progress	54, 55
31	Whisper	2017-40	08-15-2017	HC, MU, VMU	In Progress	4, 6-10, 13-15

*Approval Date or date of latest admendment

***PDD's required to have Base Zoning as of Ordinance 2004-92

**SmartCode Ordinance (2011-17) rezoned the Downtown Master Plan Area

PLANNING AND DEVELOPMENT SERVICES
SCALE: 1"= 7,500' OR 1:90,000

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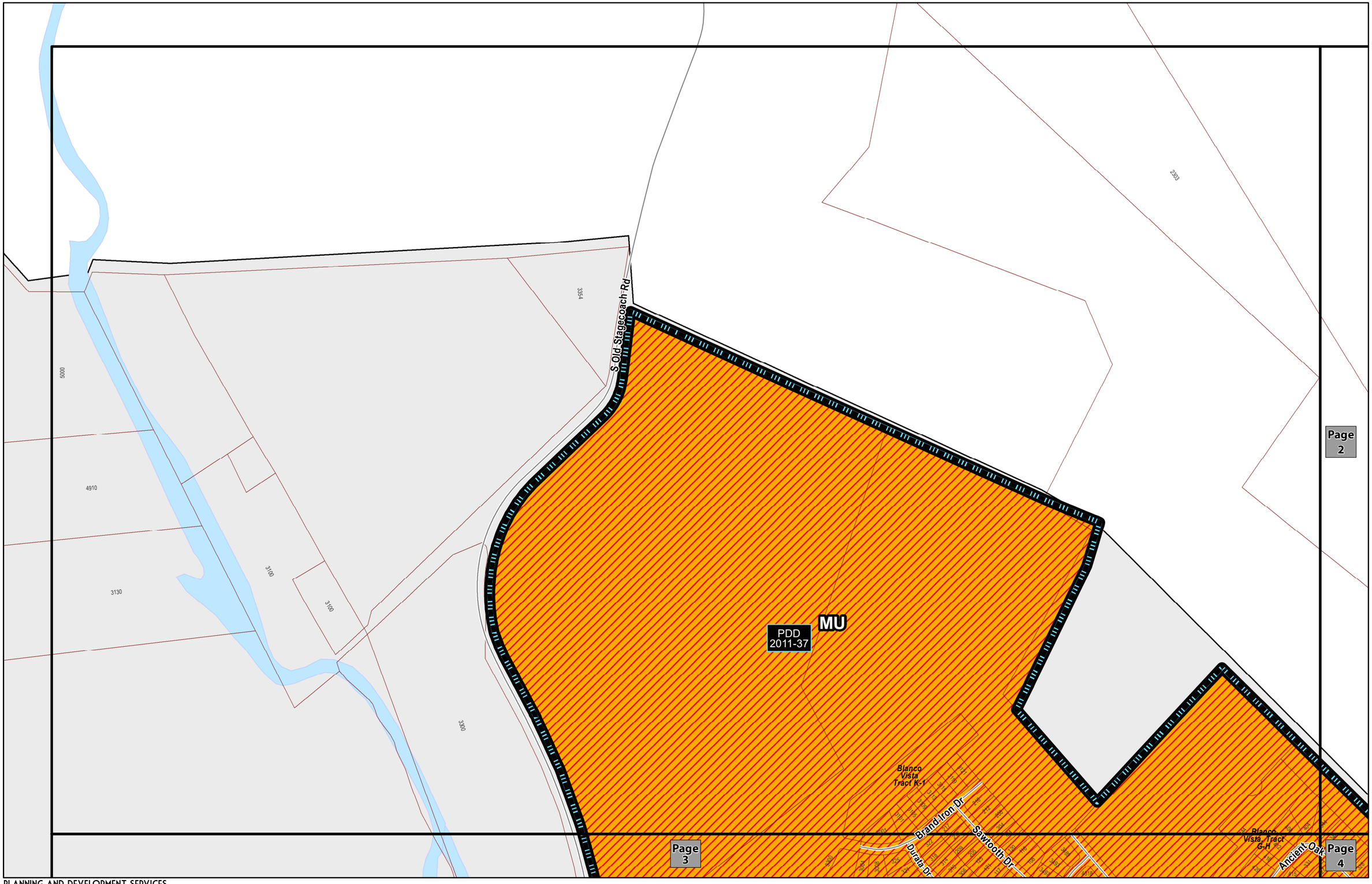

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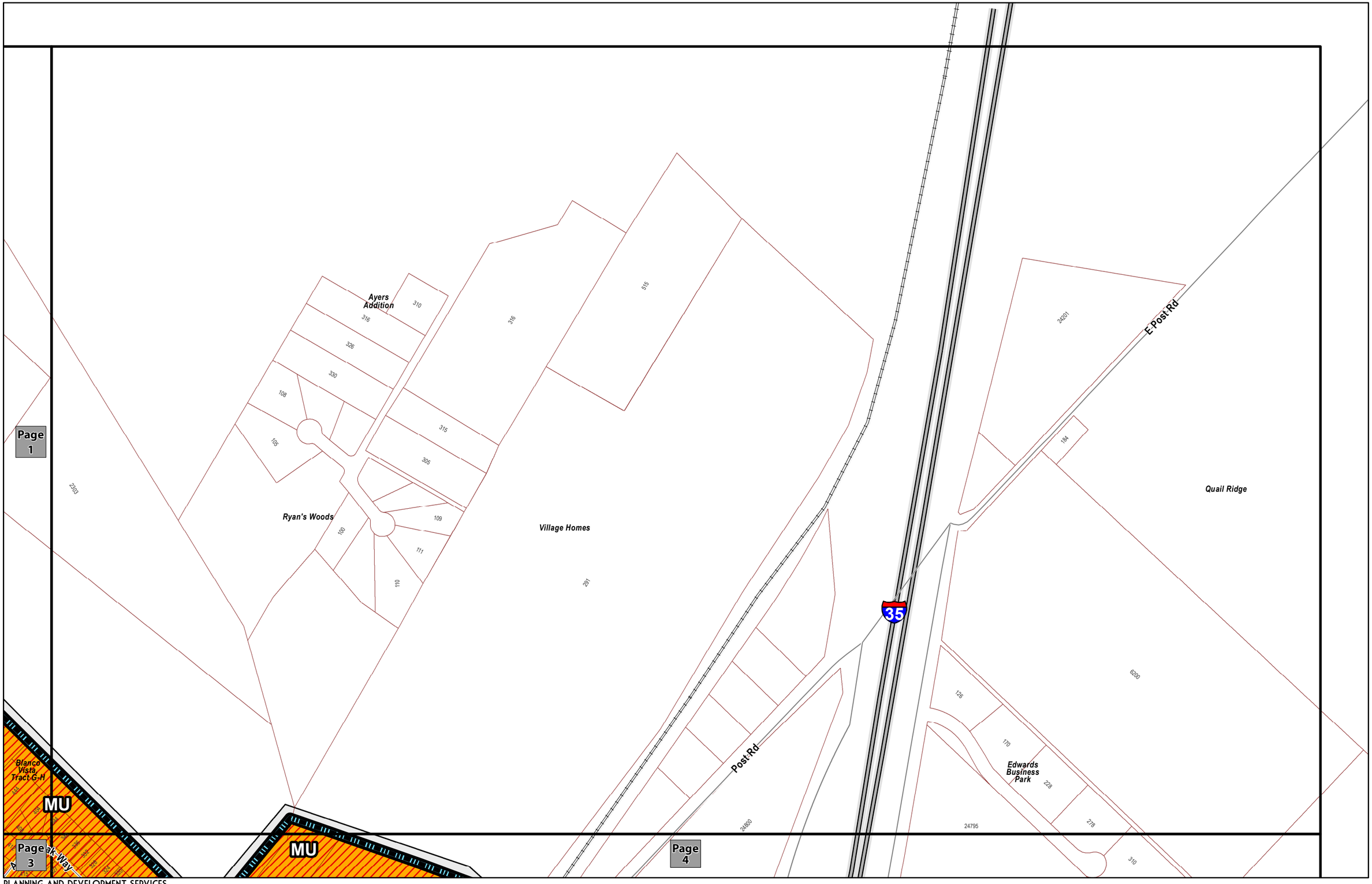

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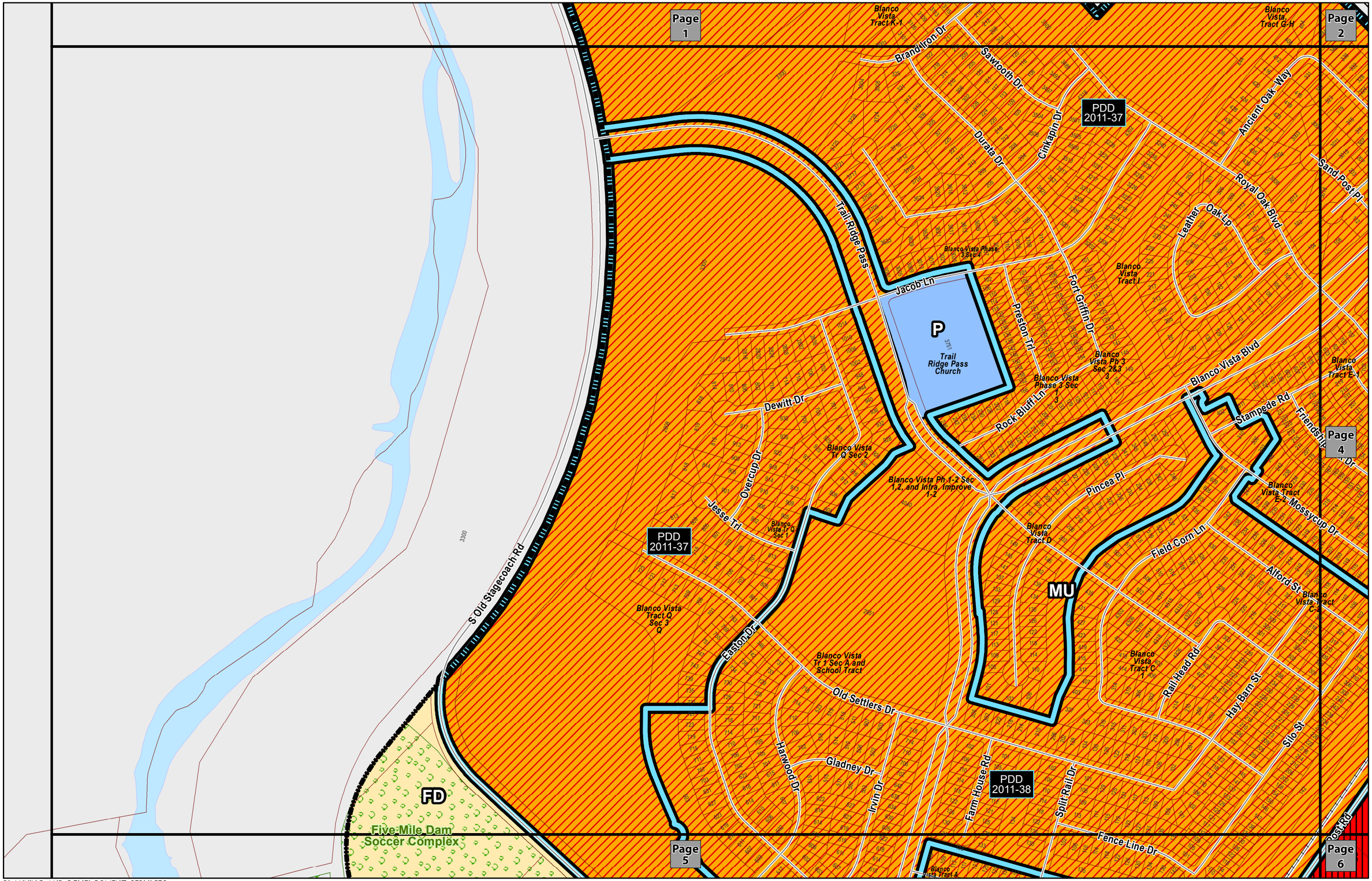

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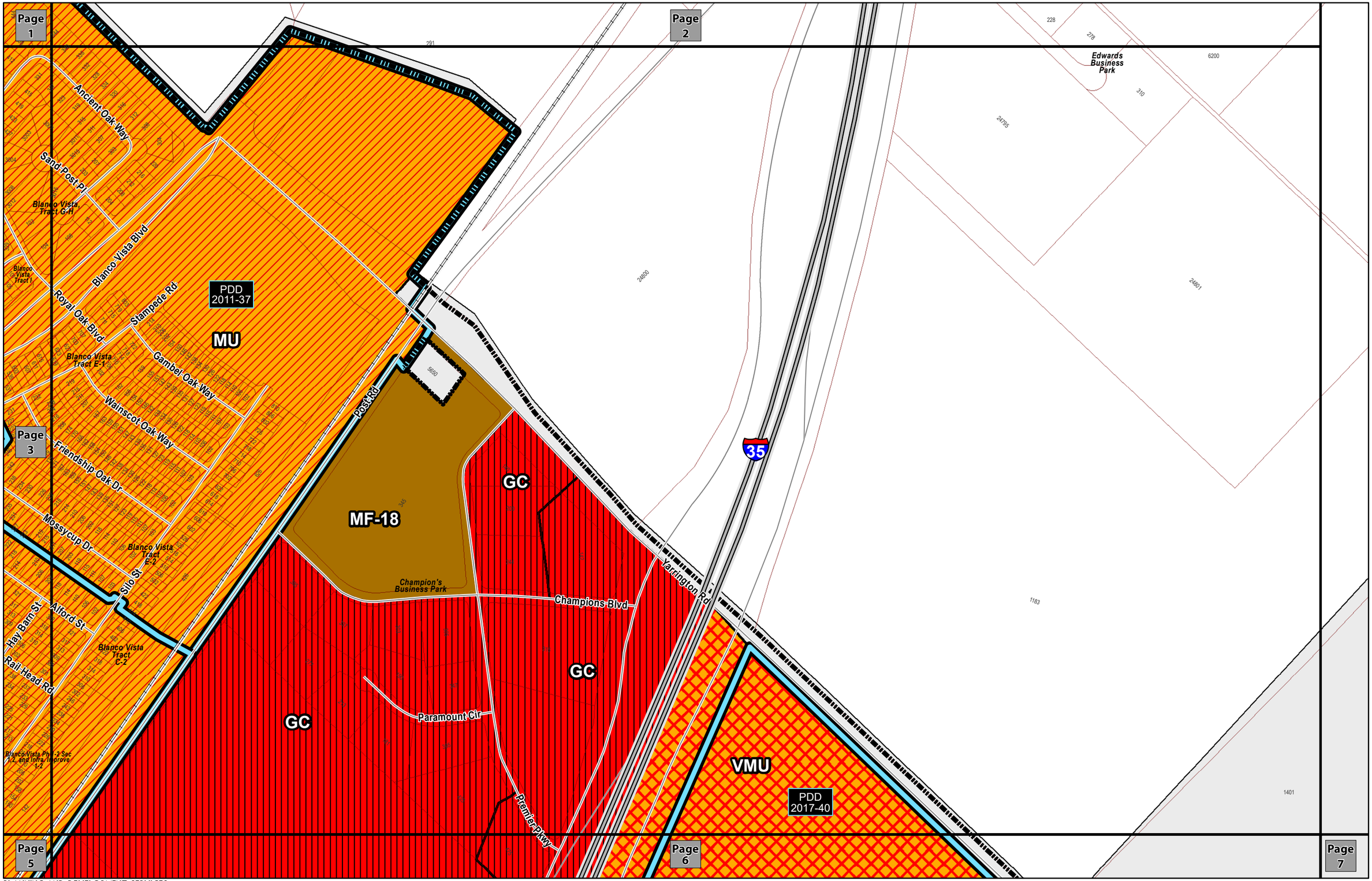

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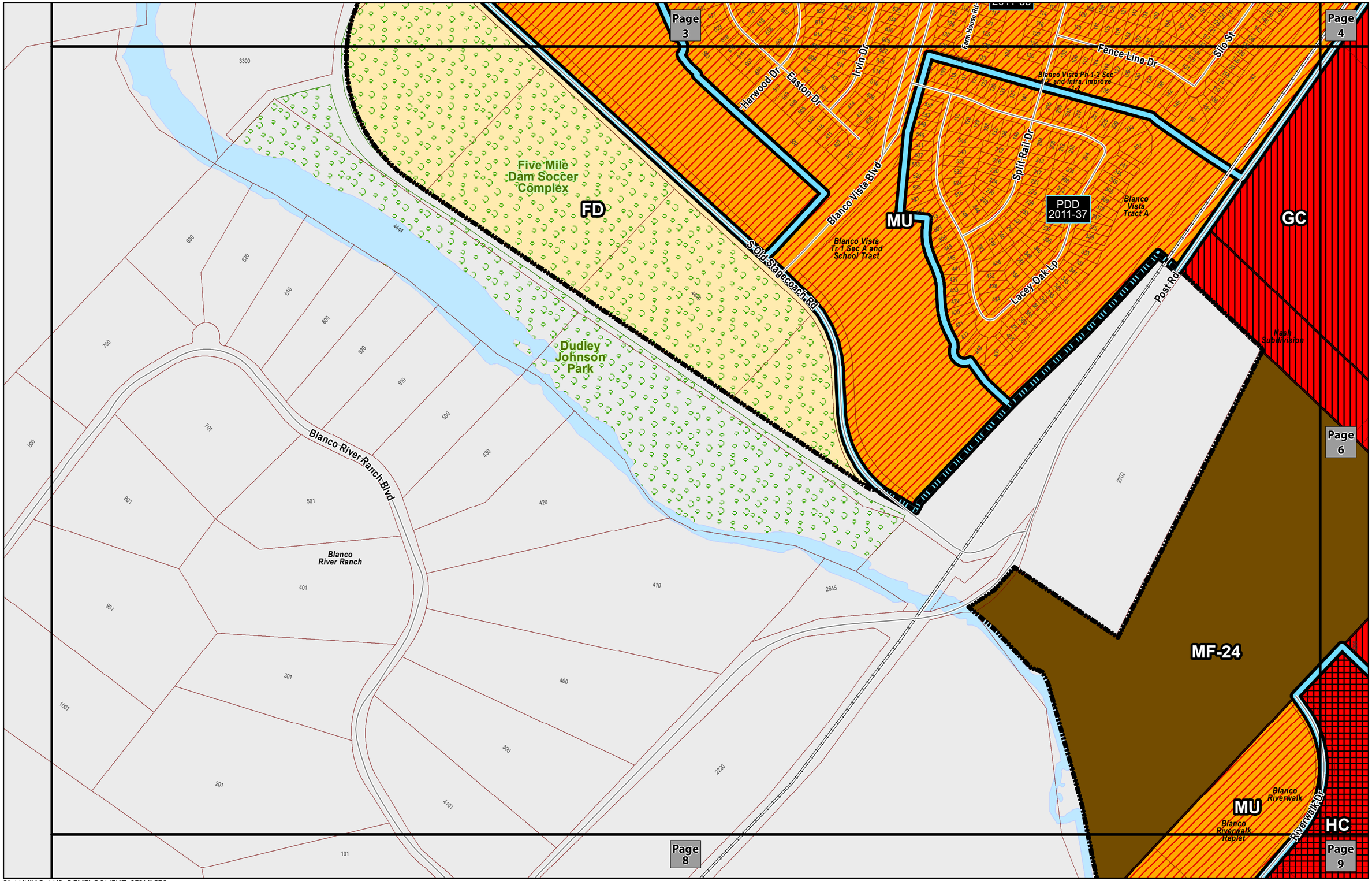

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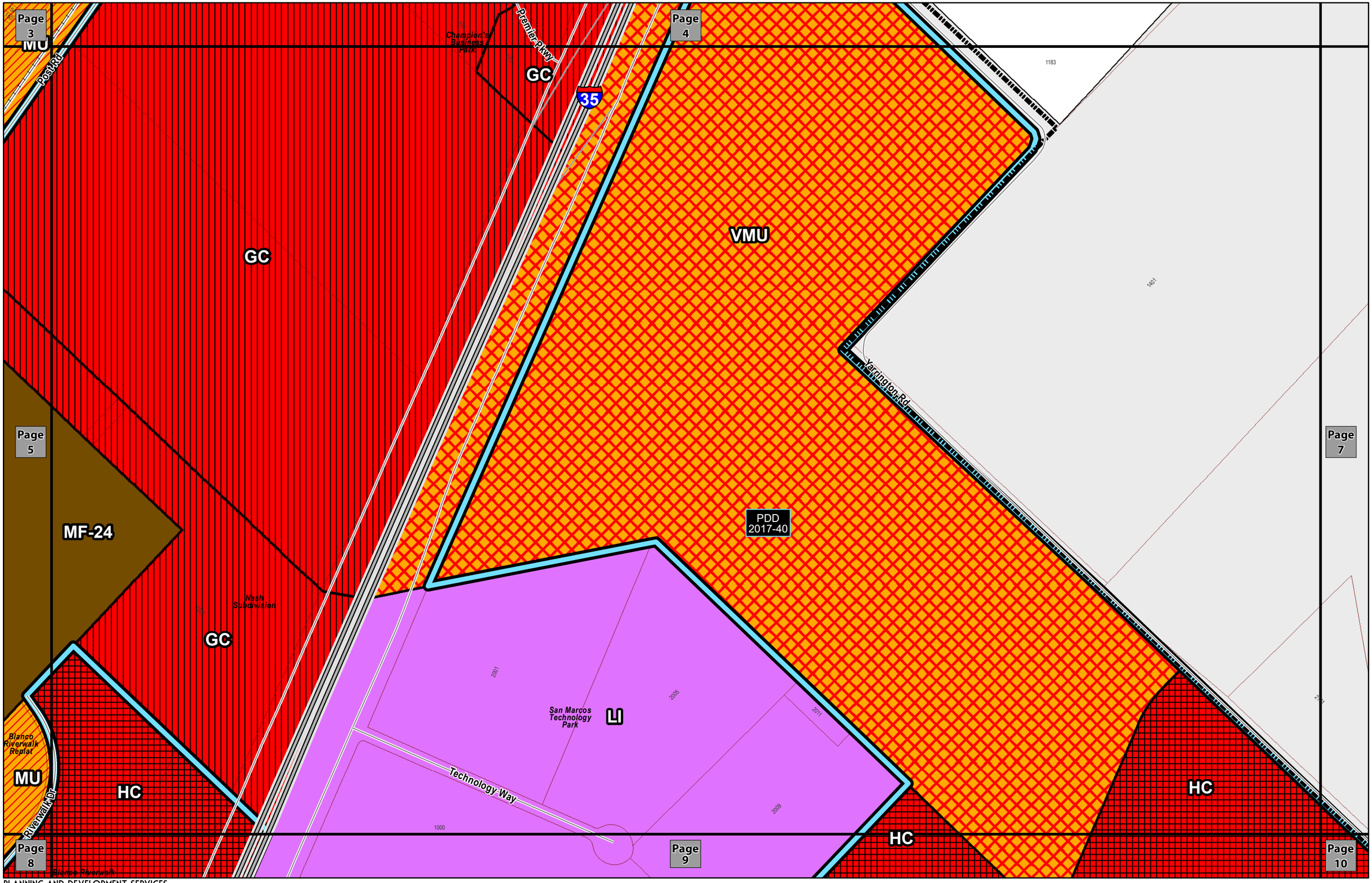

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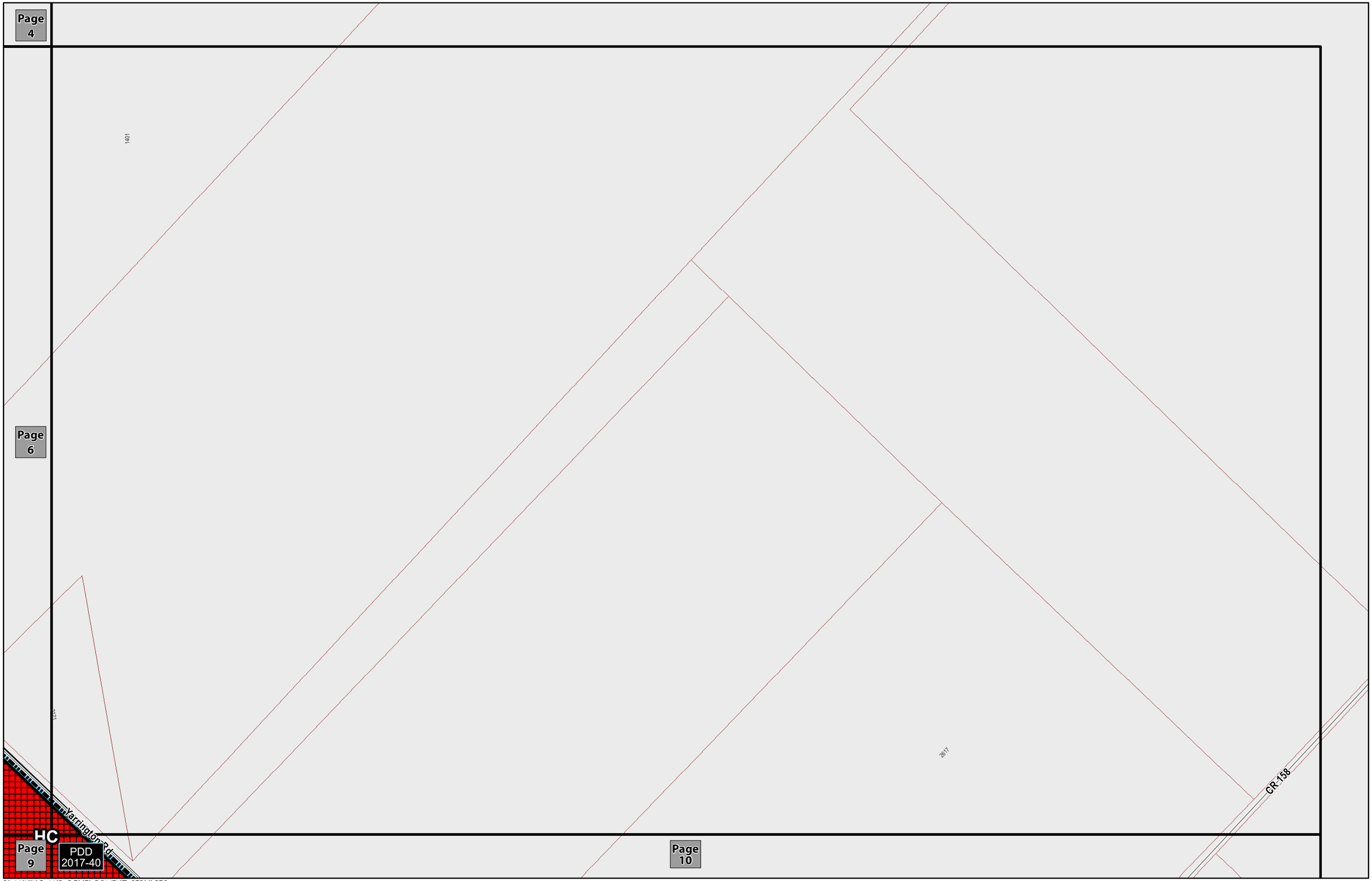

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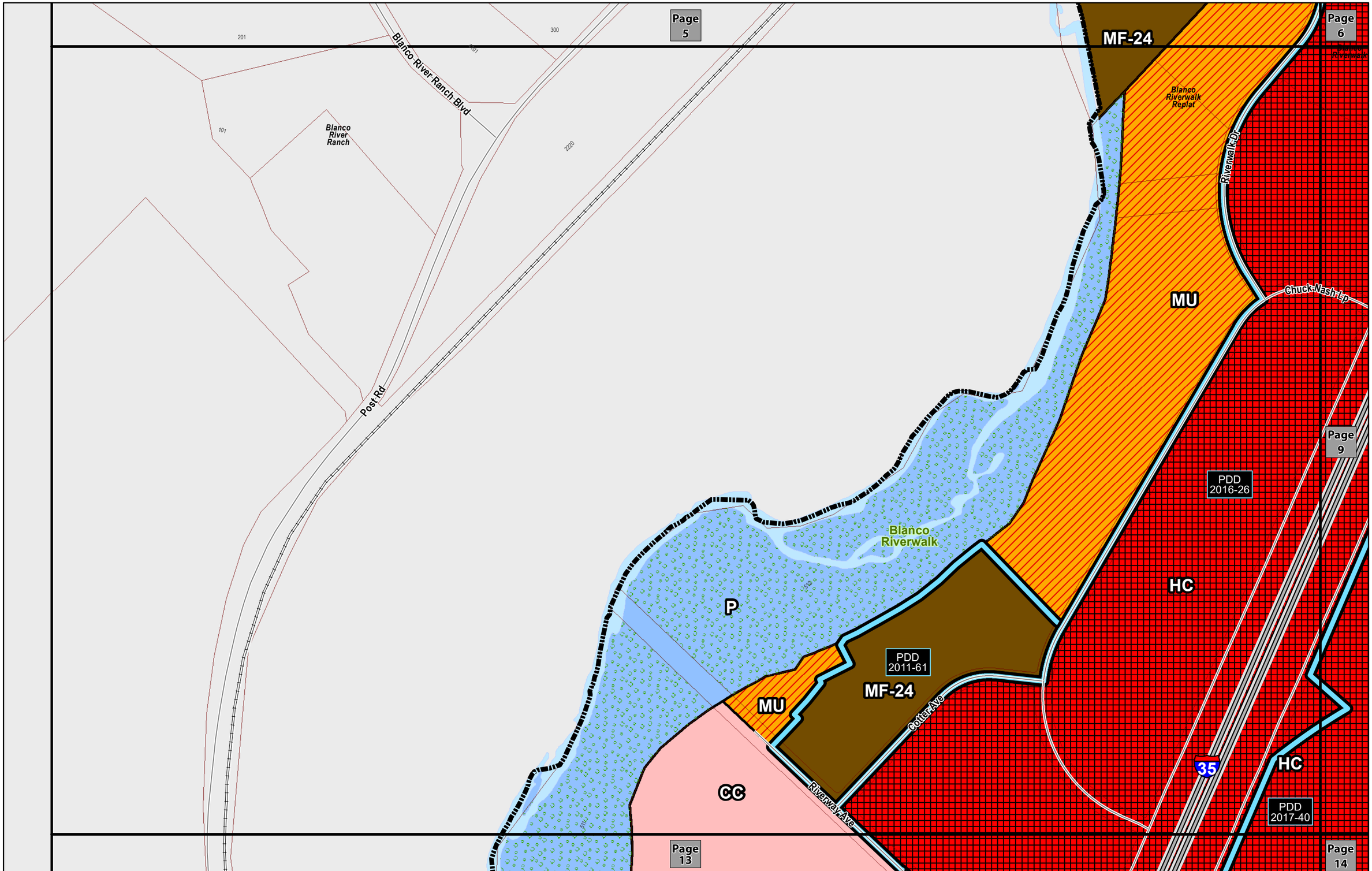

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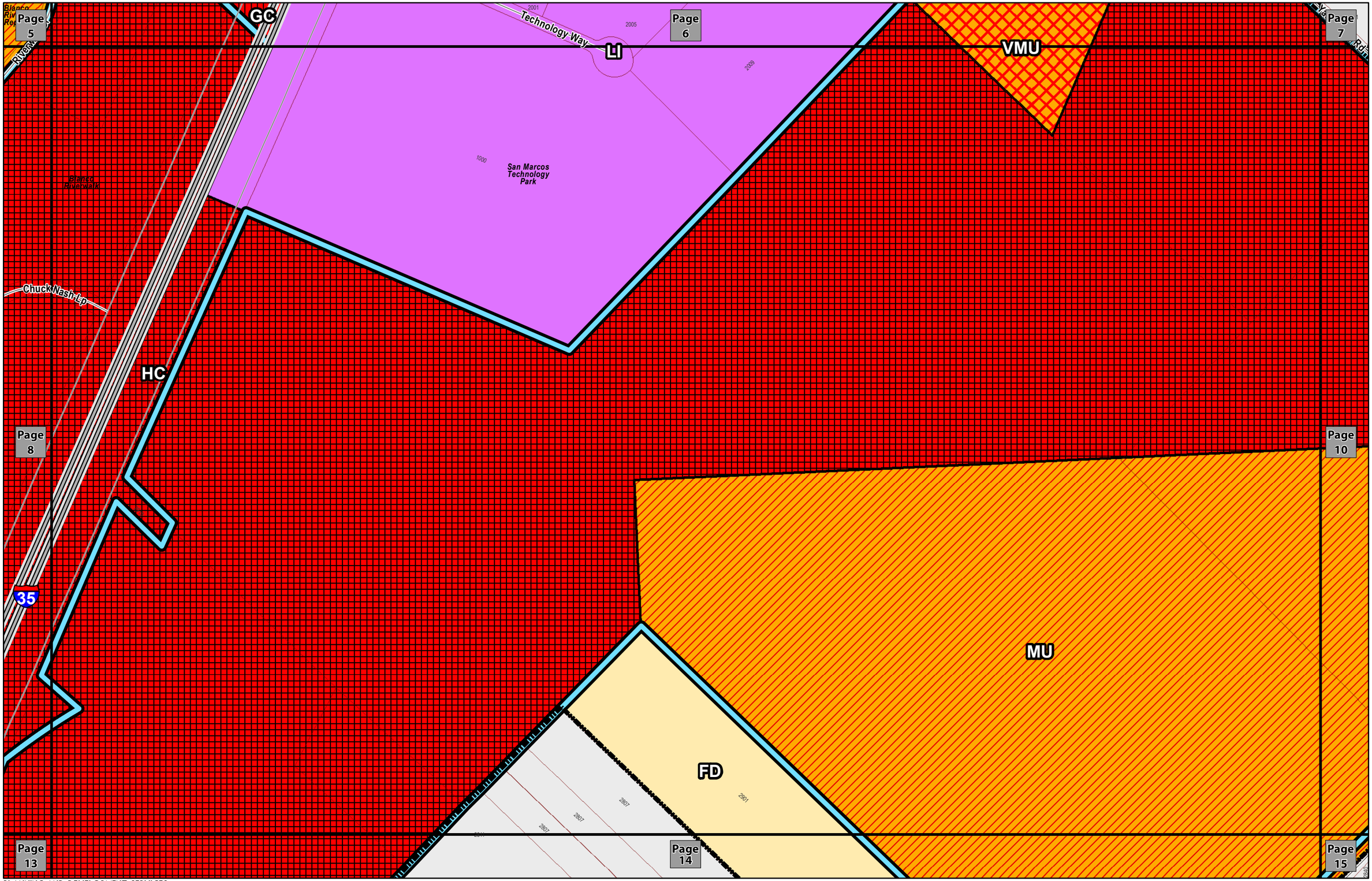

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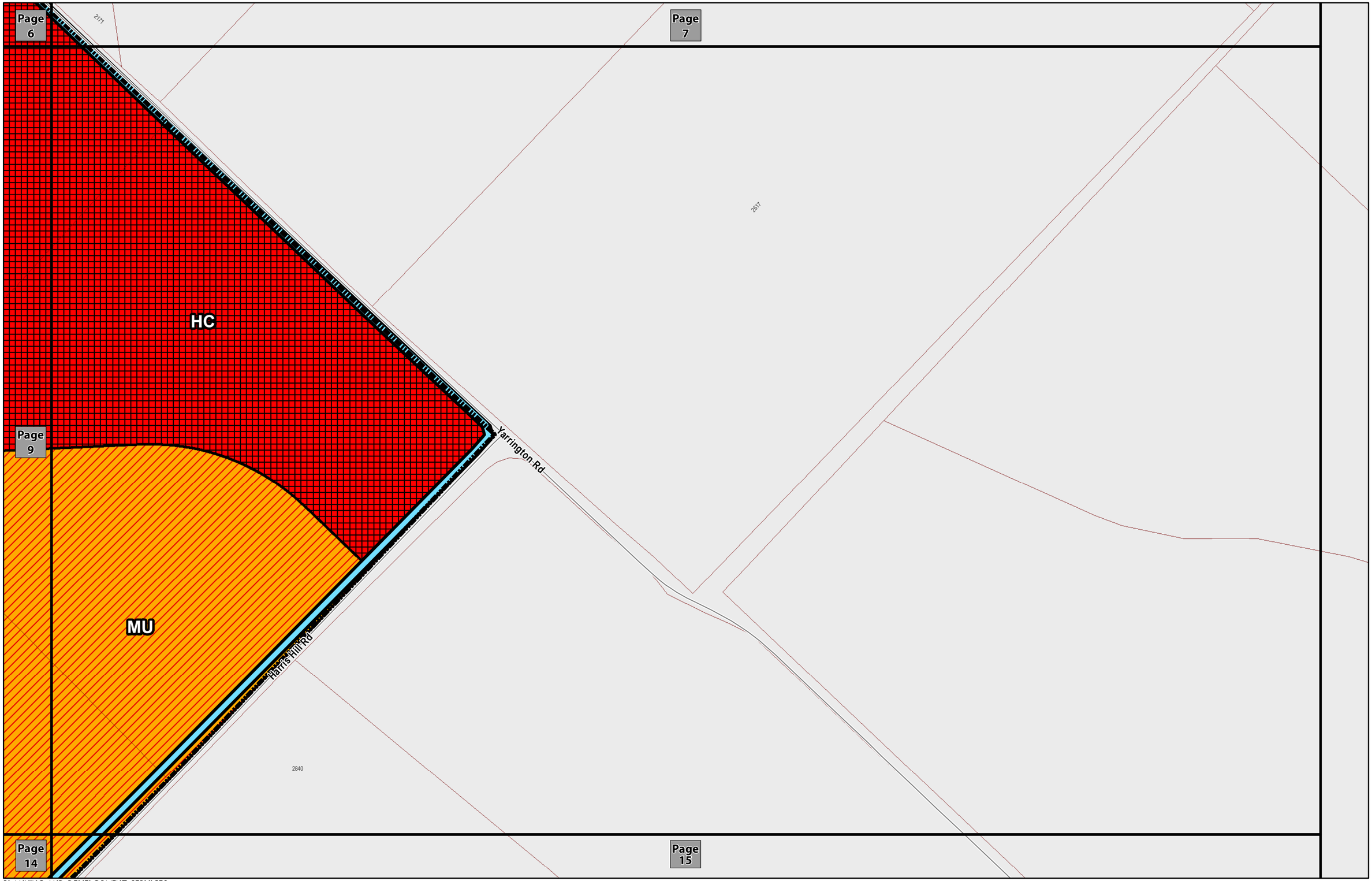

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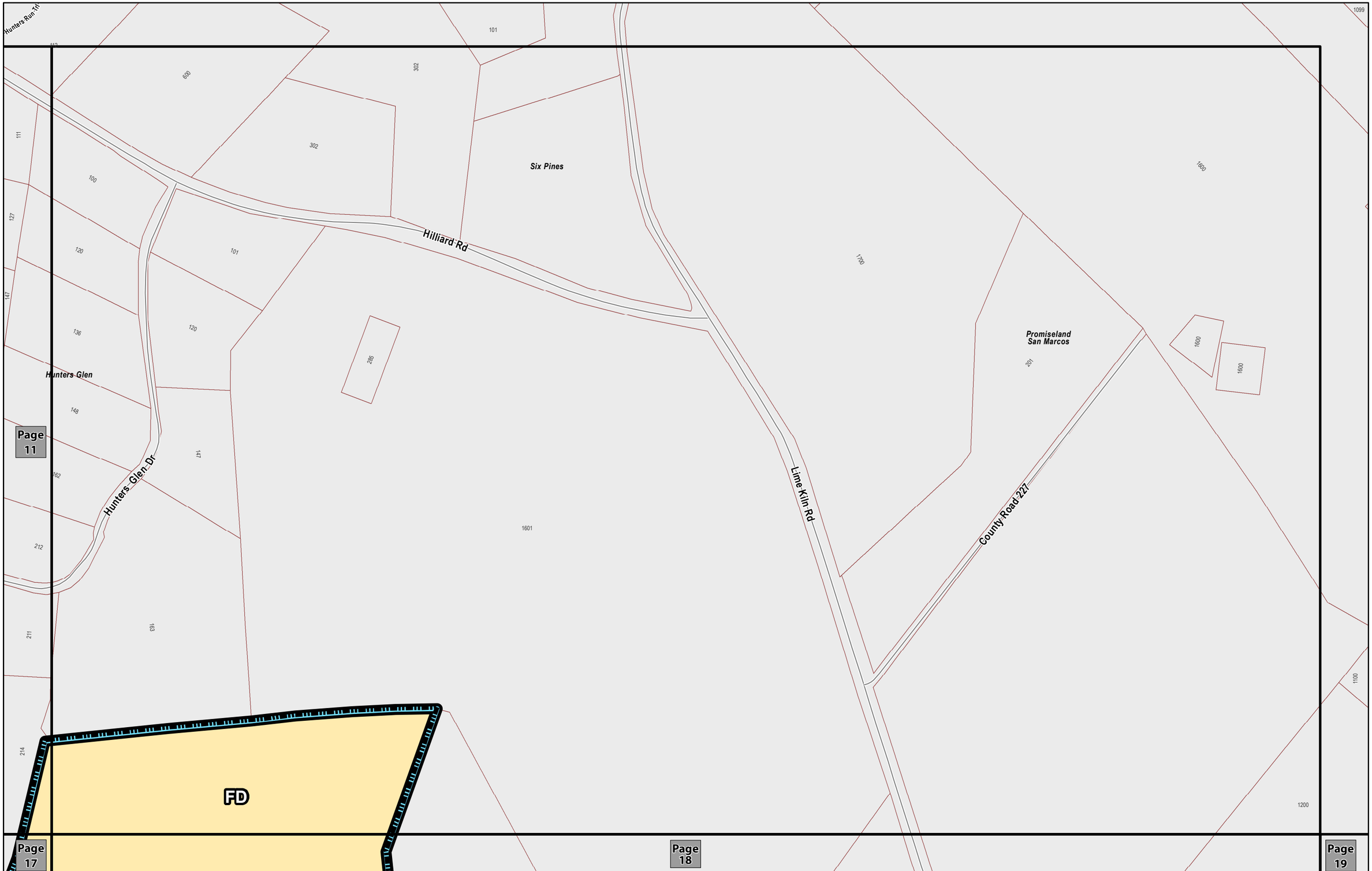

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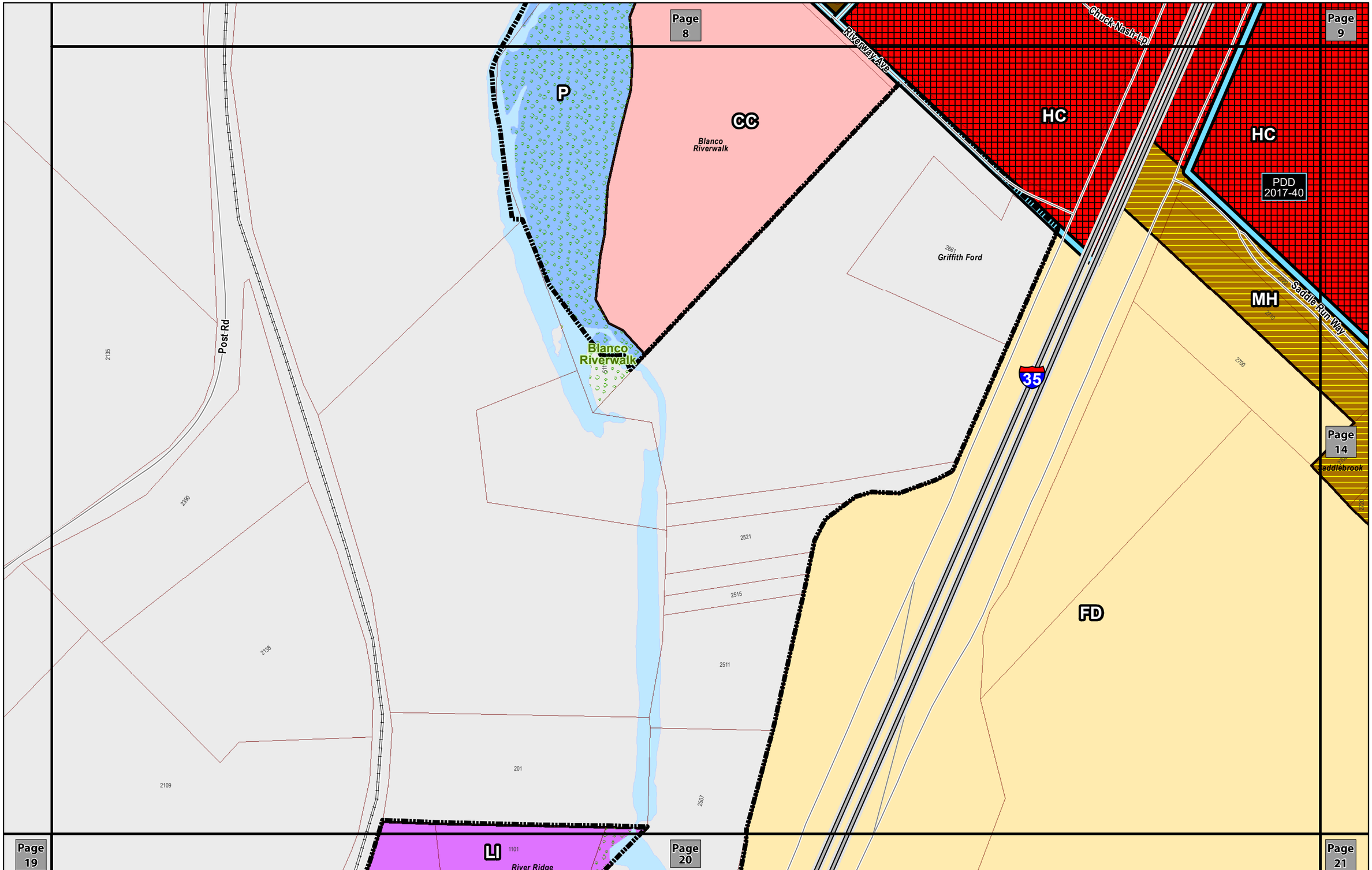

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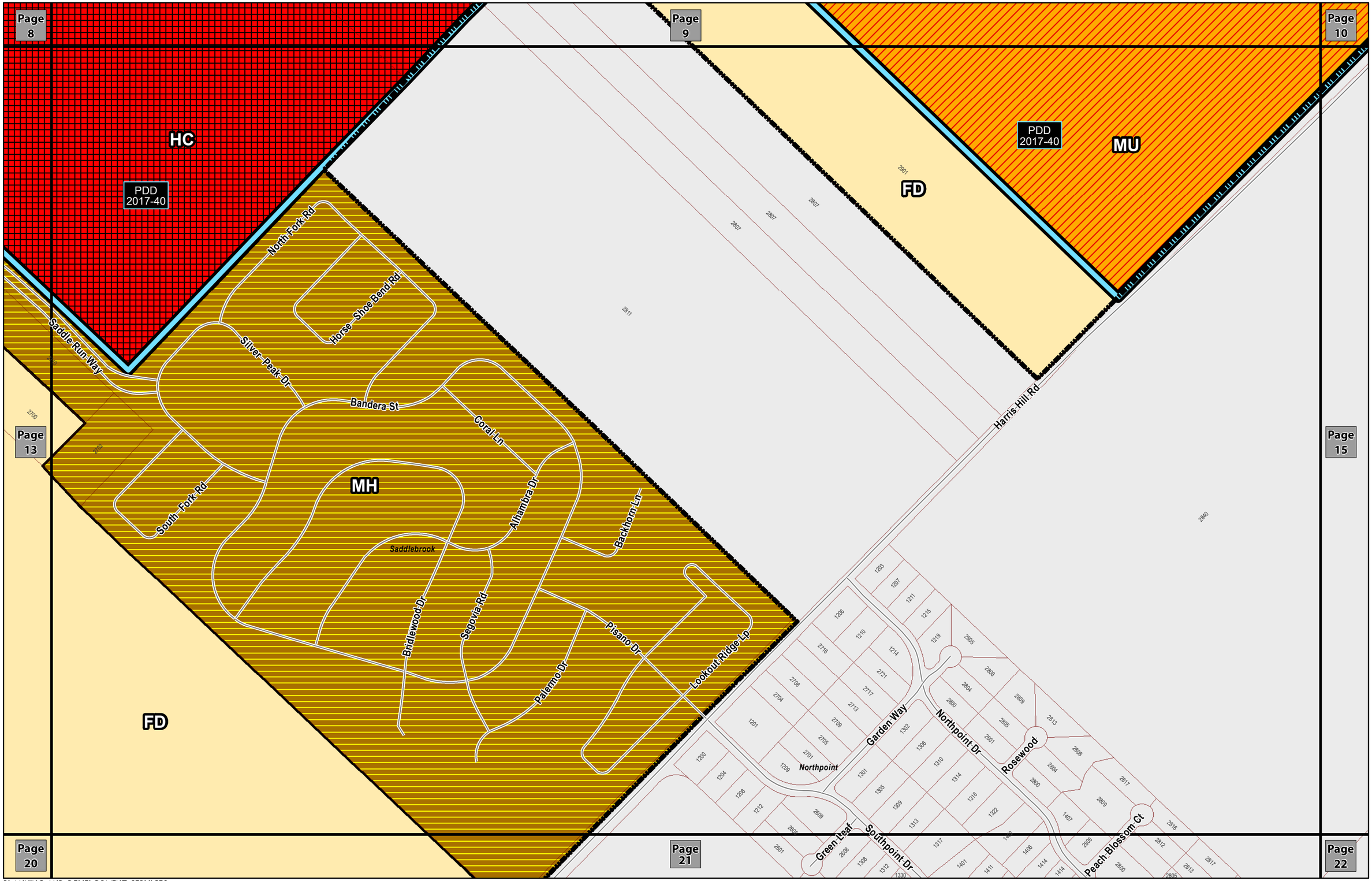

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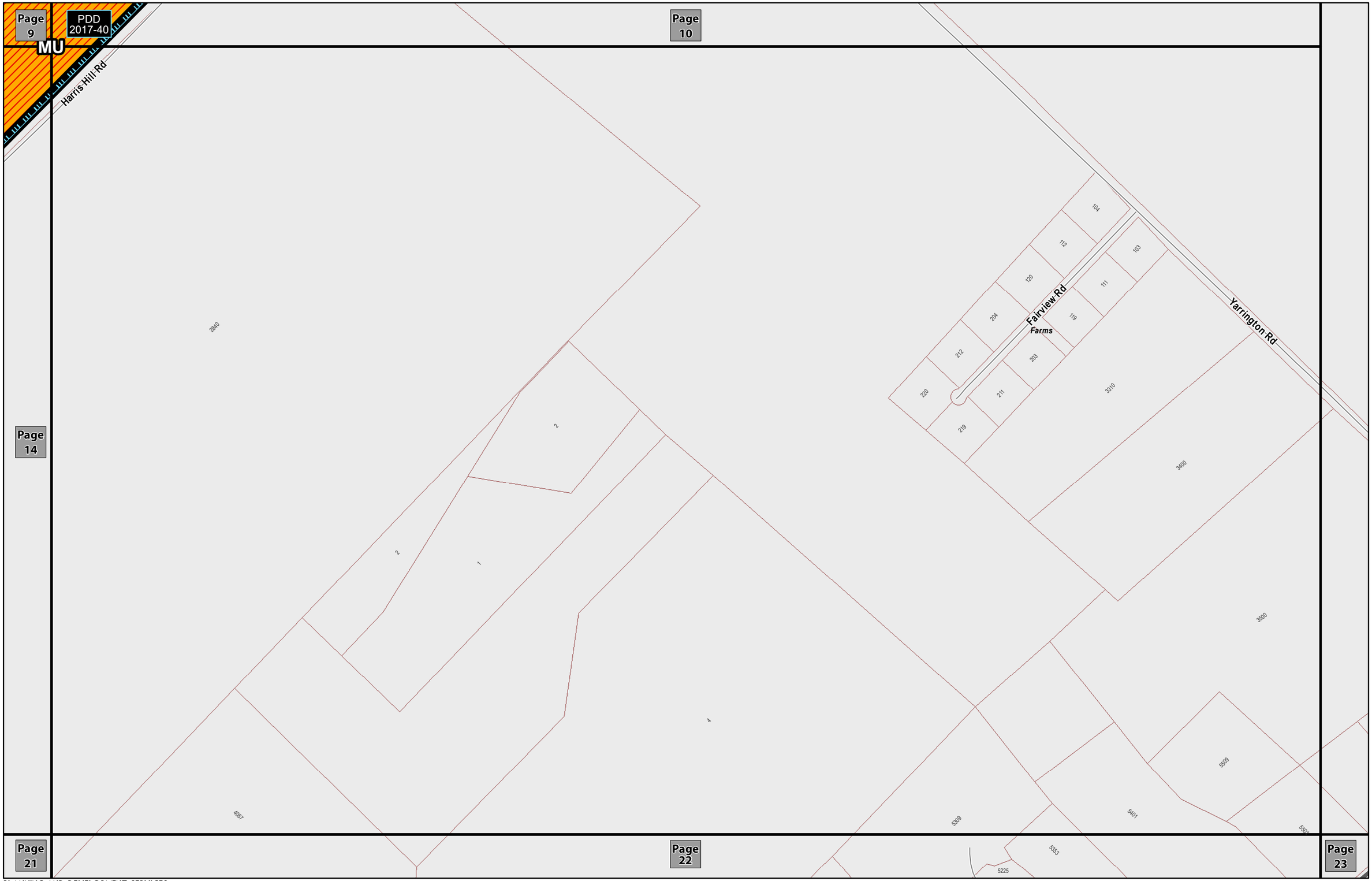
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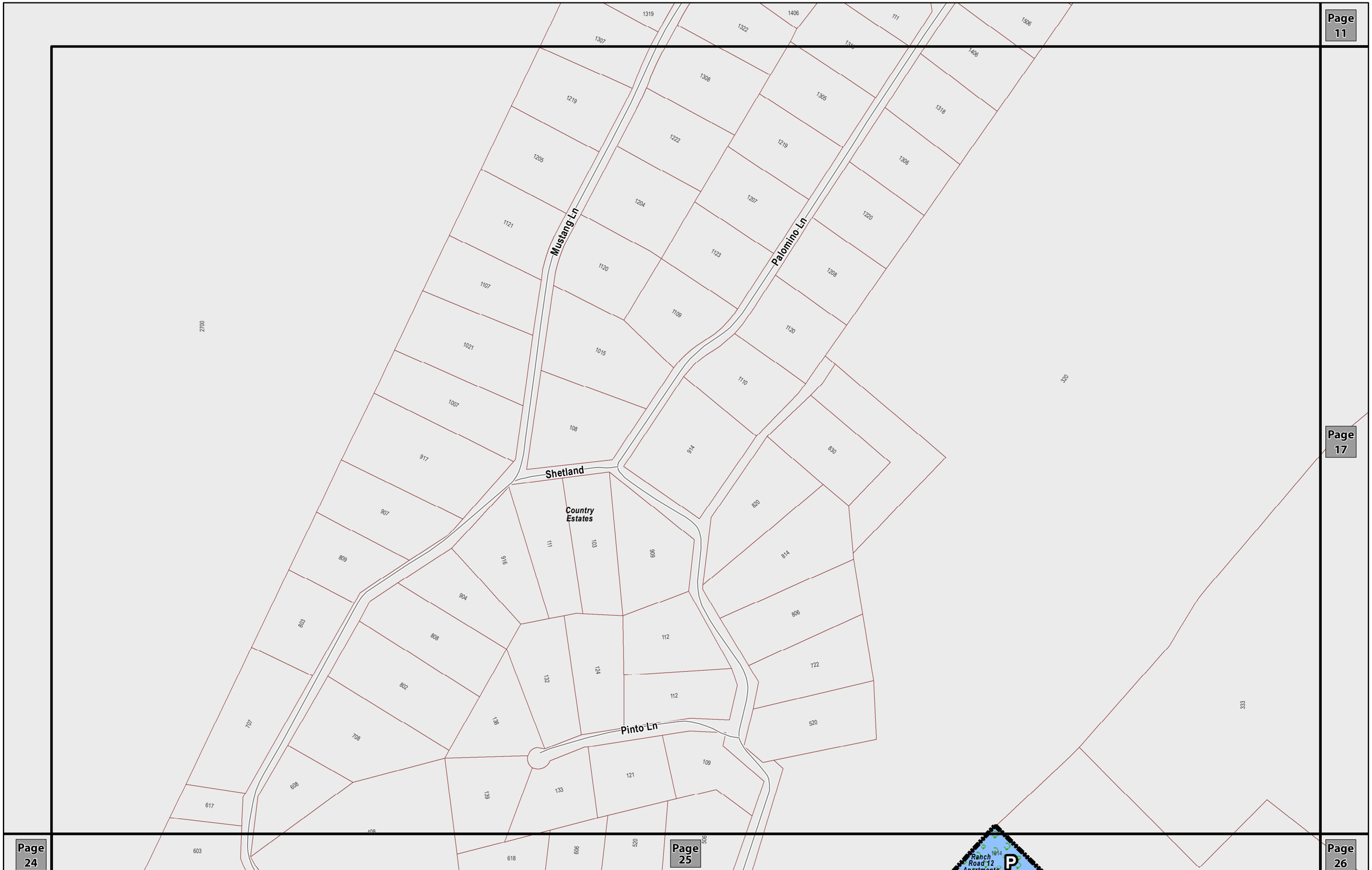

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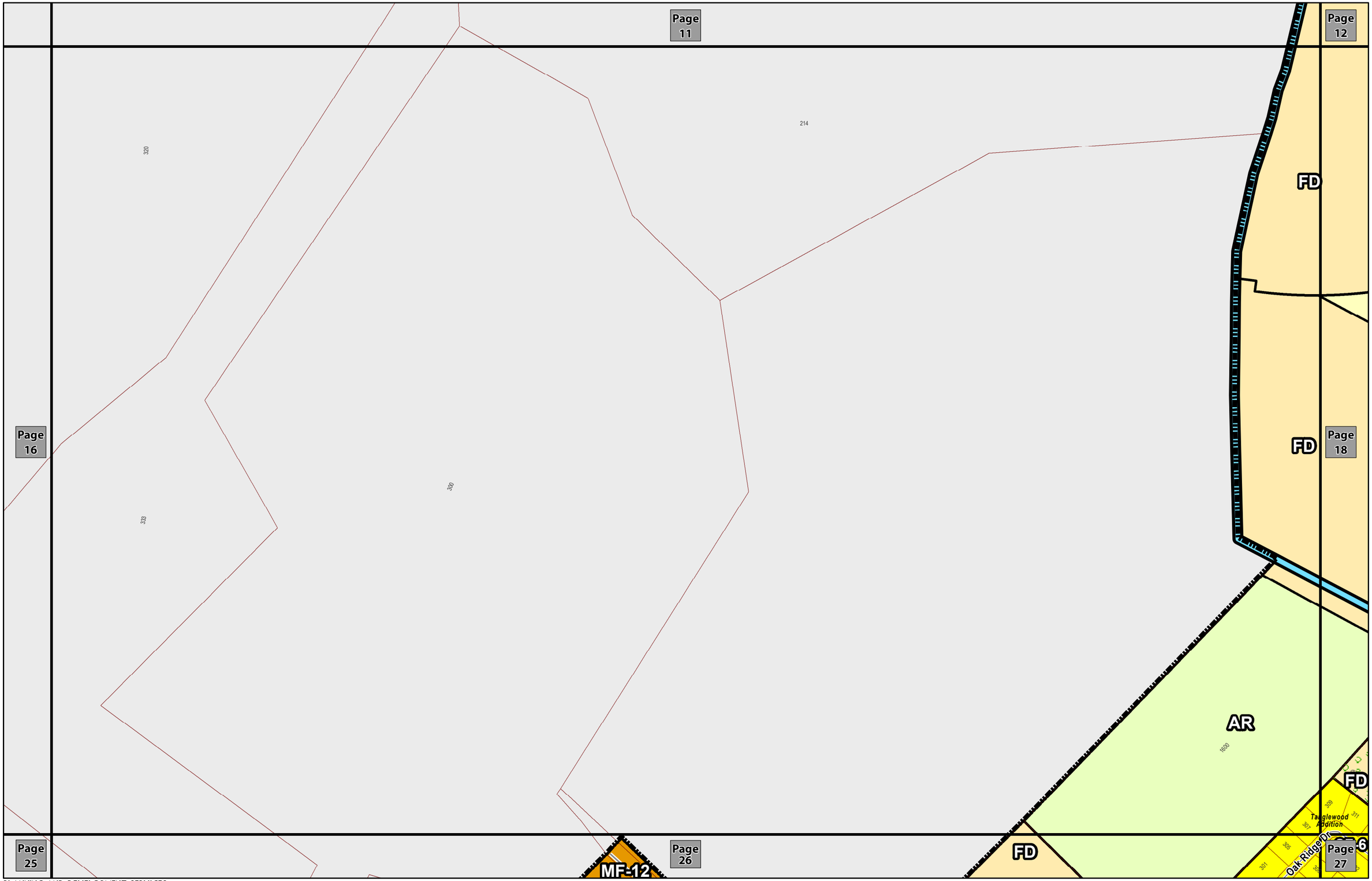

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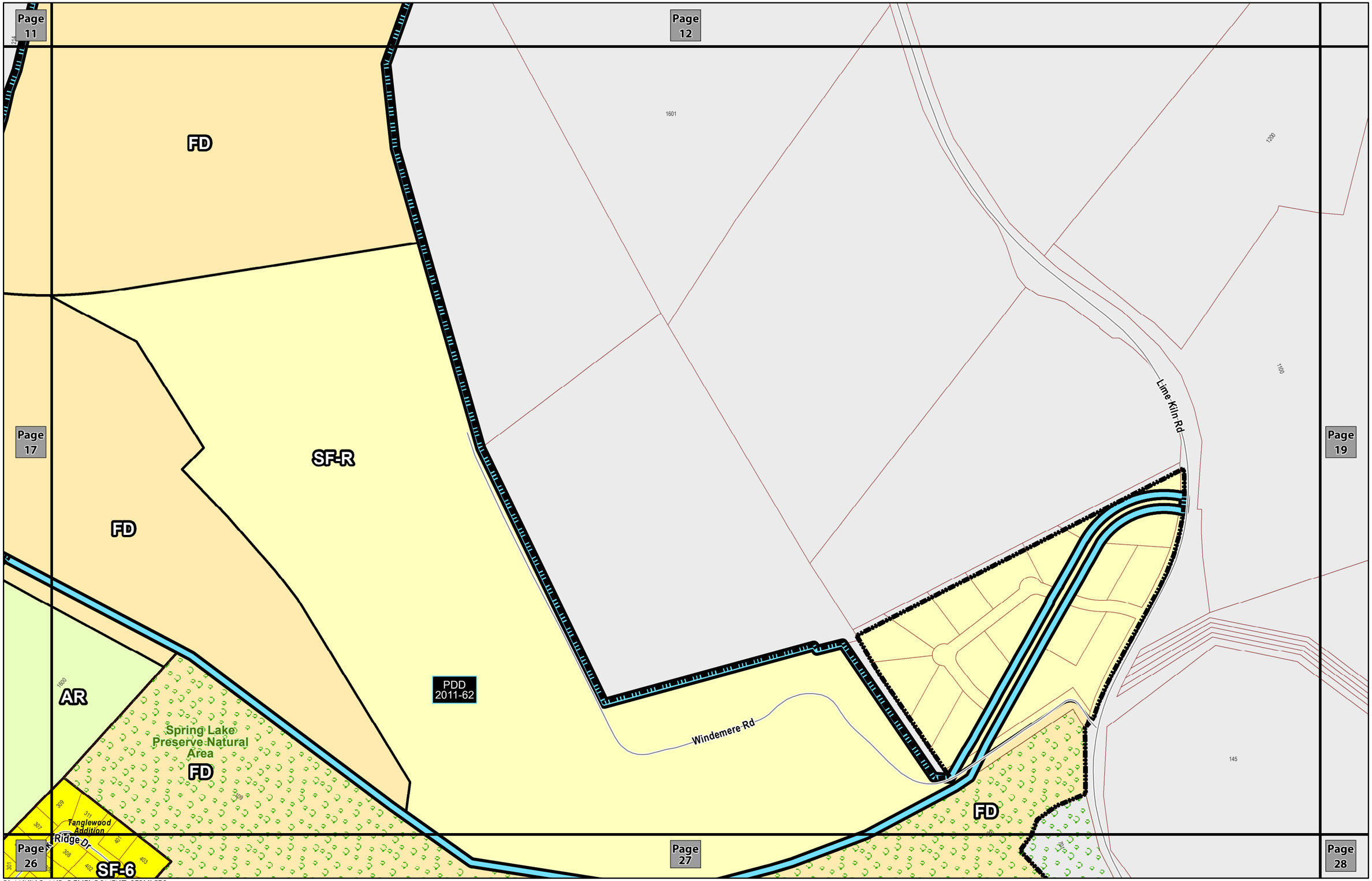

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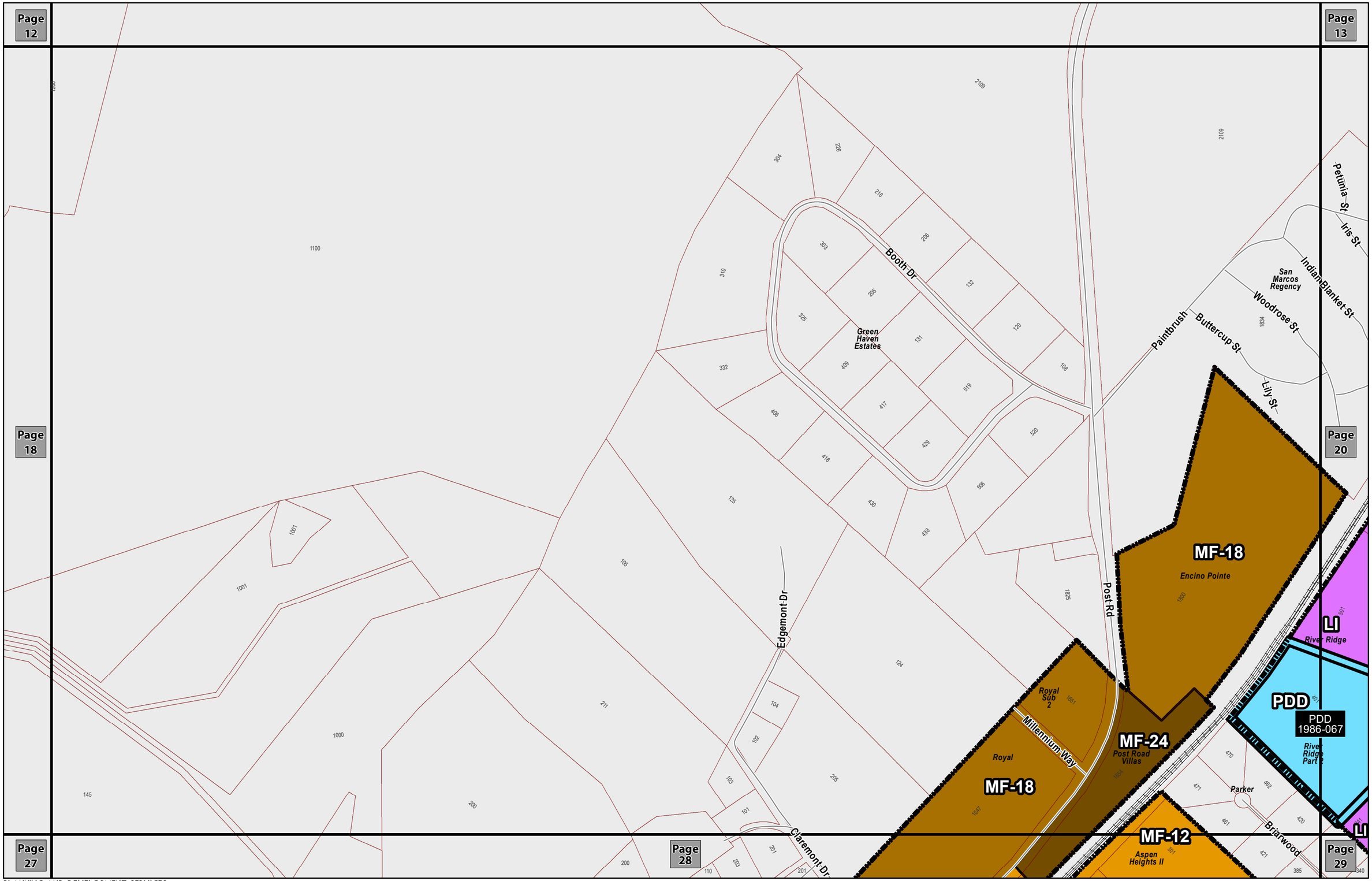
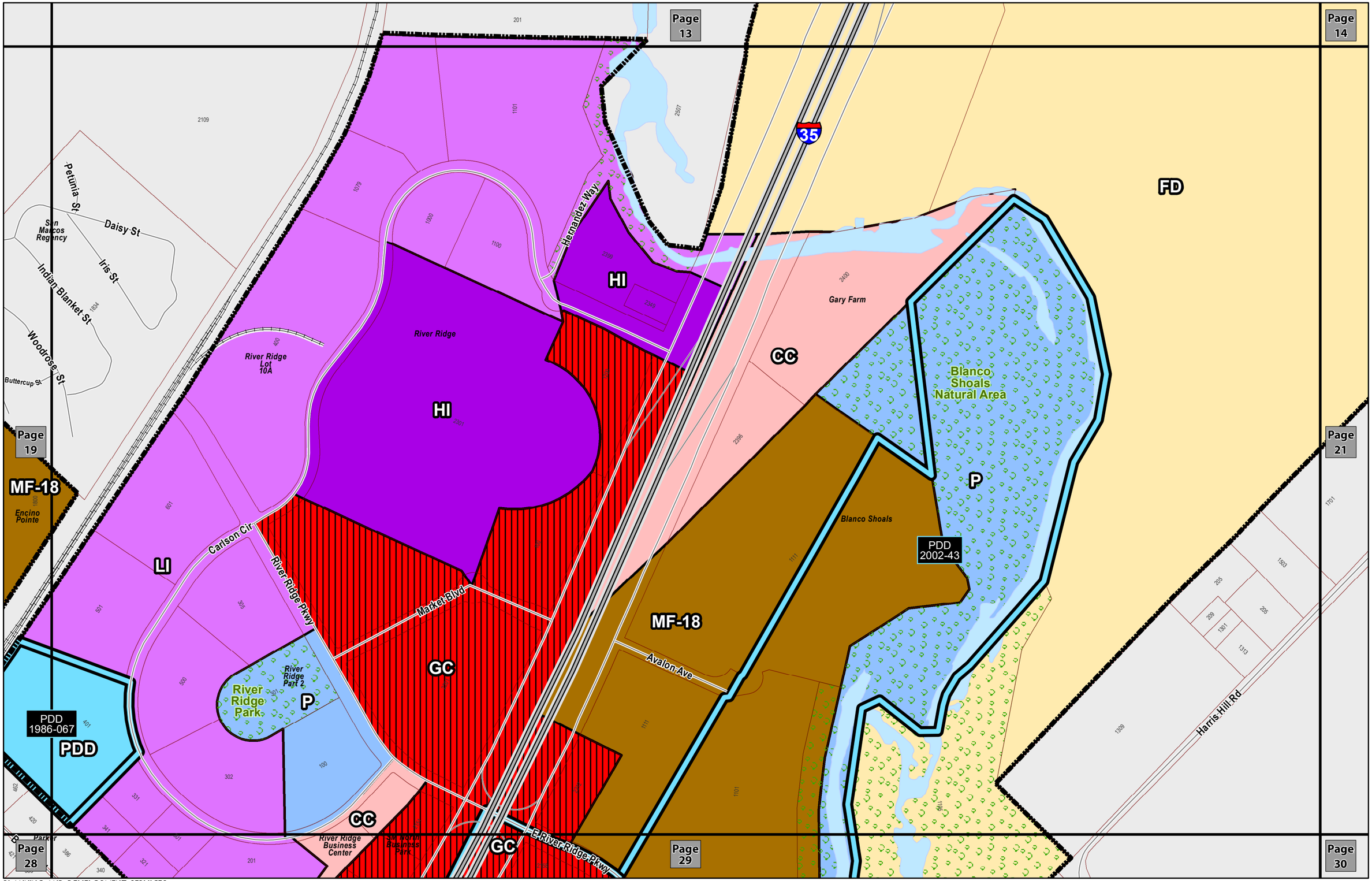


PLANNING AND DEVELOPMENT SERVICES
SCALE: 1" = 400' OR 1:4,800



PLANNING AND DEVELOPMENT SERVICES
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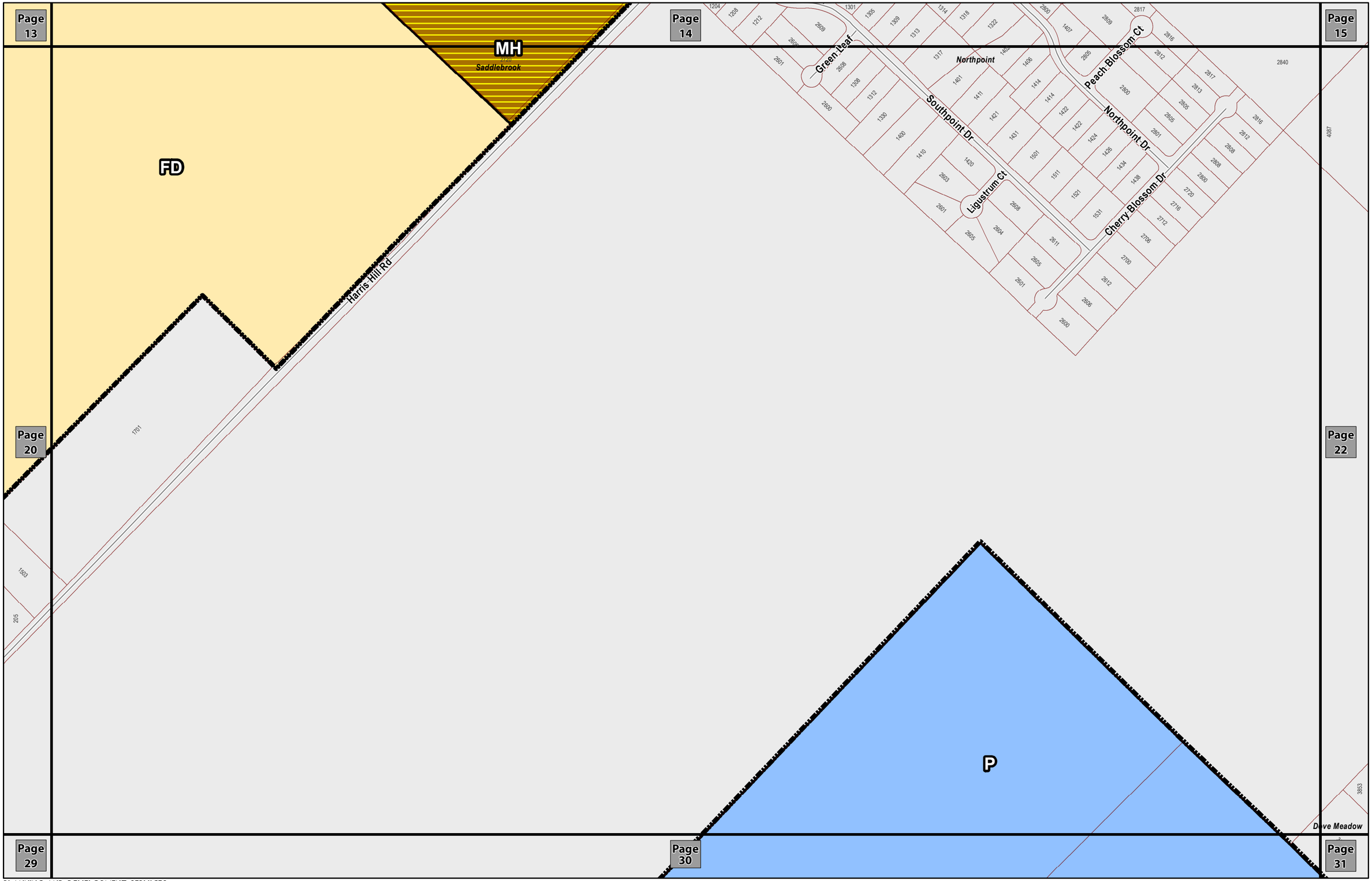

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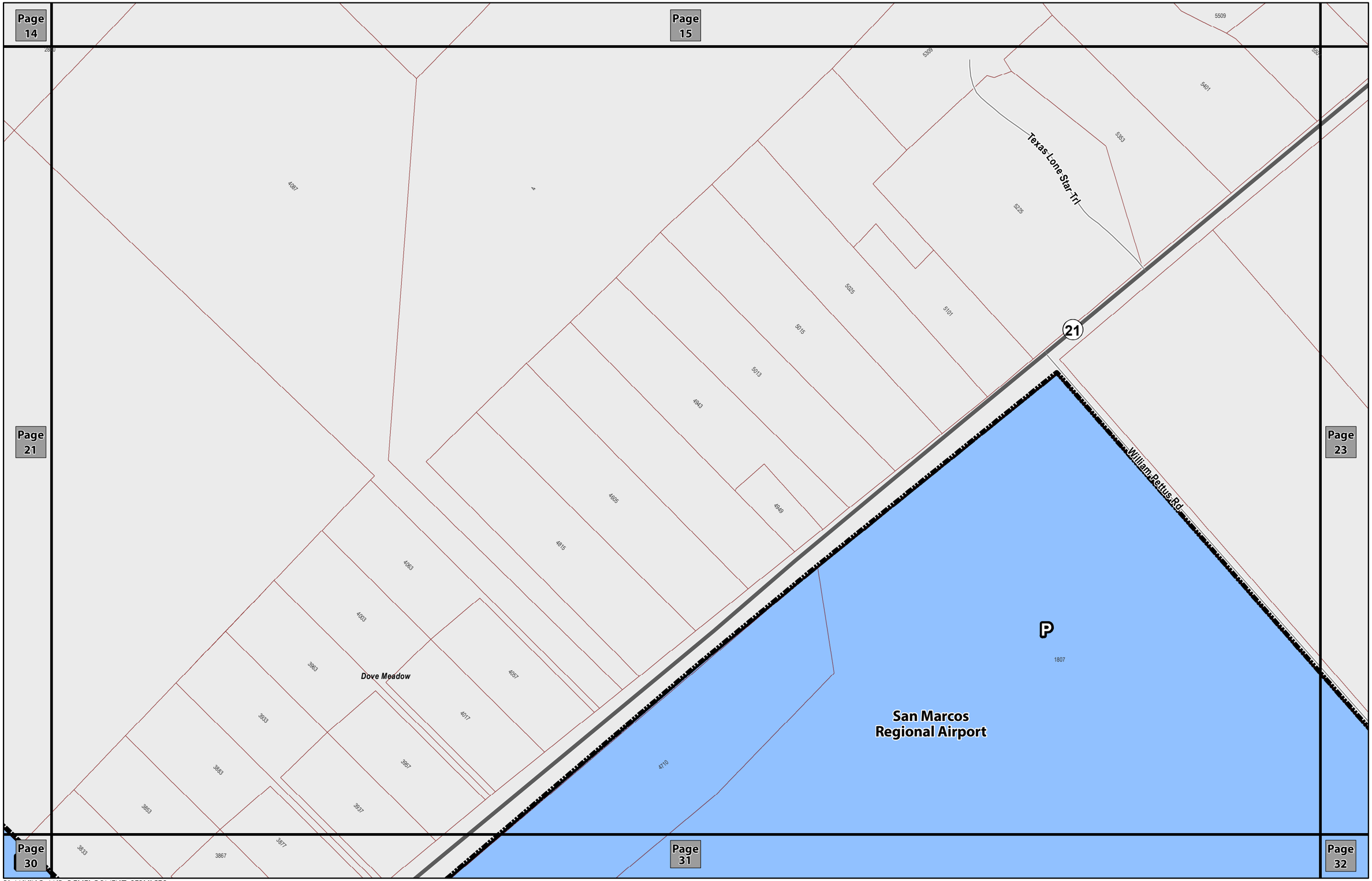

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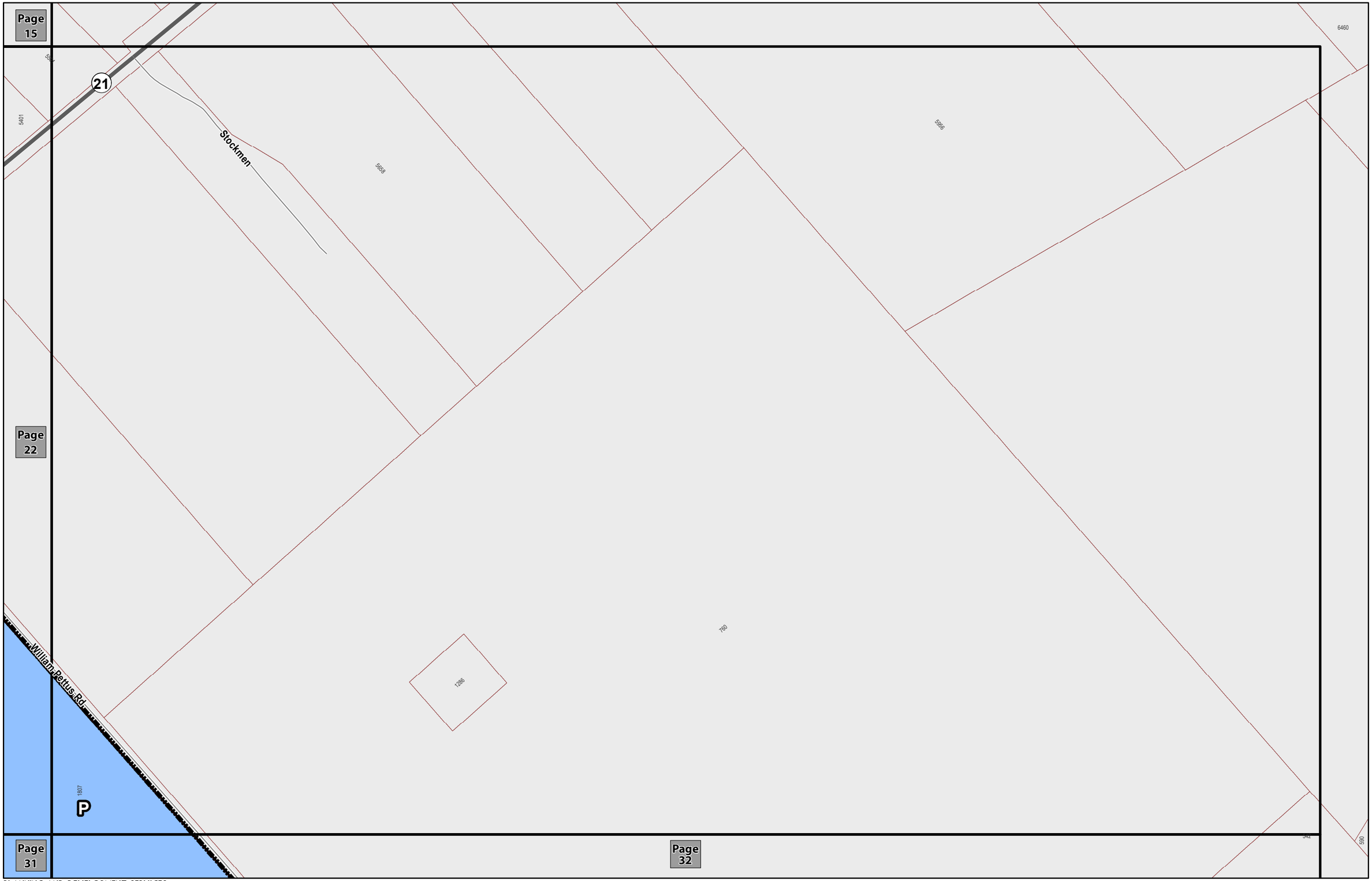

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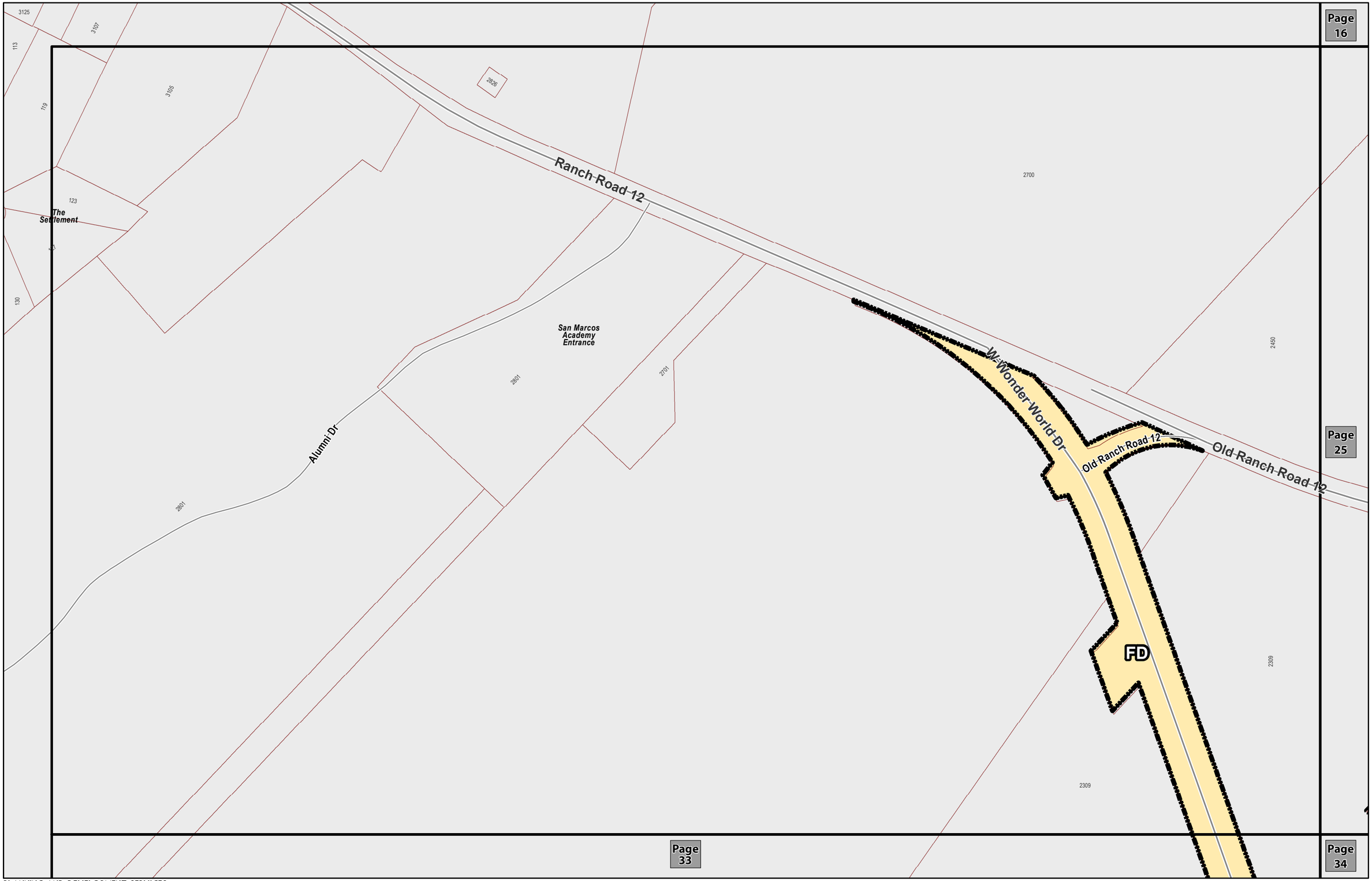

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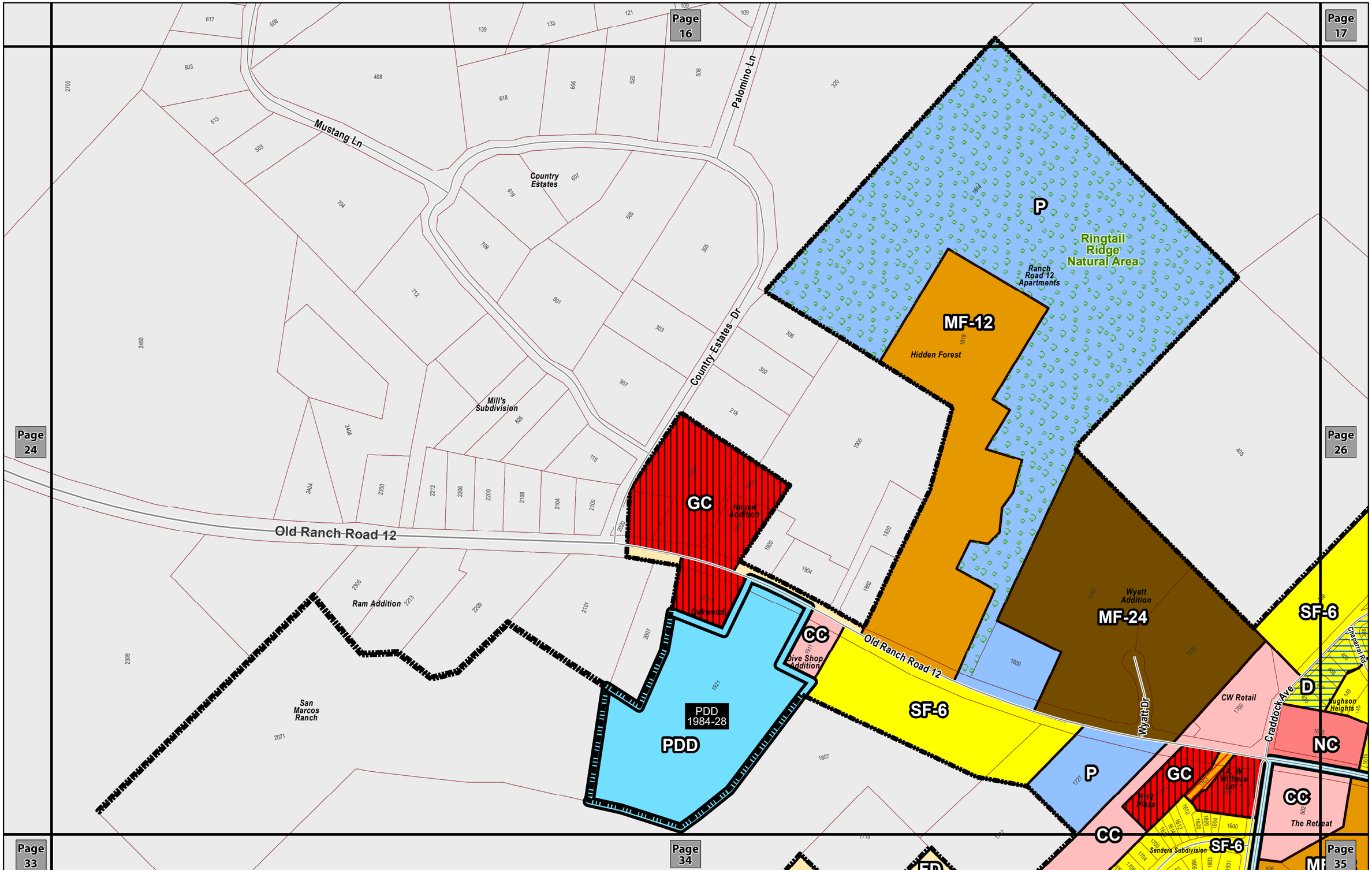

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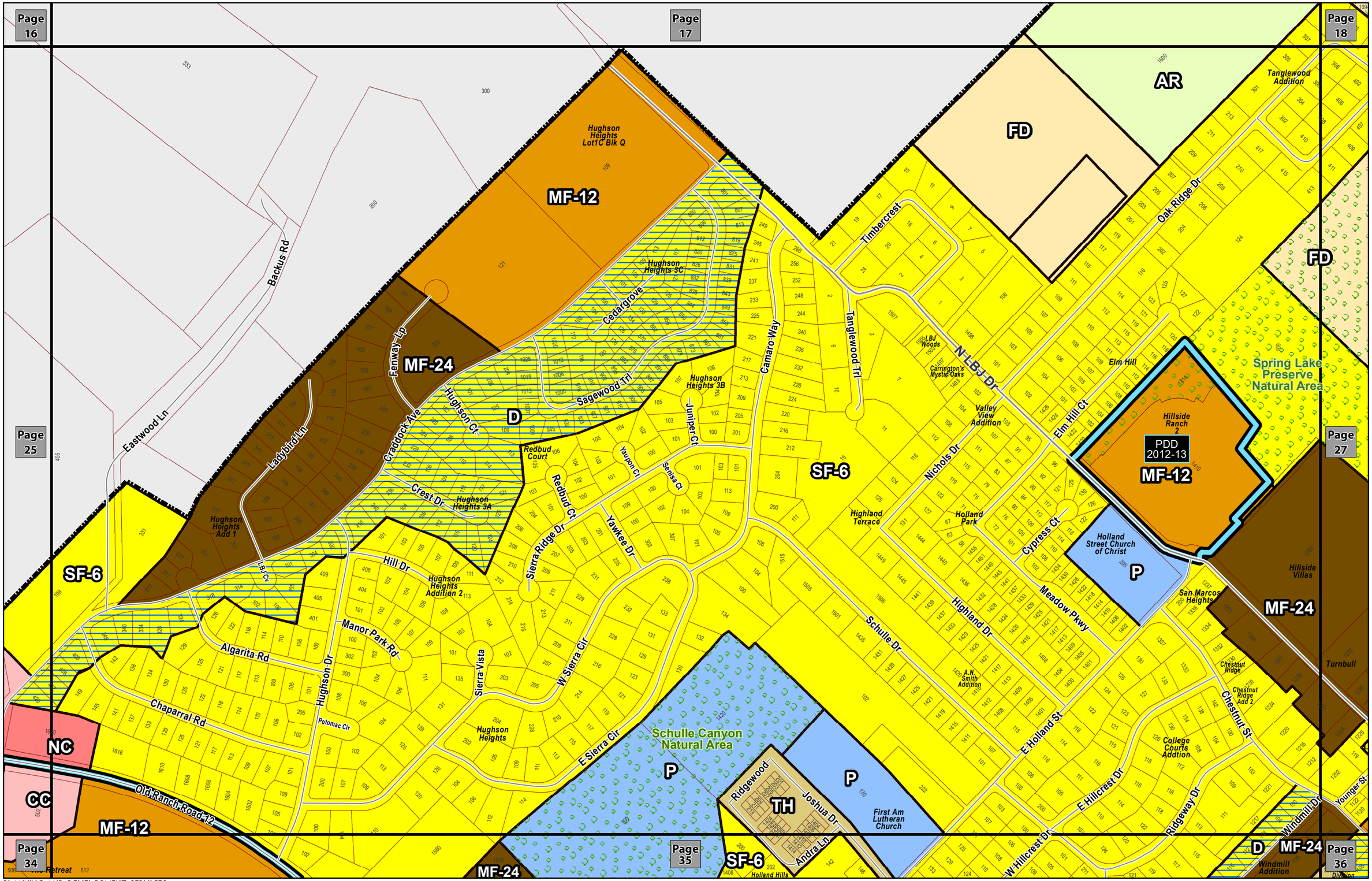

PLANNING AND DEVELOPMENT SERVICES
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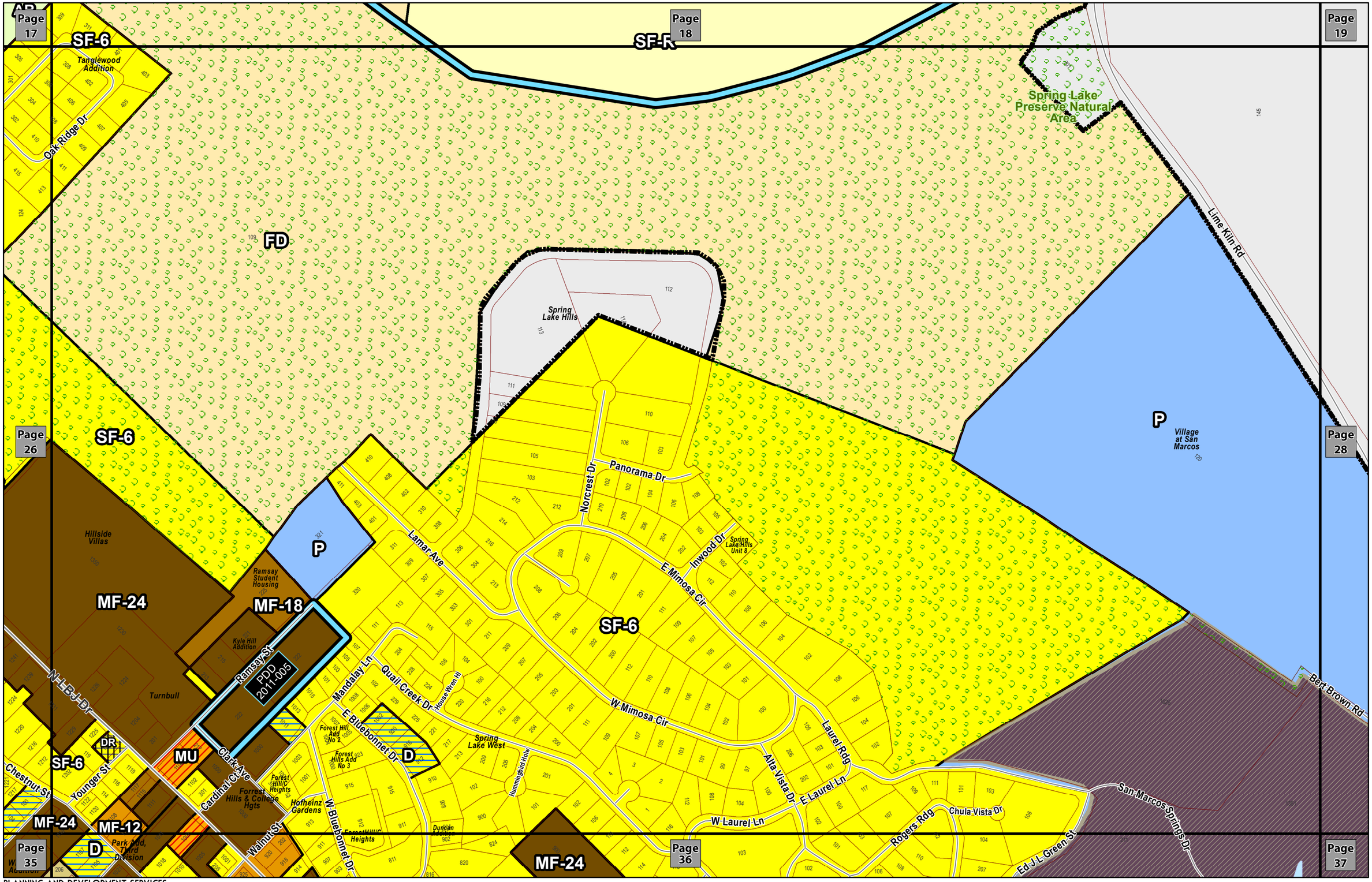
CITY OF SAN MARCOS-2017 ZONING ATLAS



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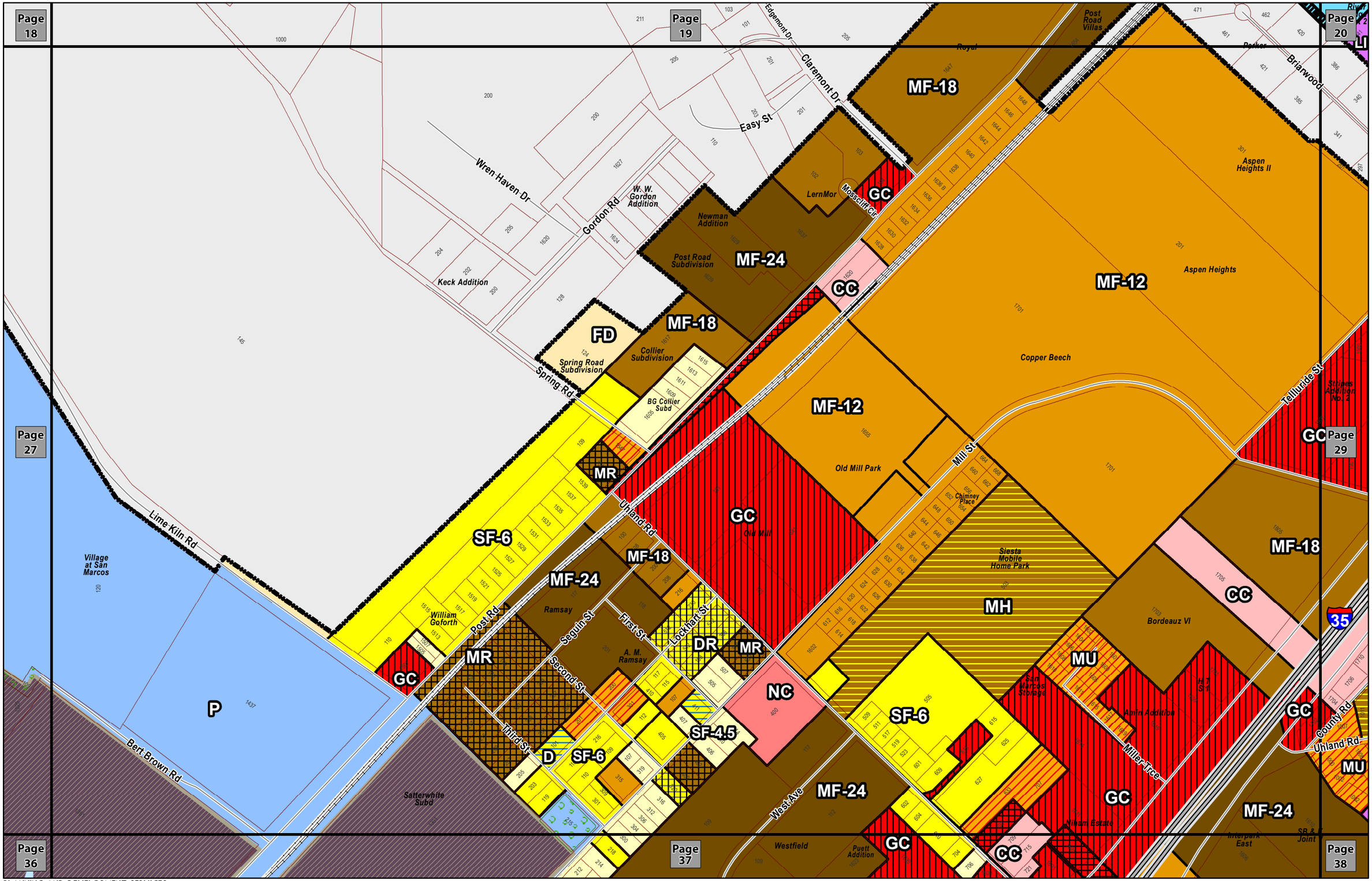

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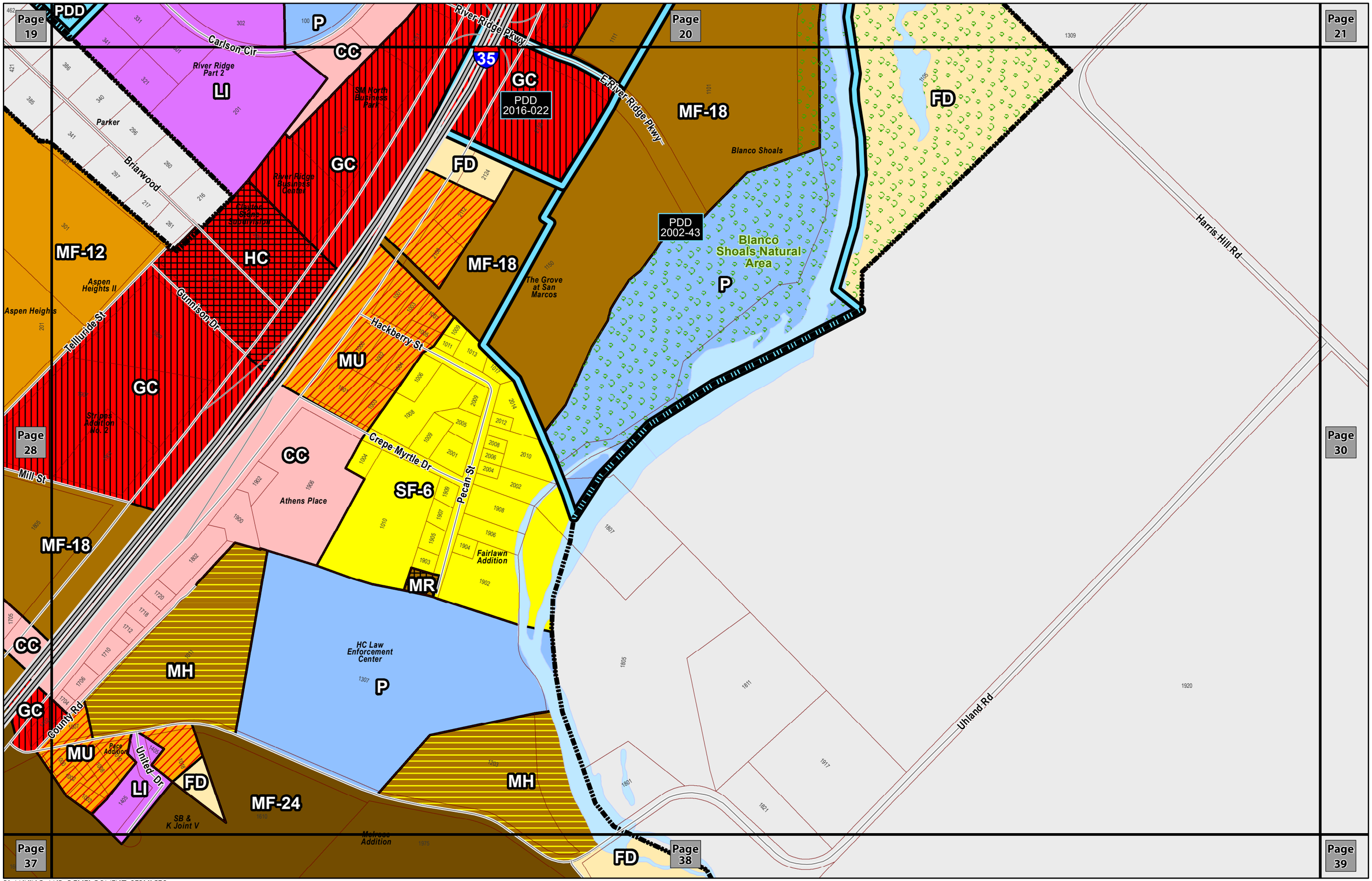

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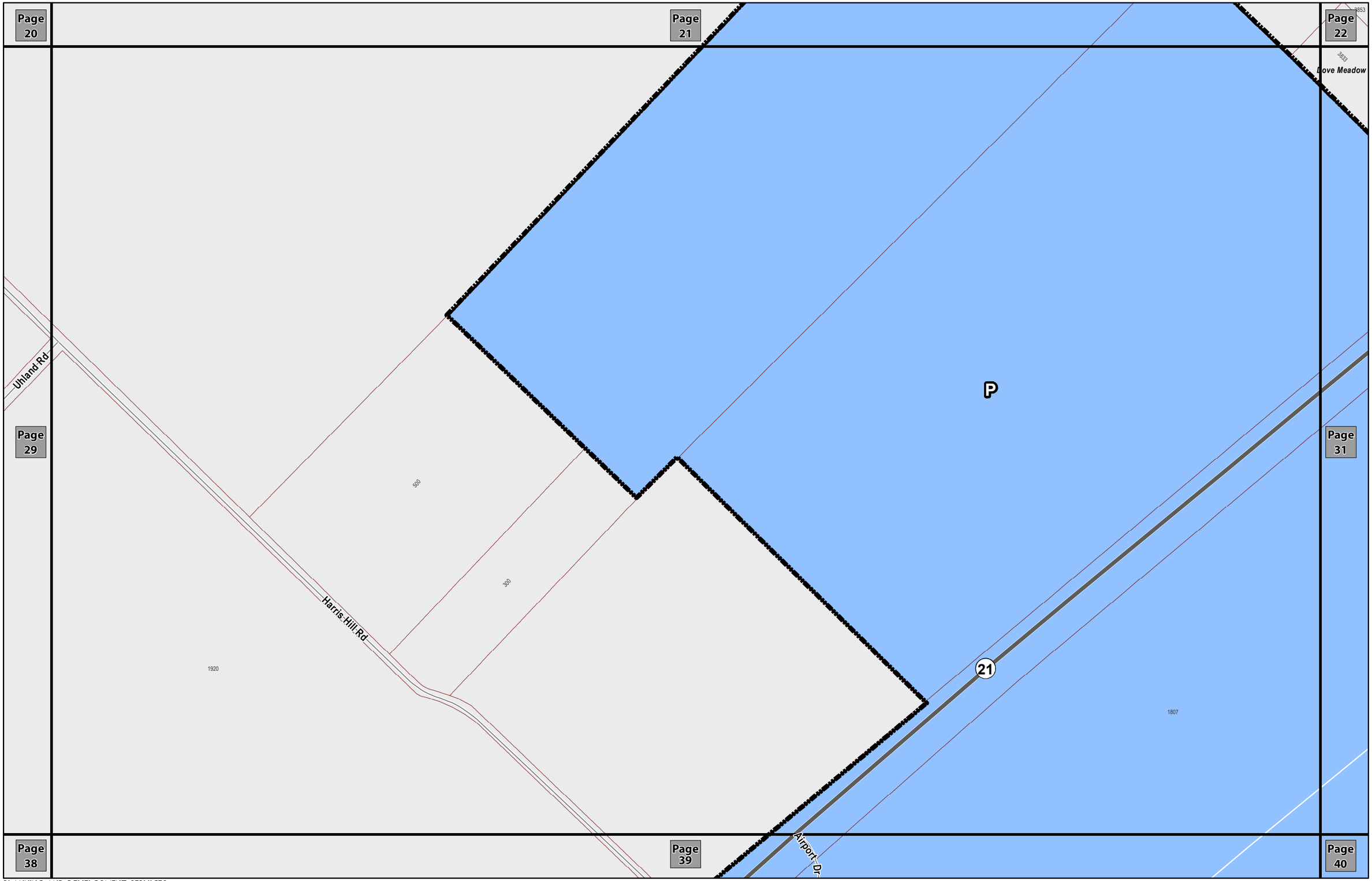

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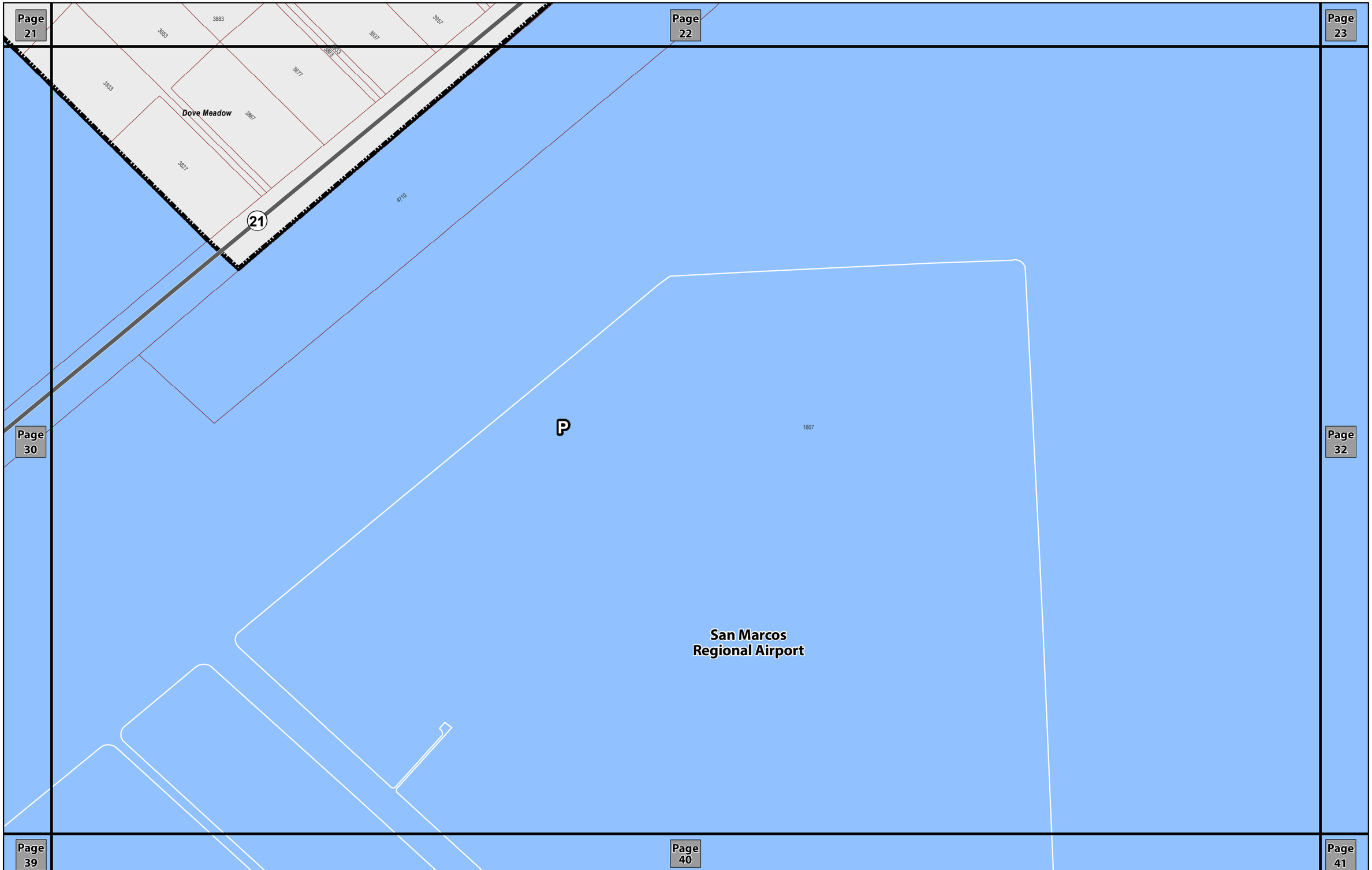

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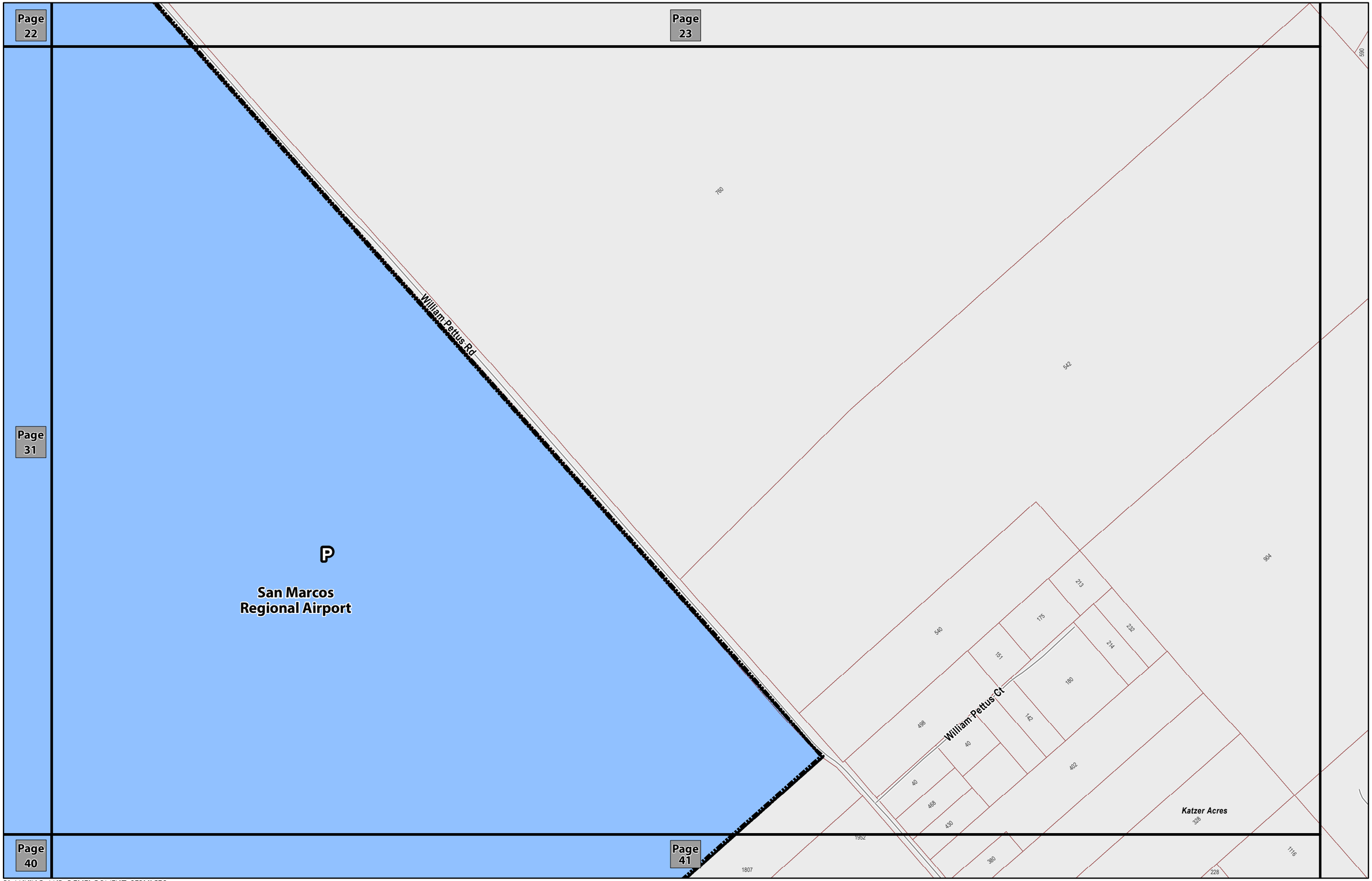
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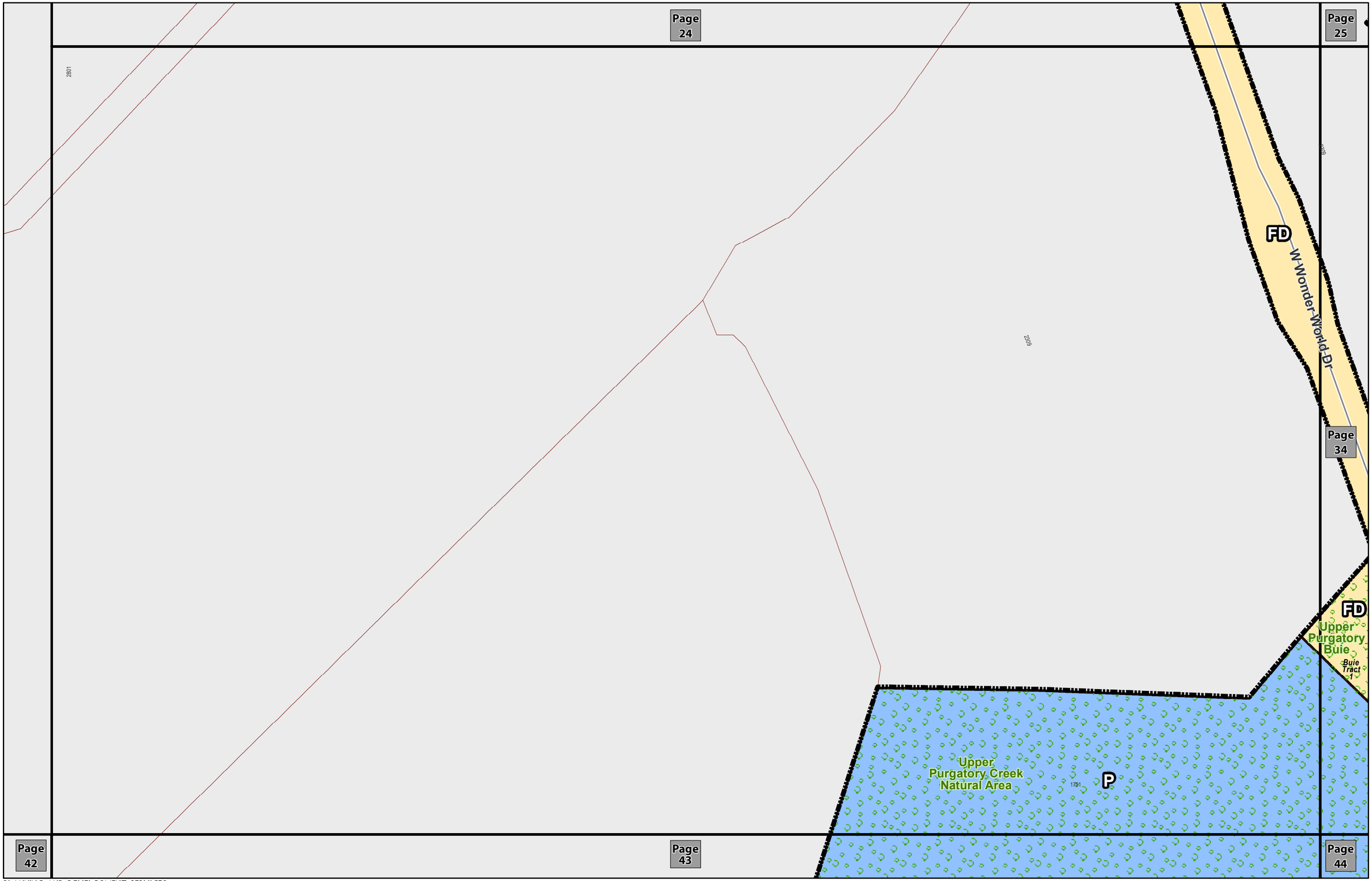

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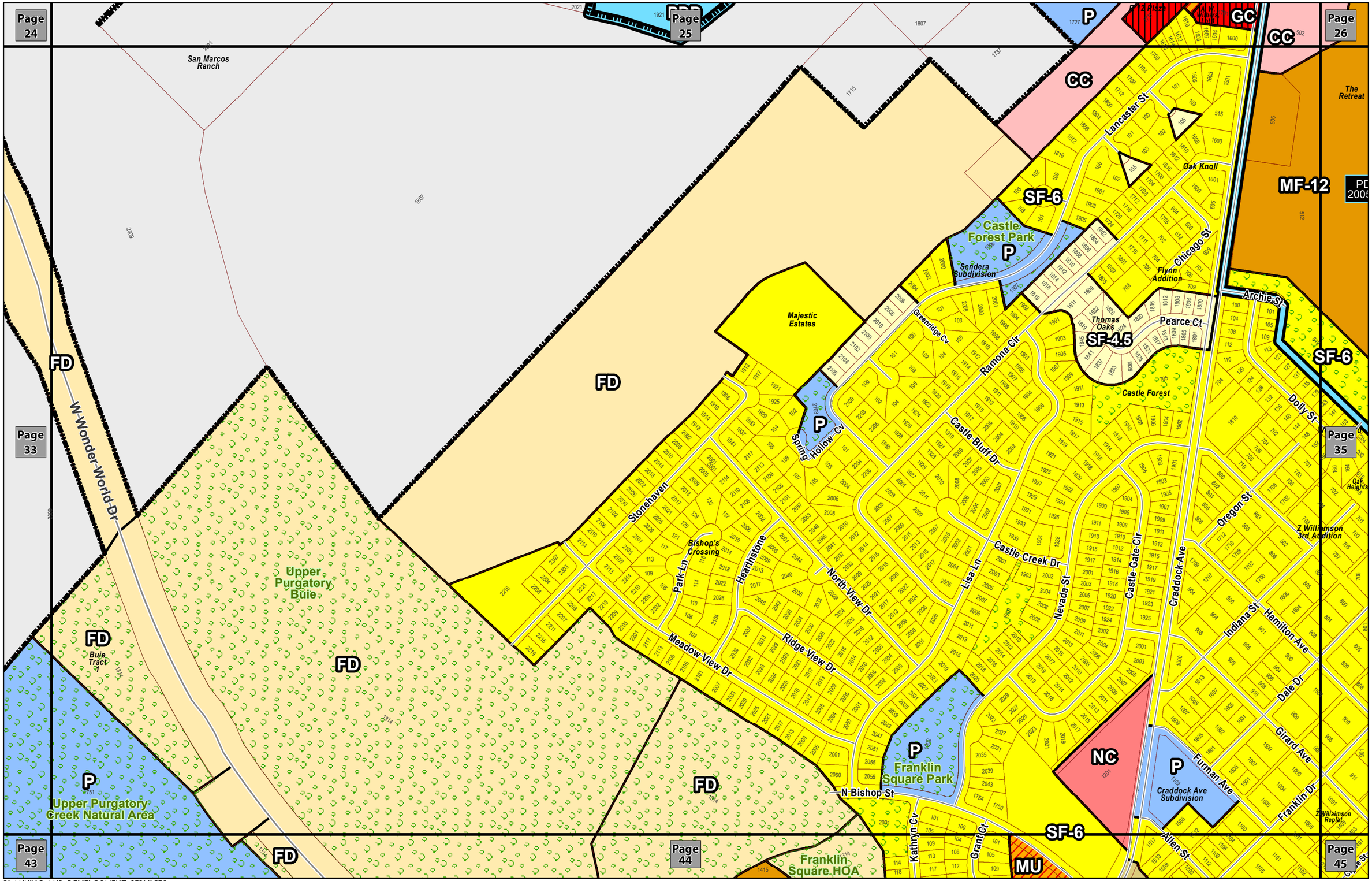

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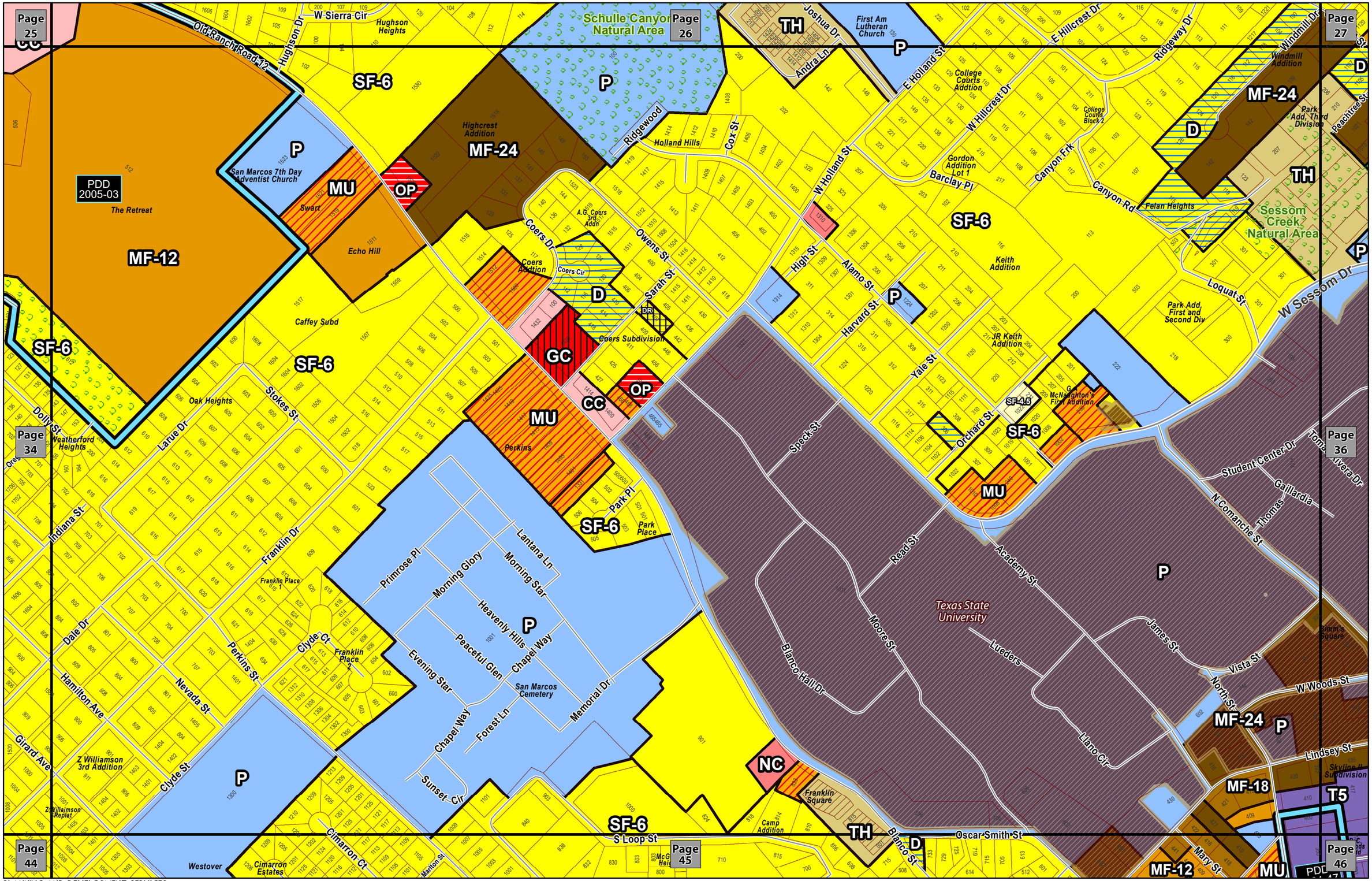

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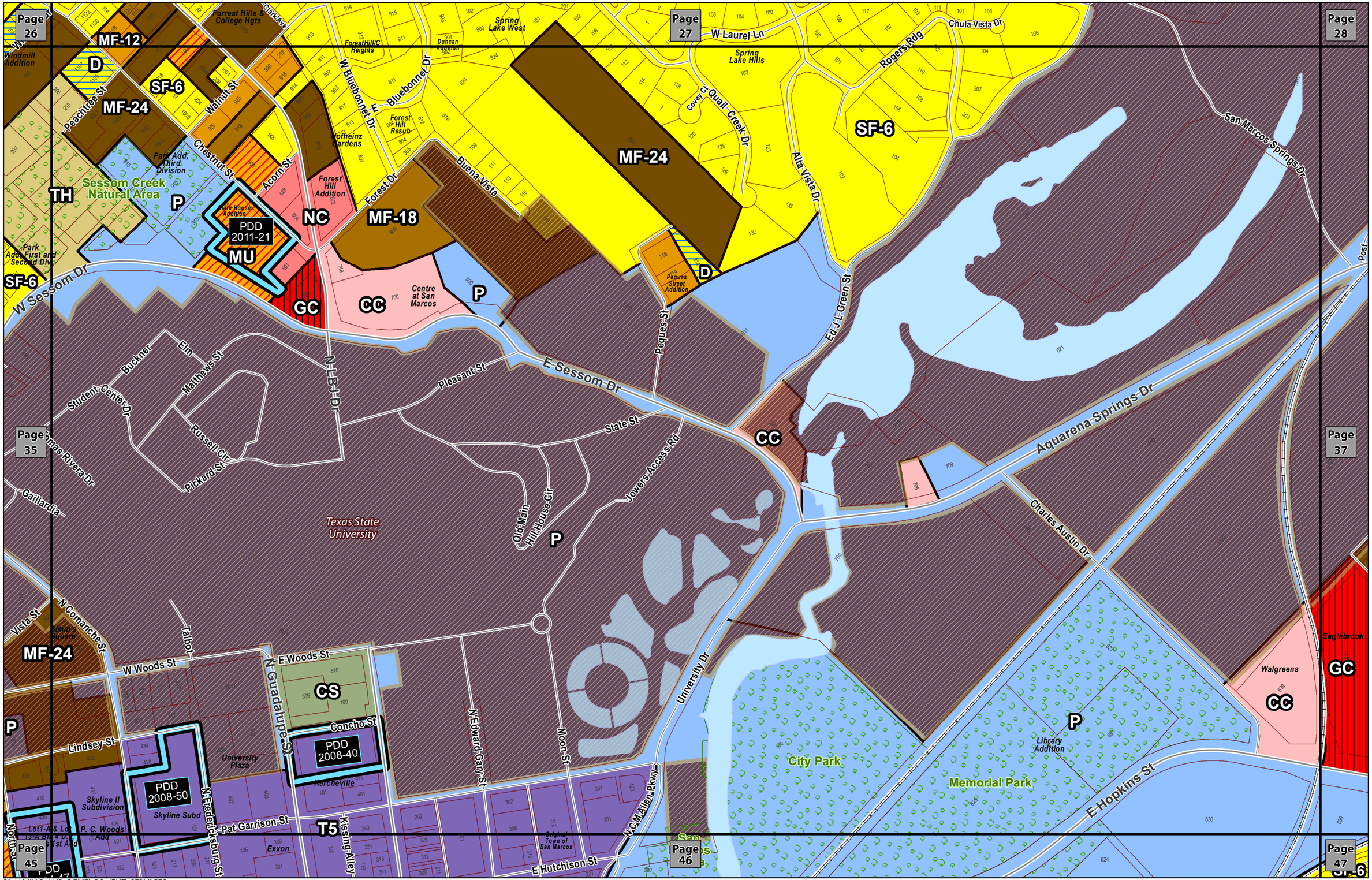

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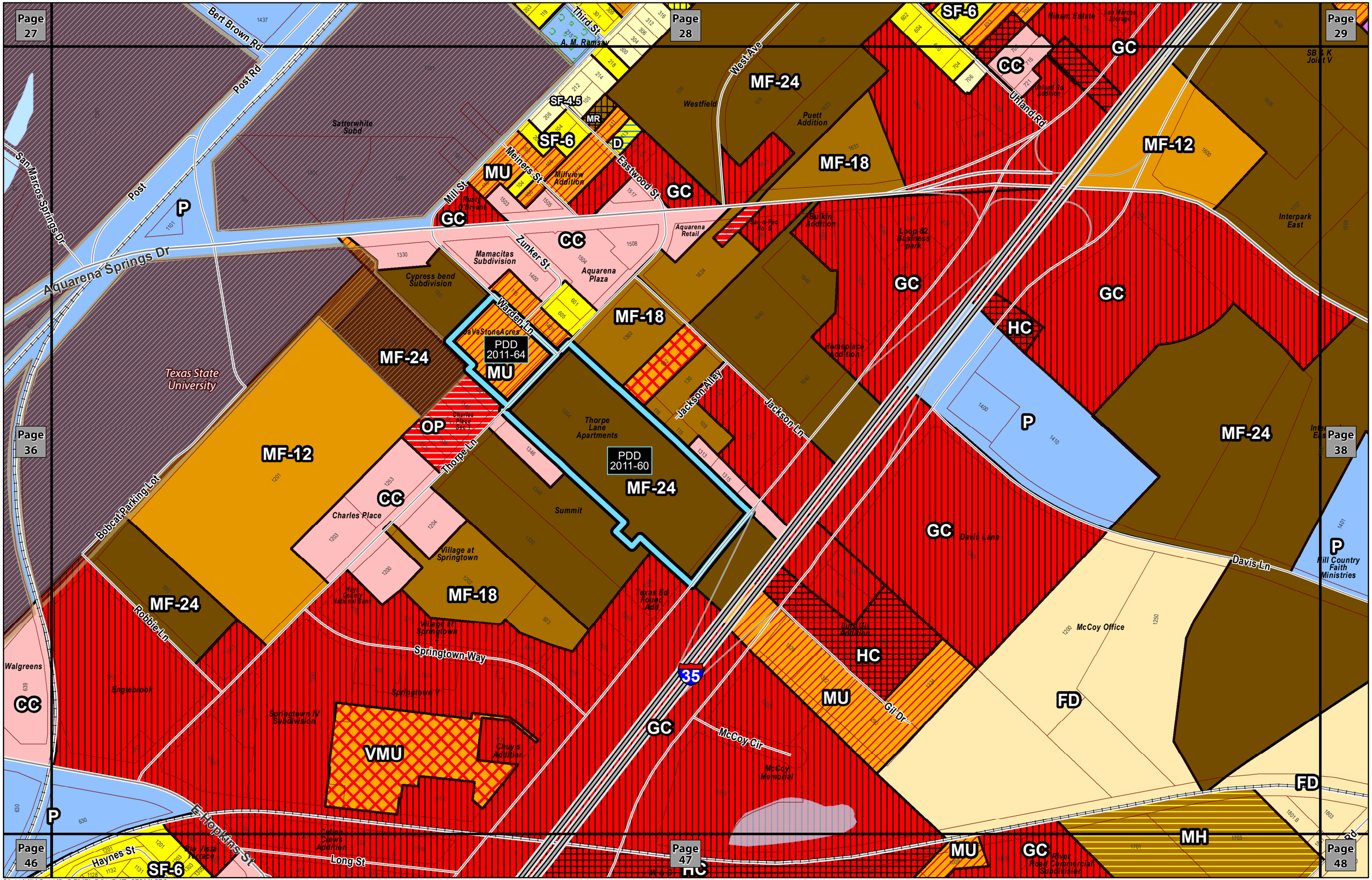

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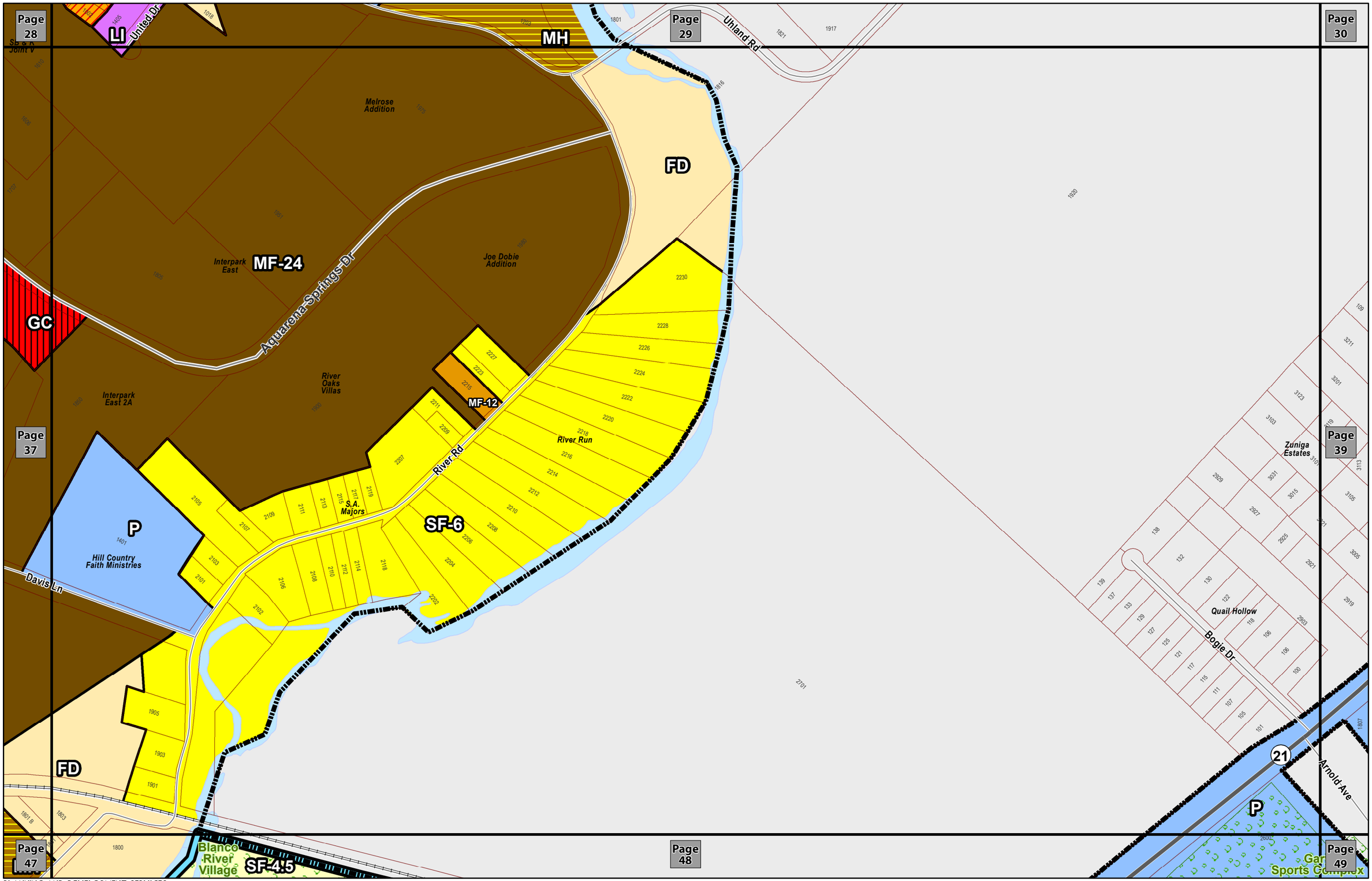

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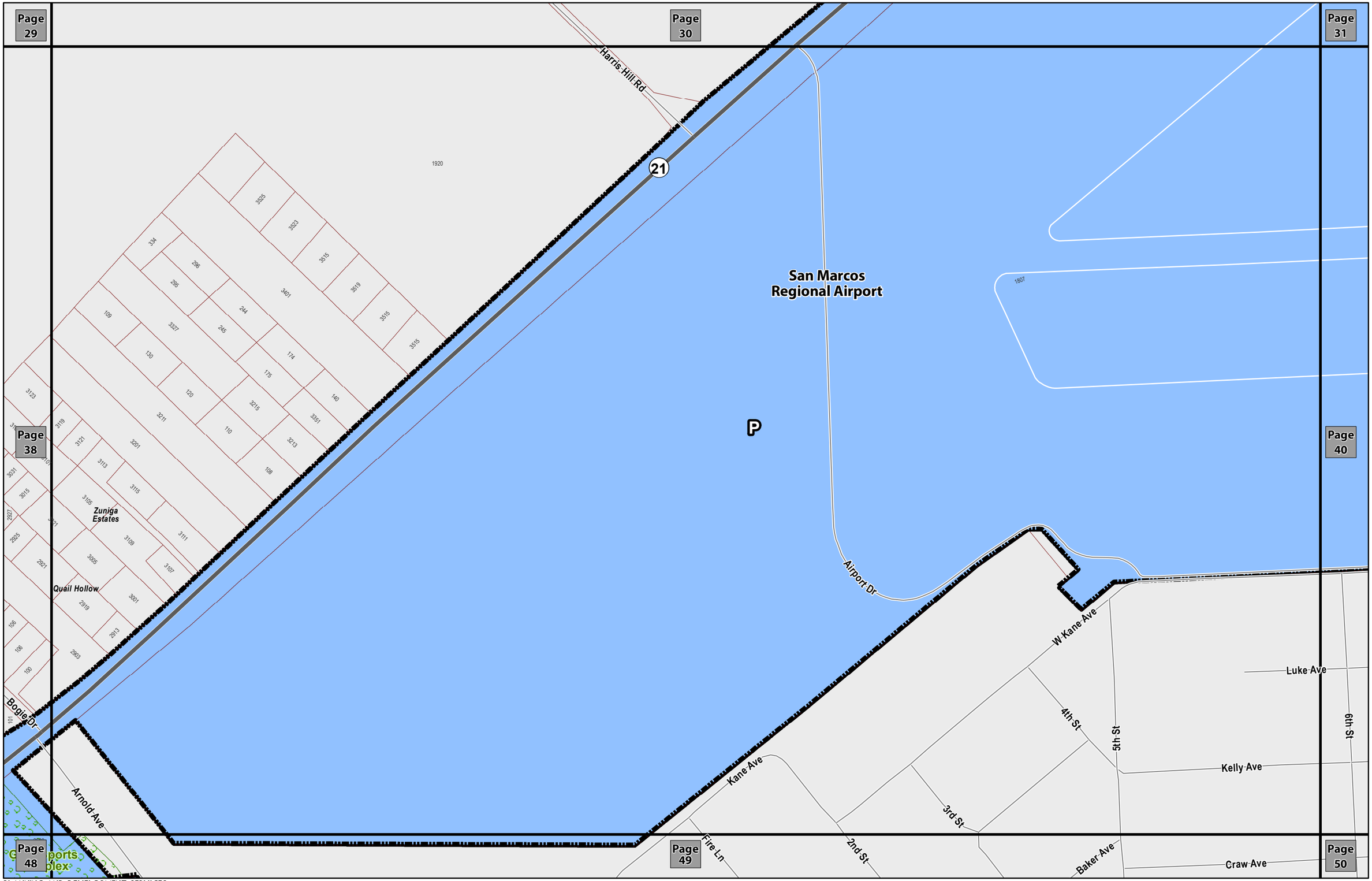

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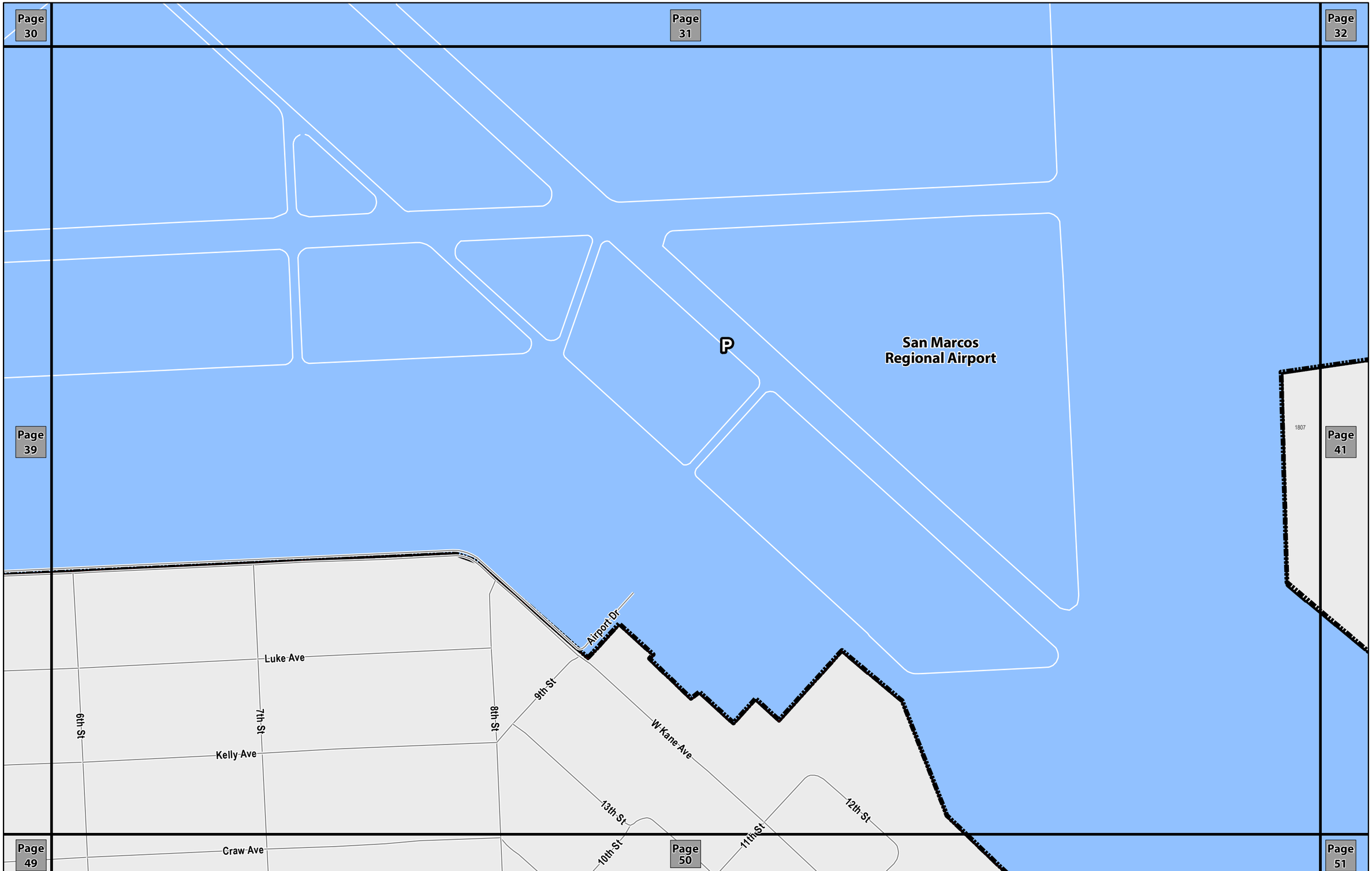

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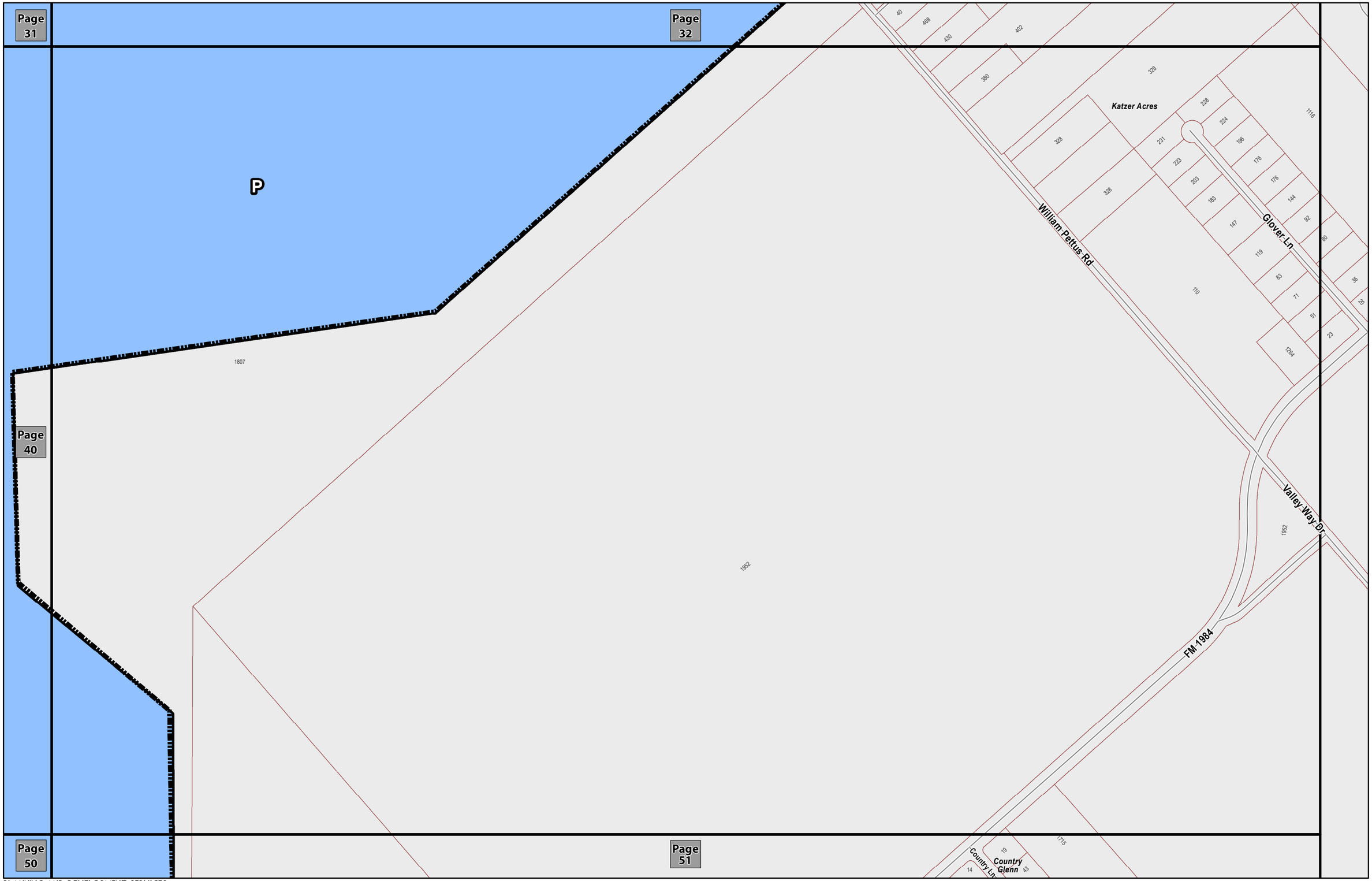

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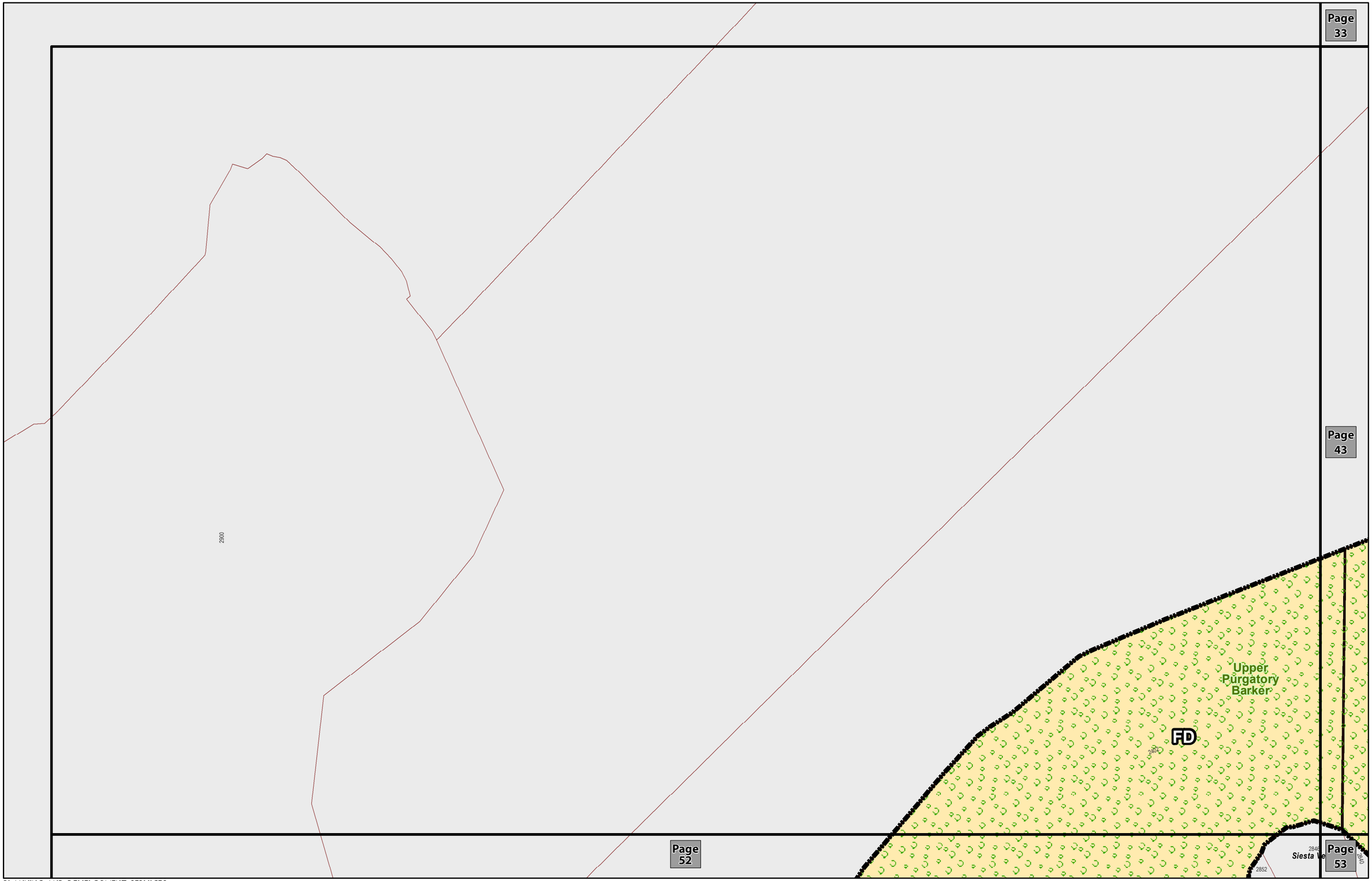

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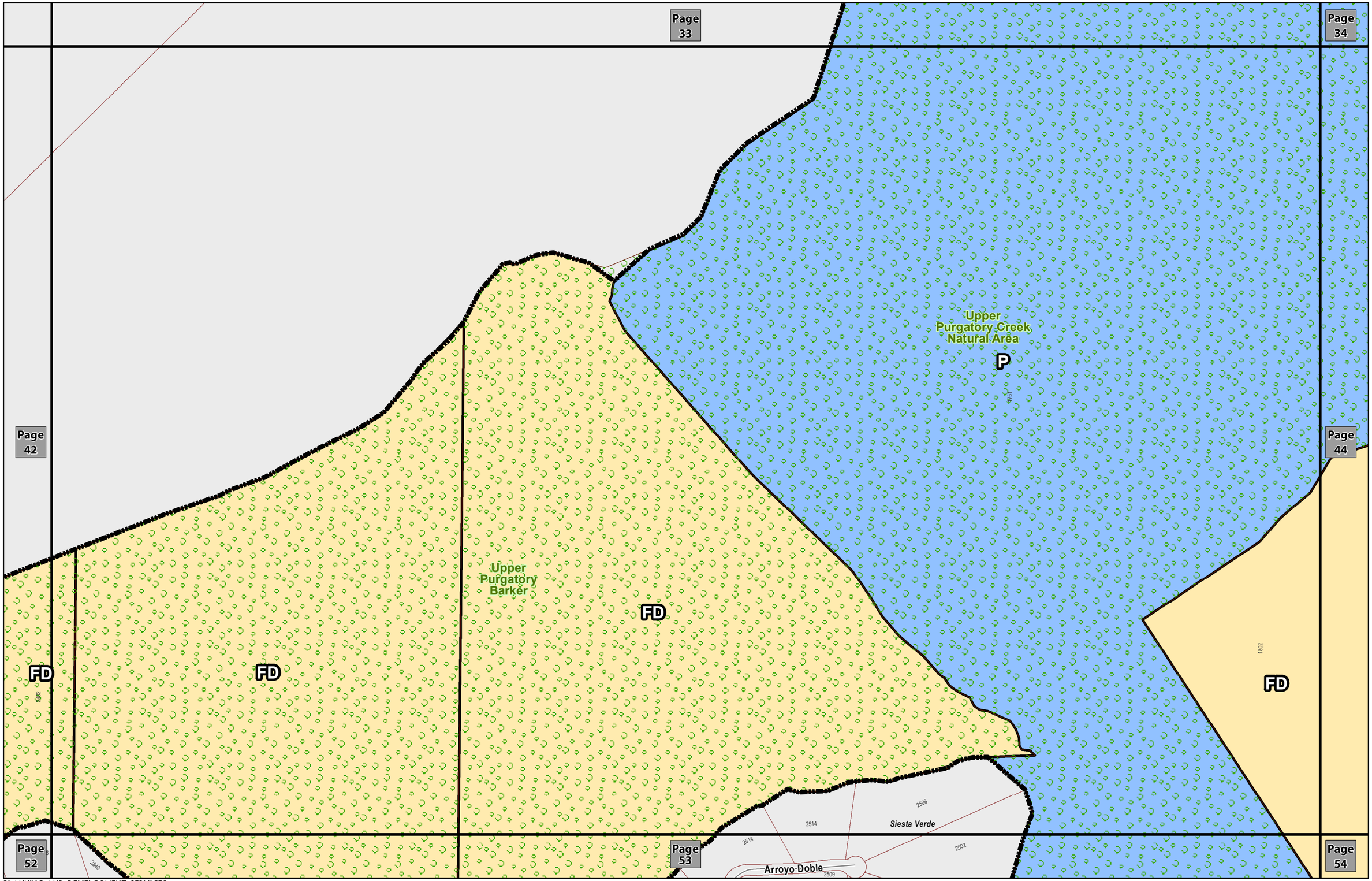

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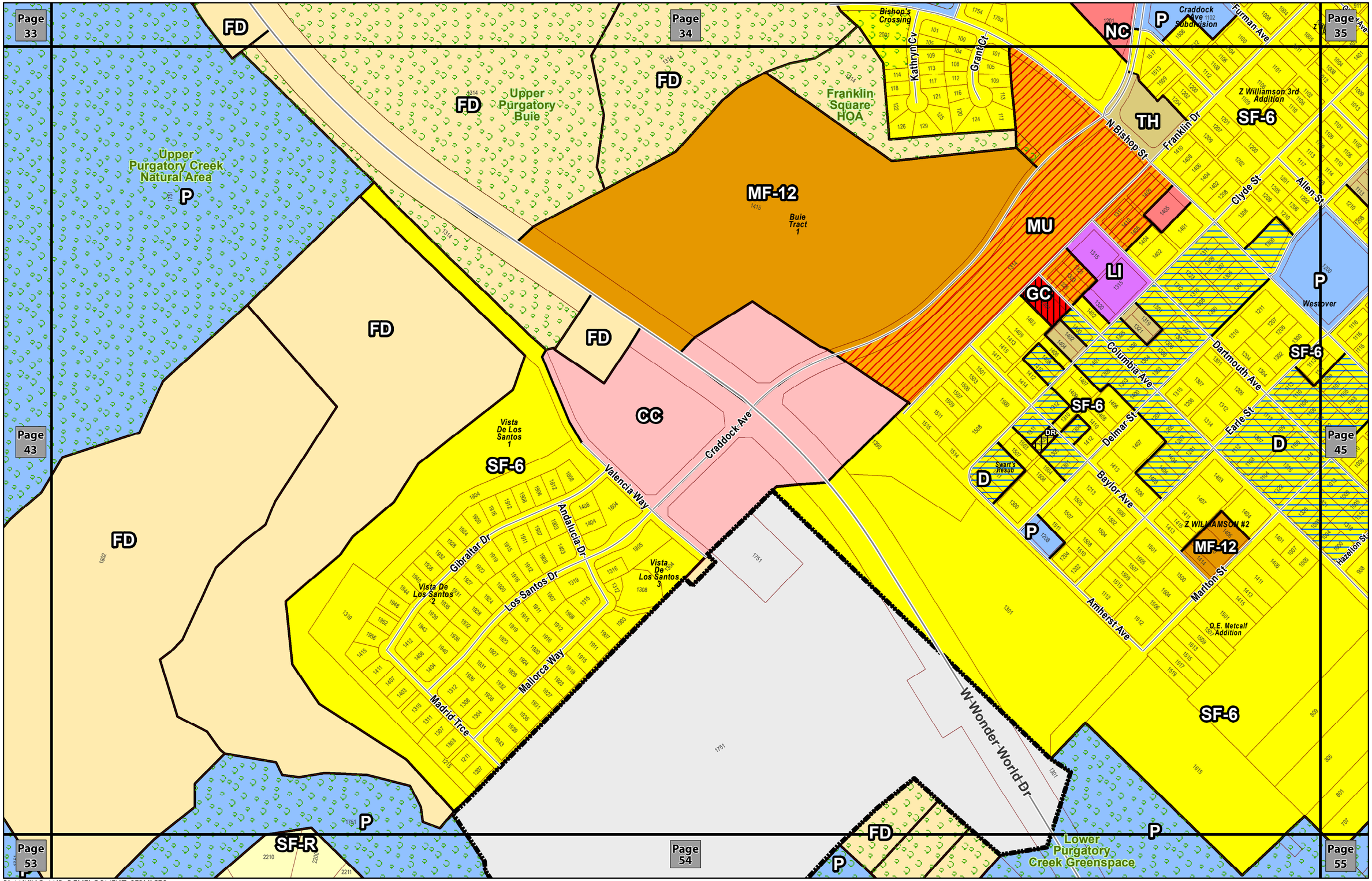

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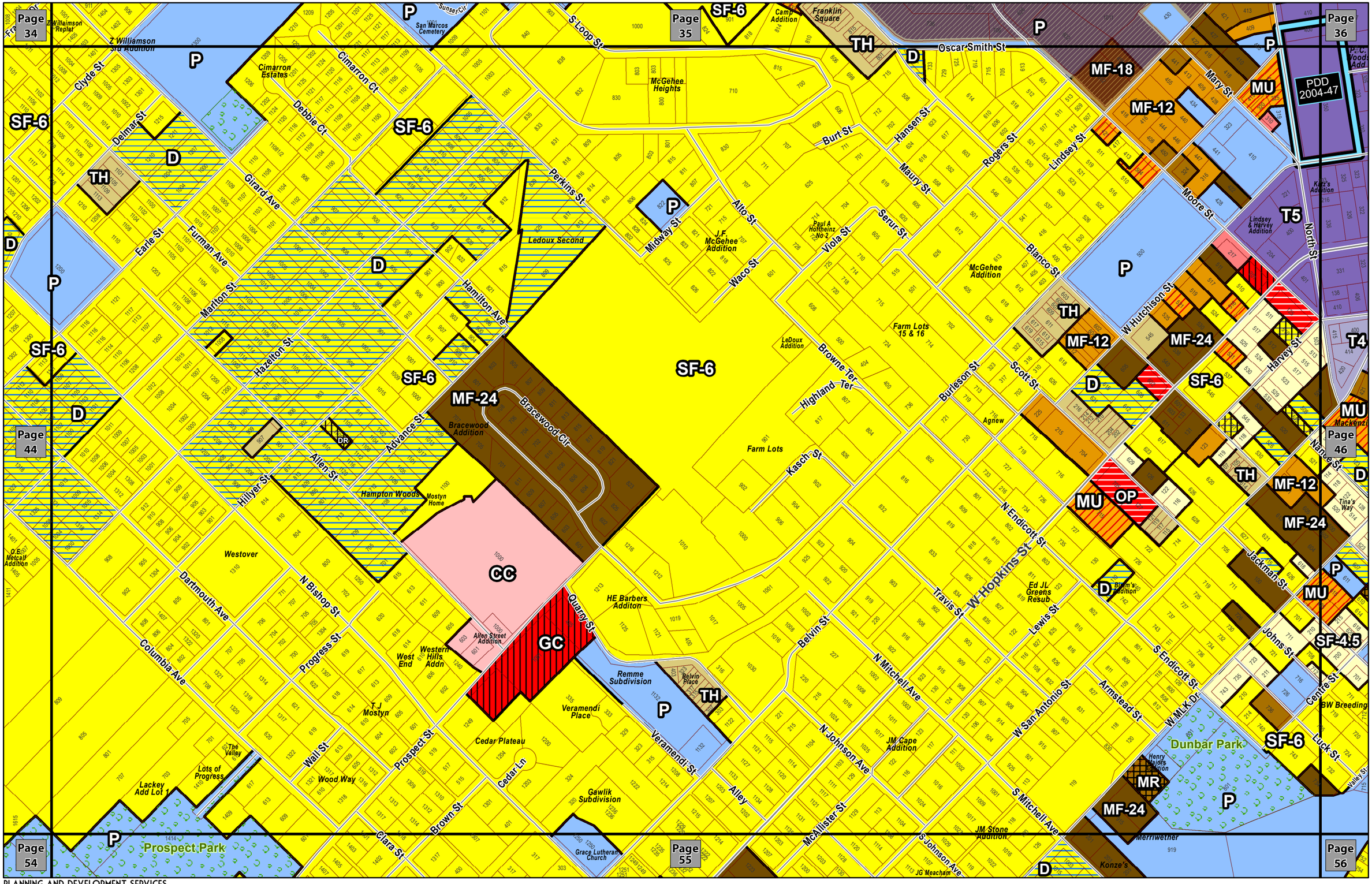

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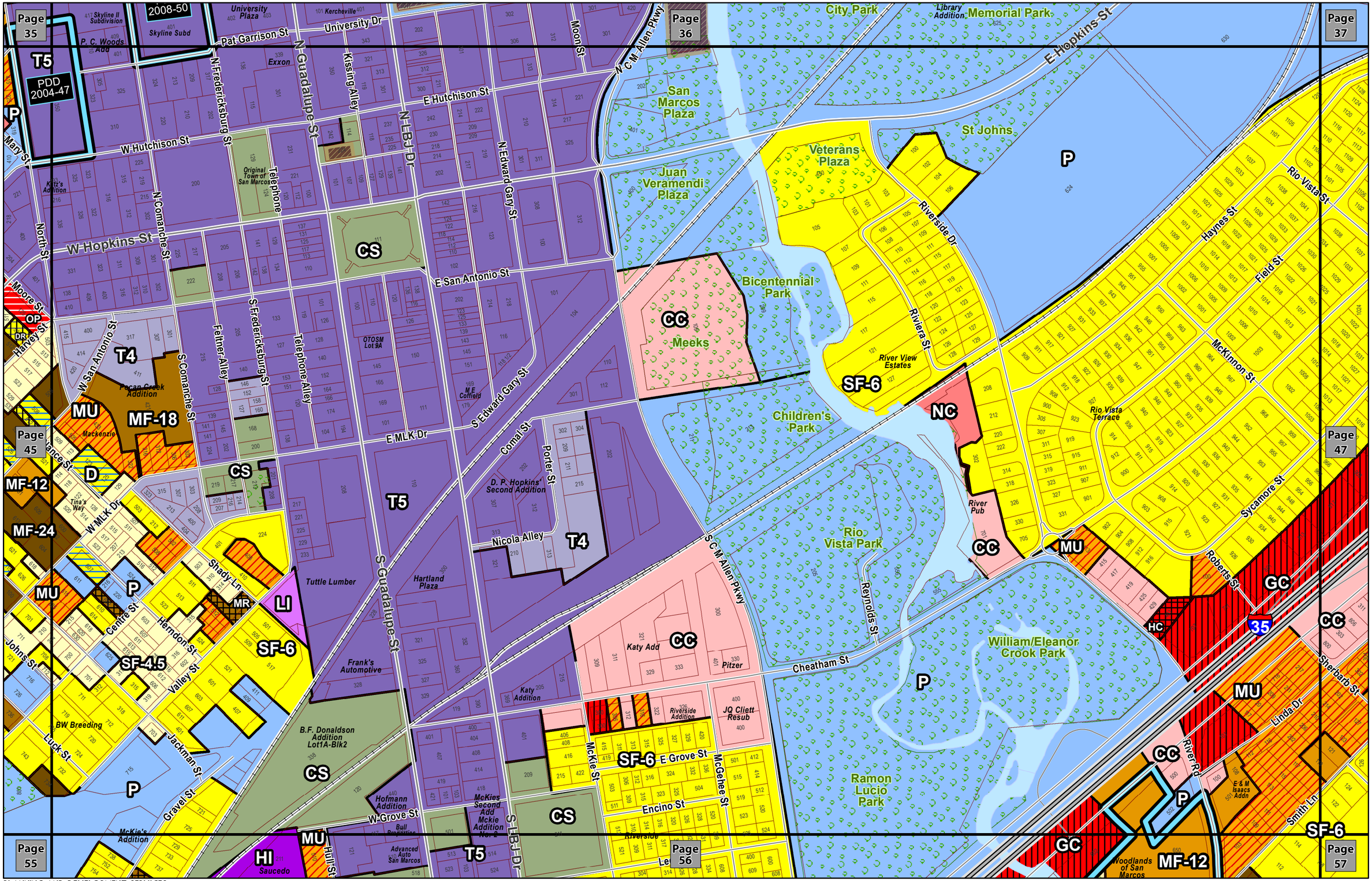

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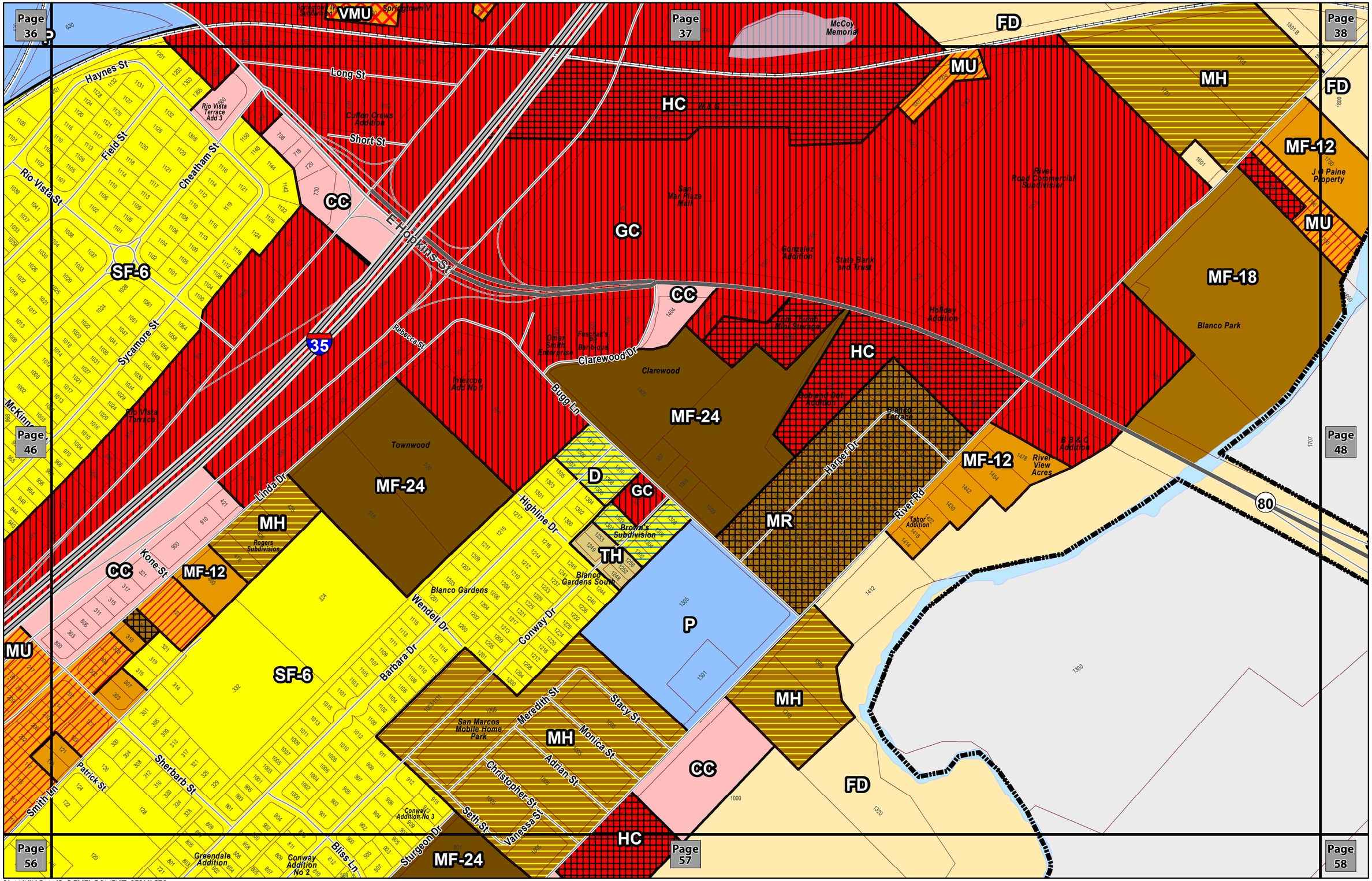

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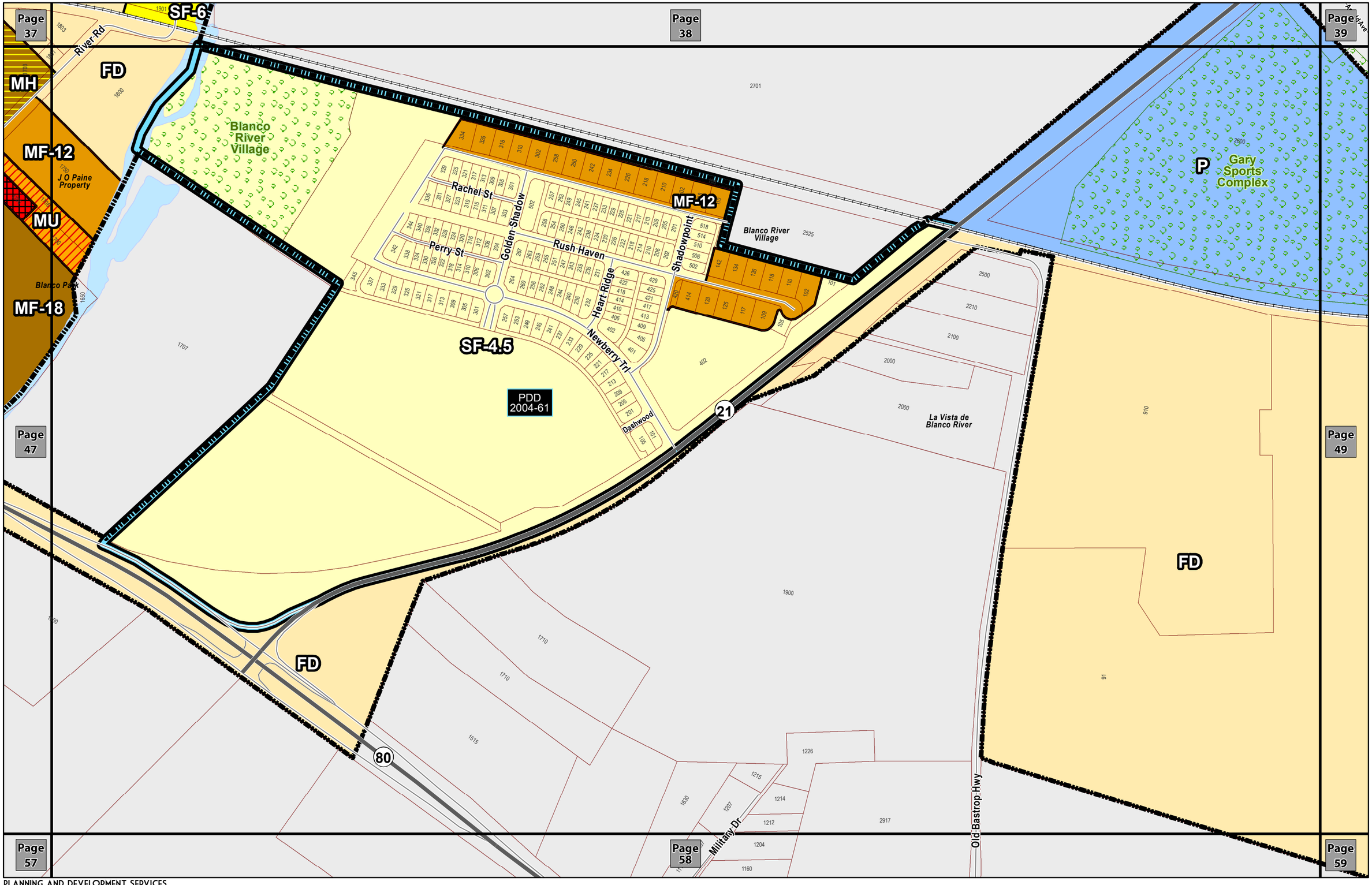

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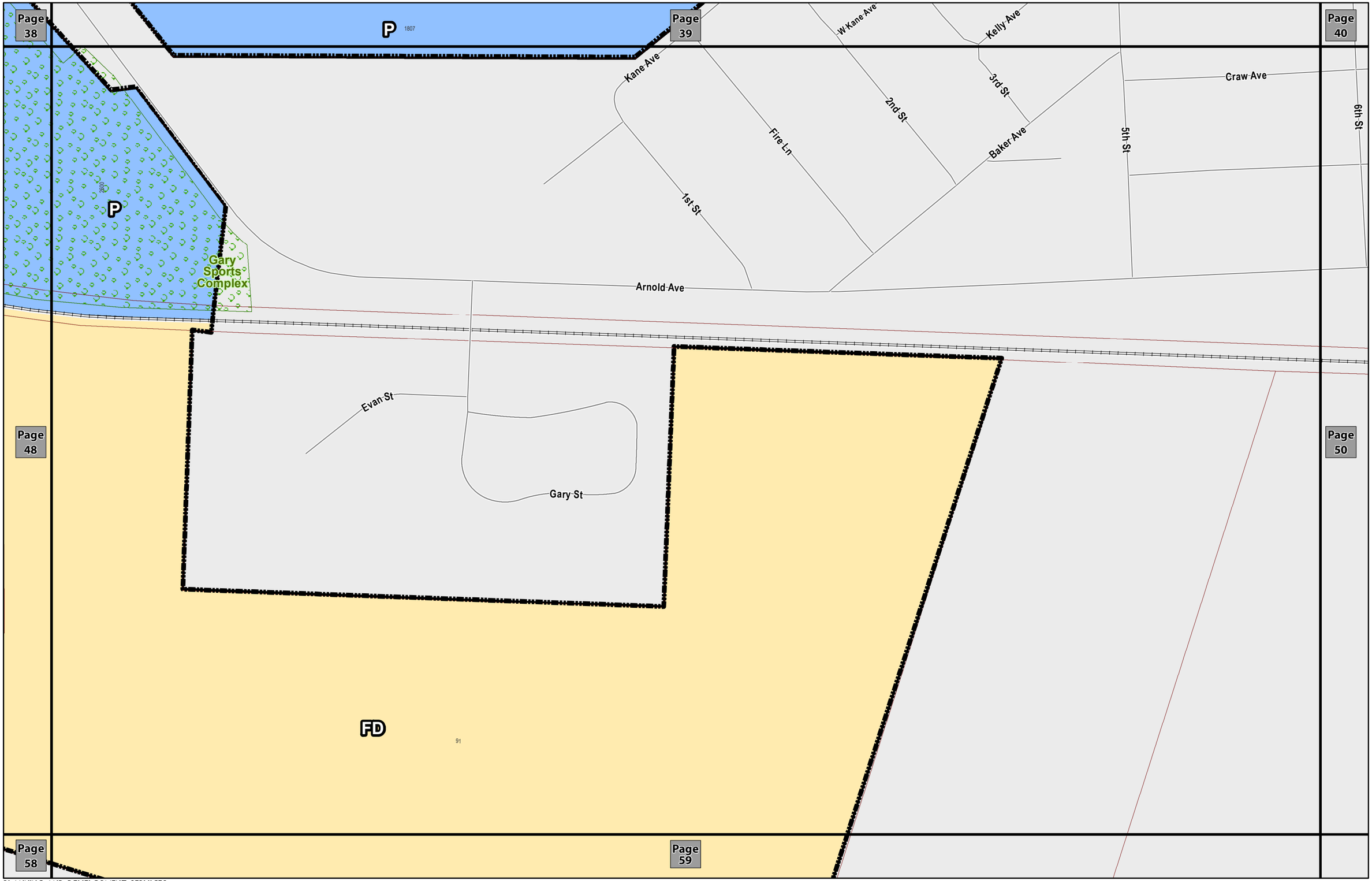

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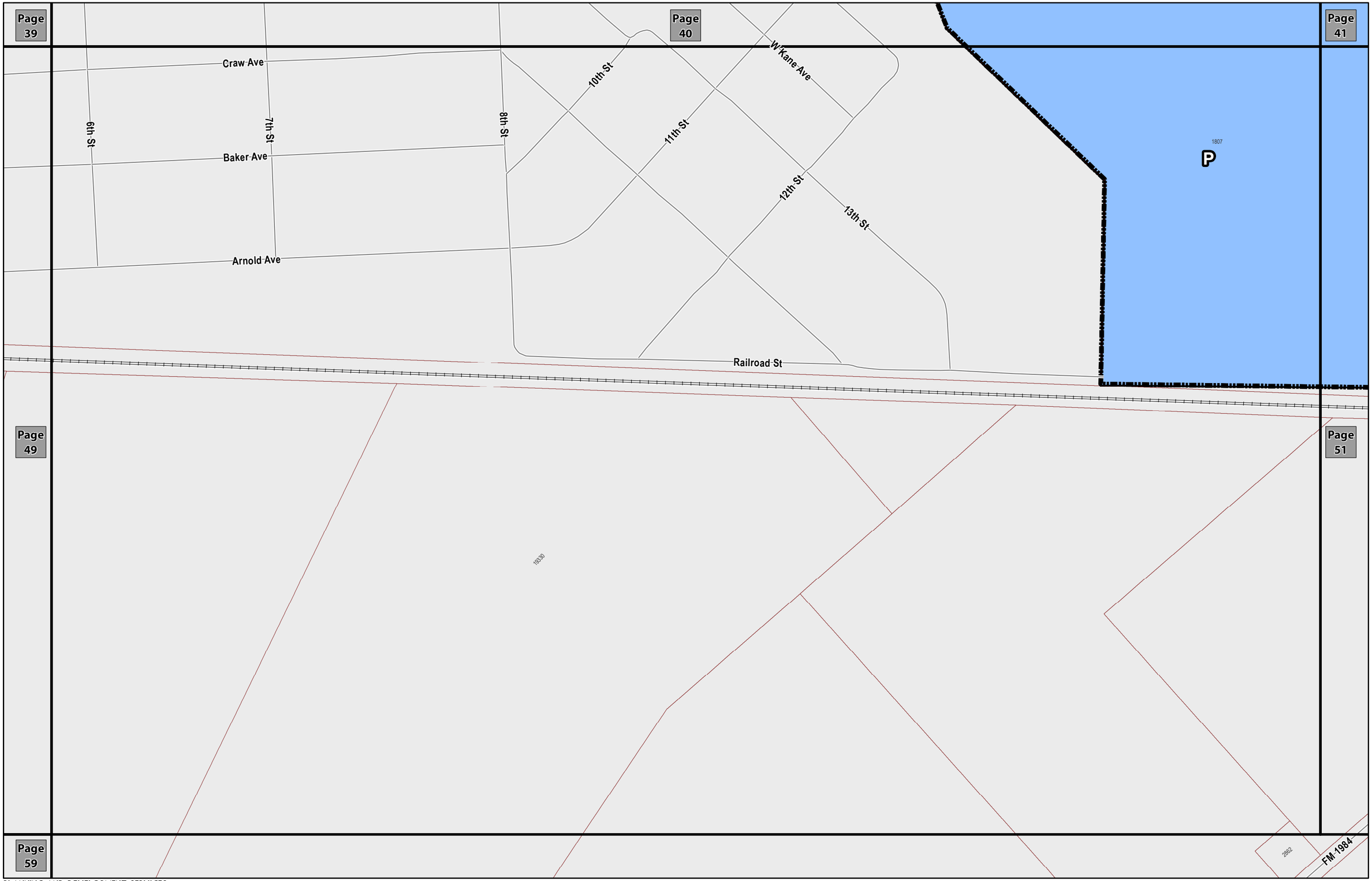
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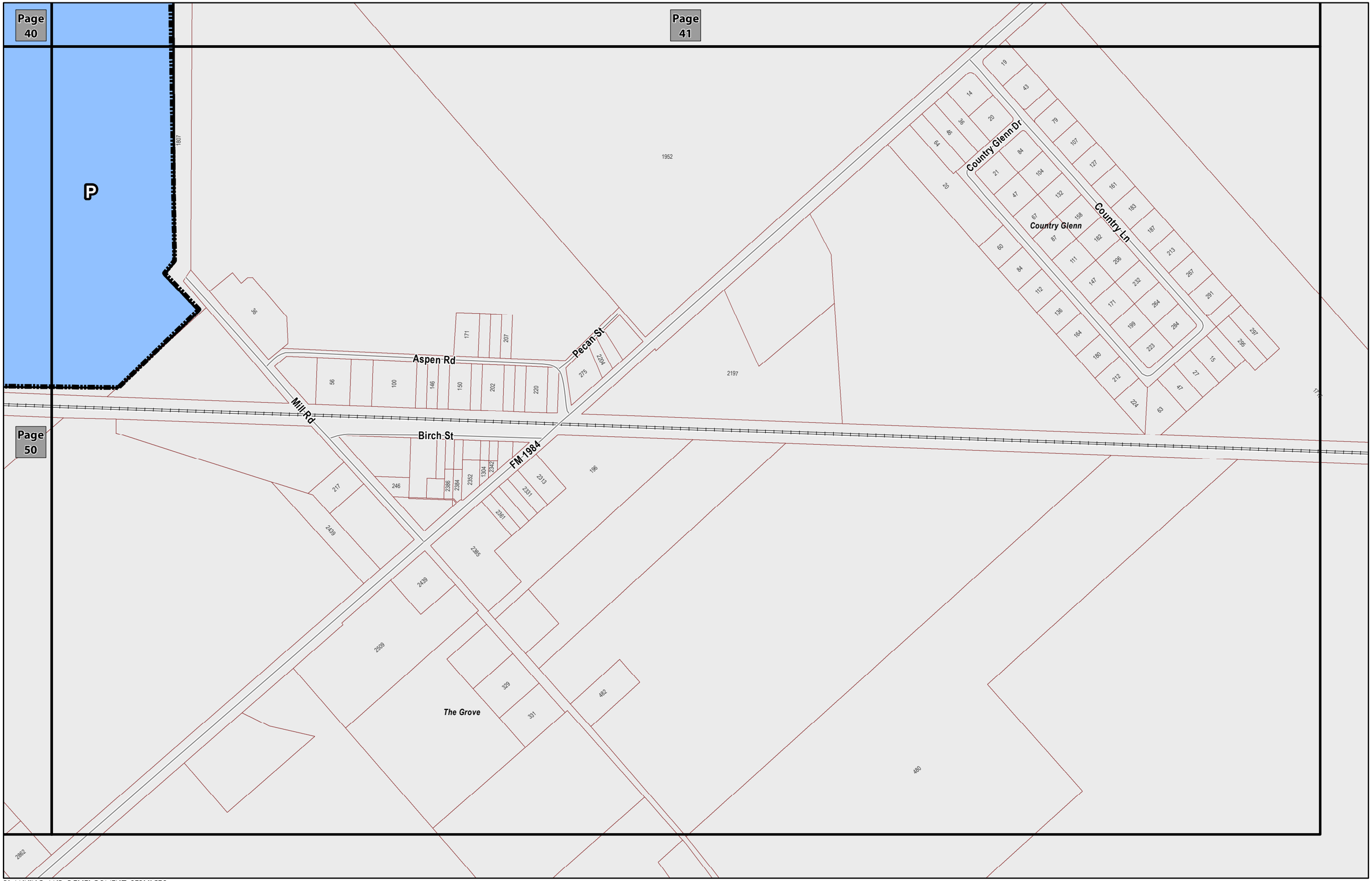
CITY OF SAN MARCOS-2017 ZONING ATLAS



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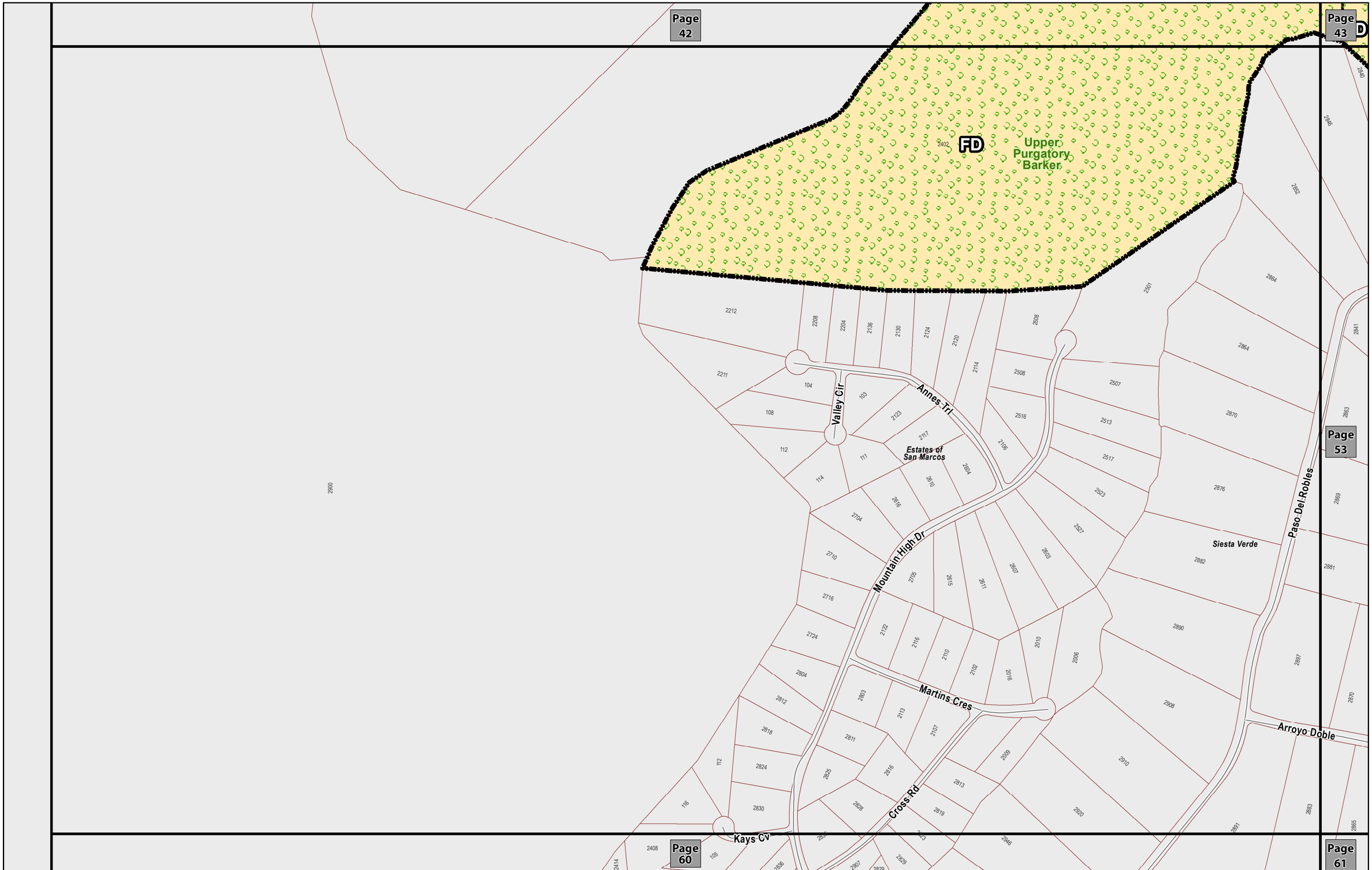

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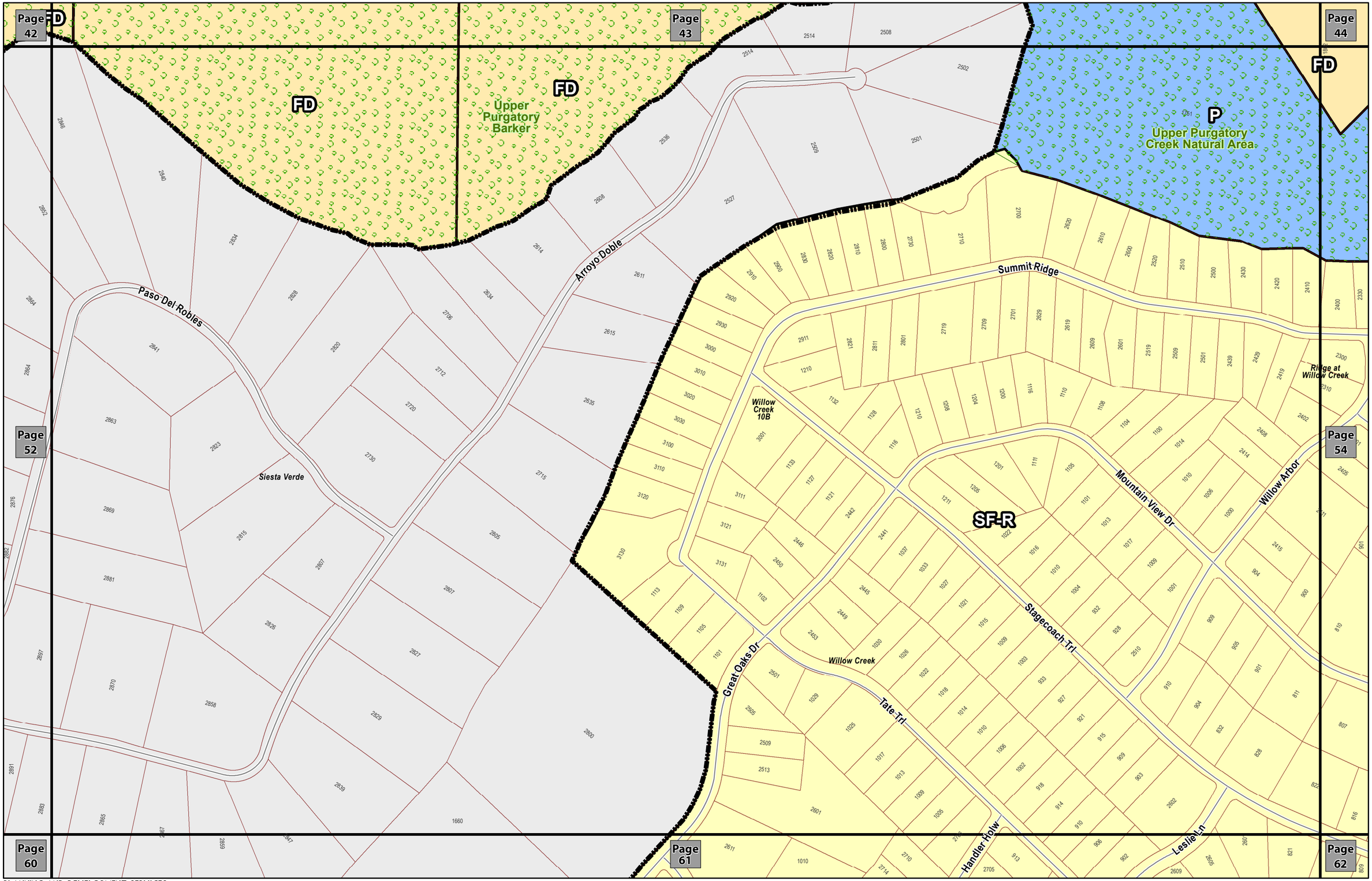

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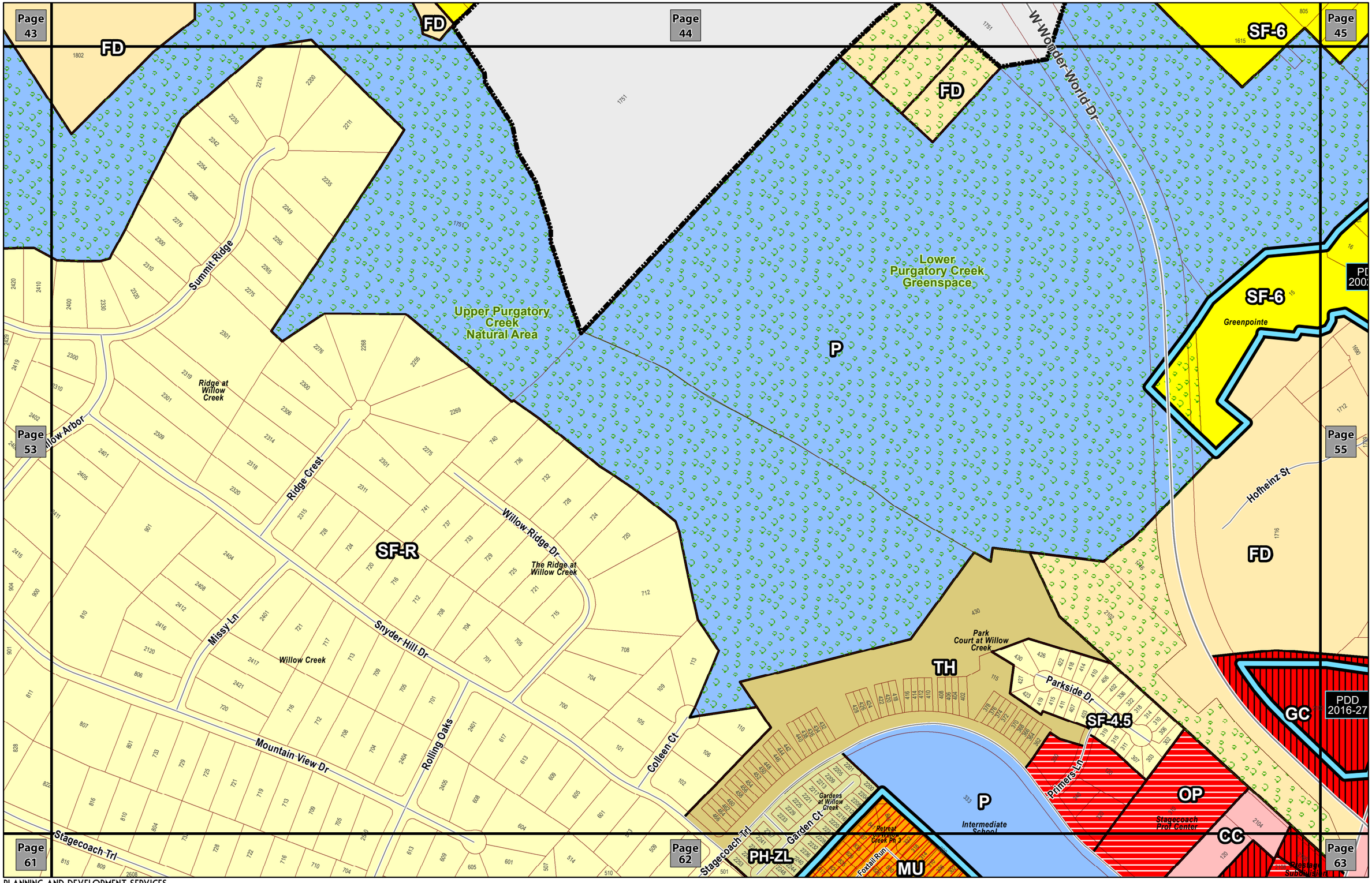

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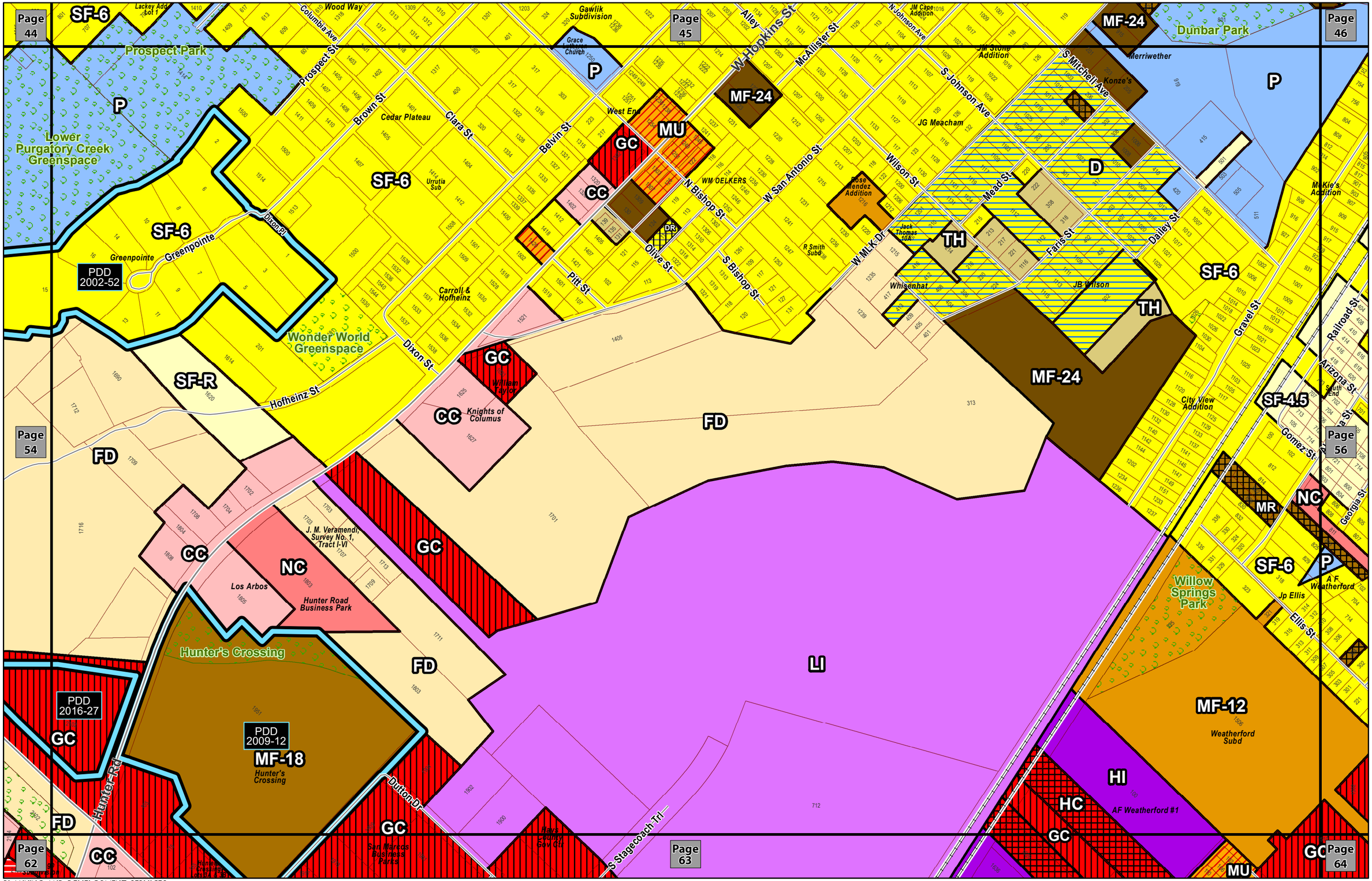

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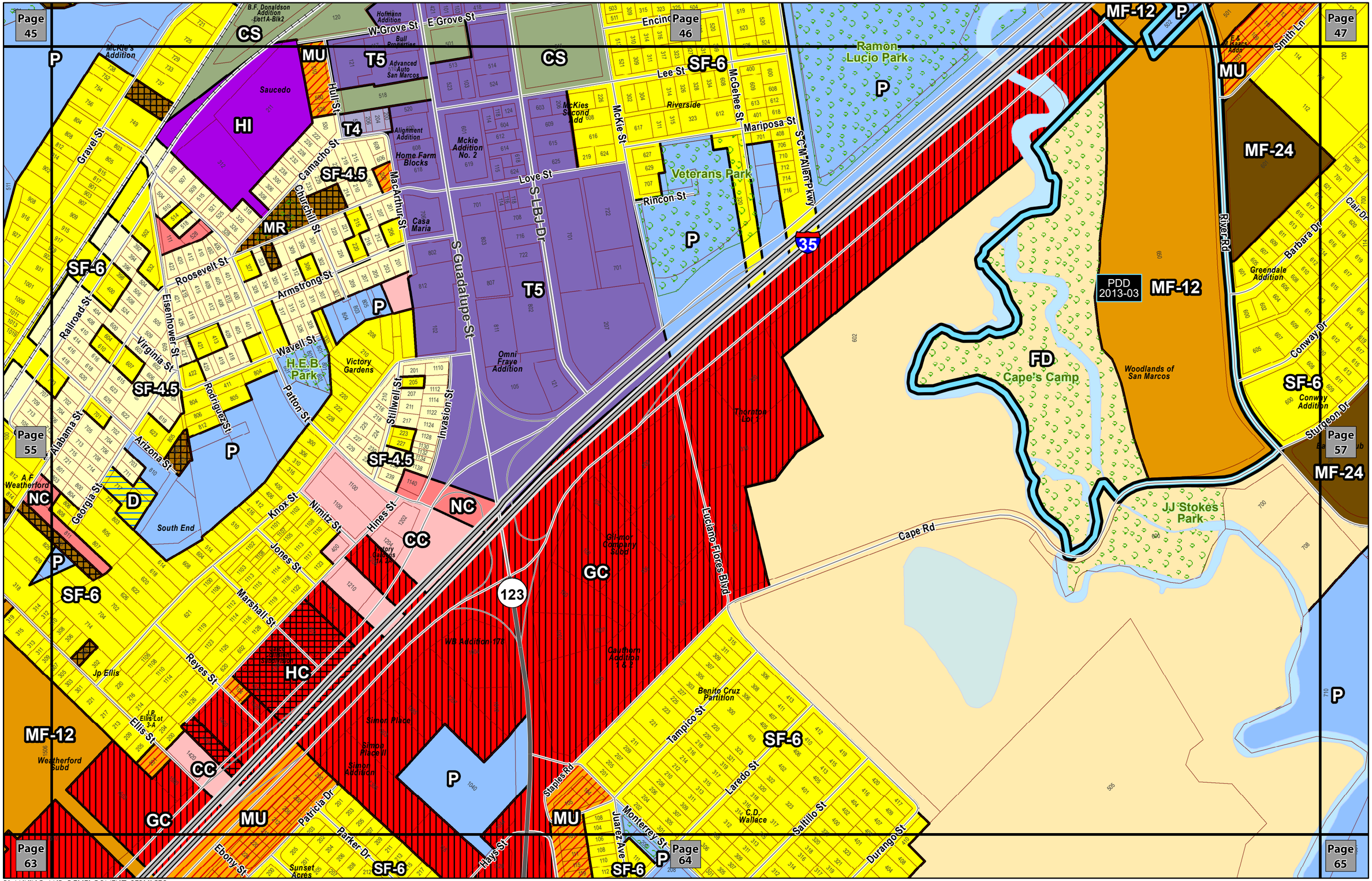

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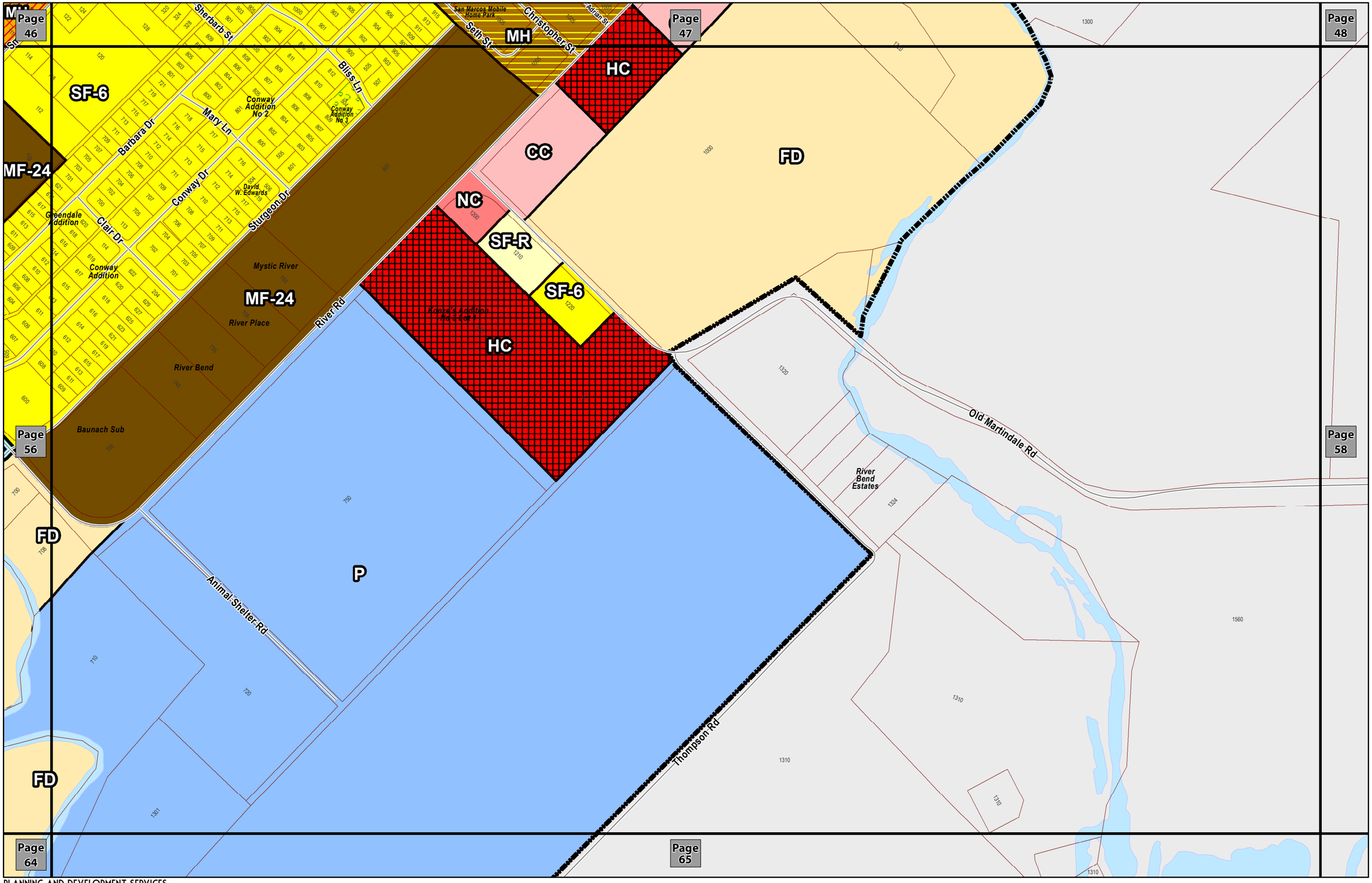

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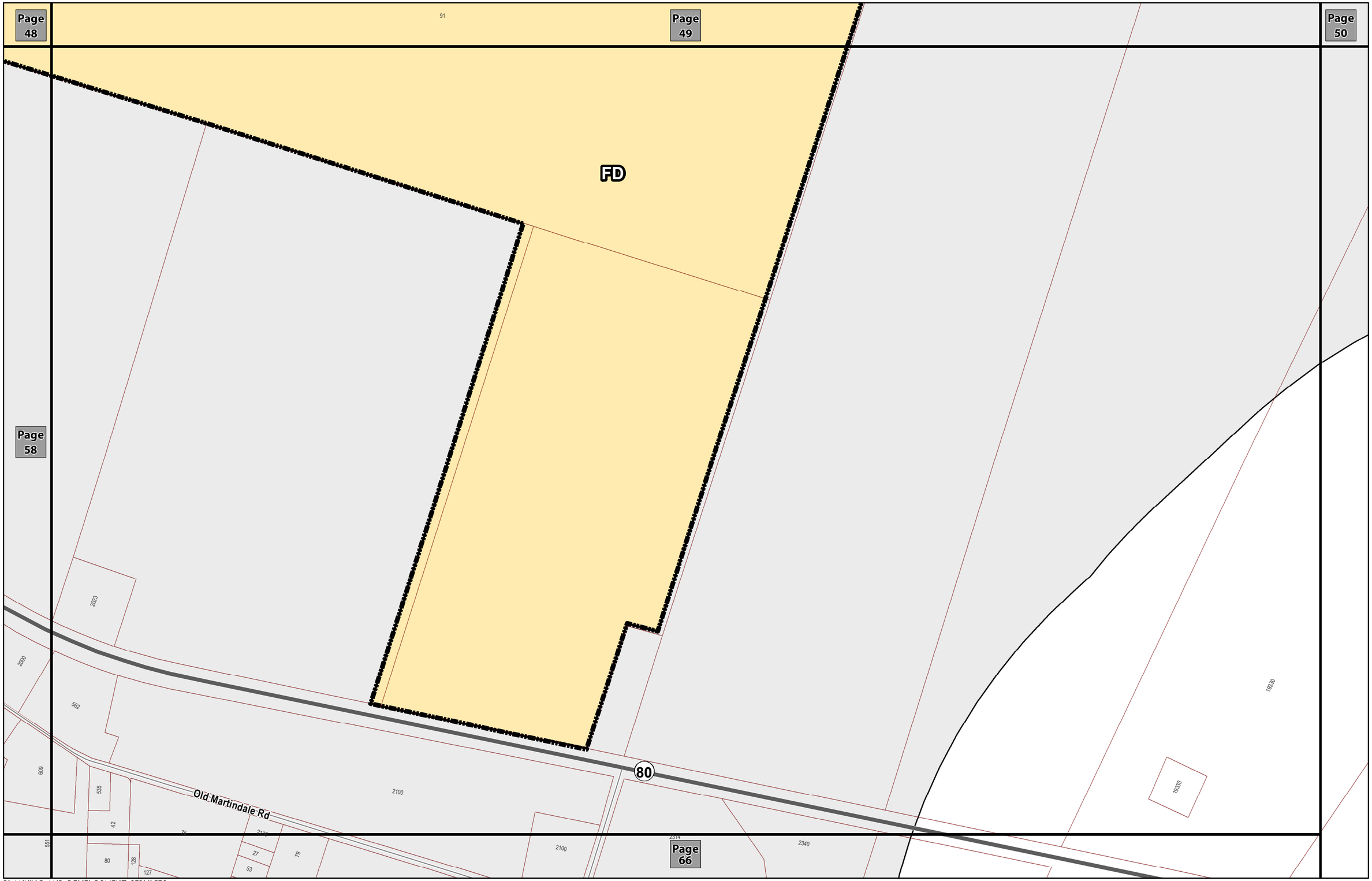

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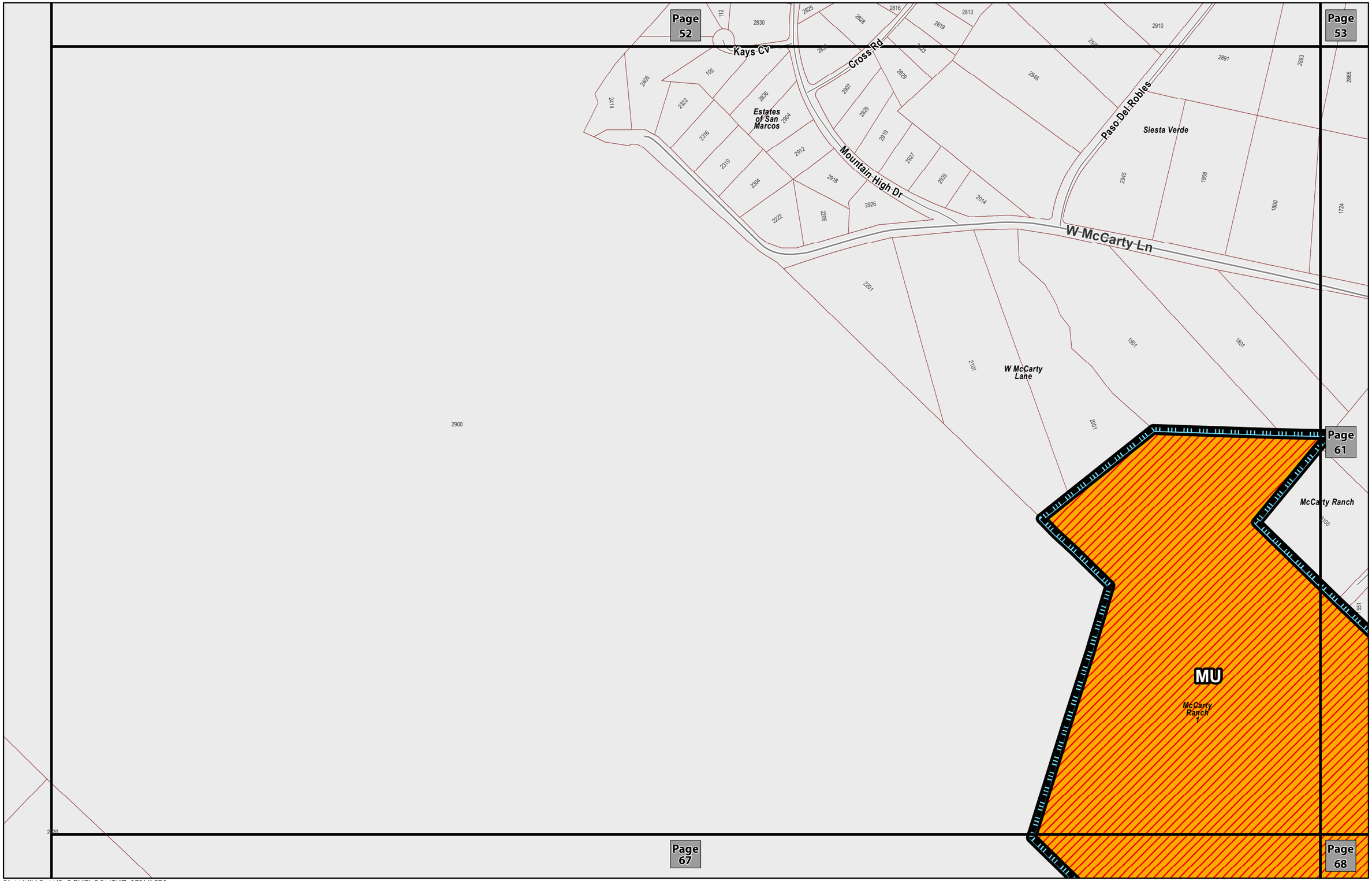

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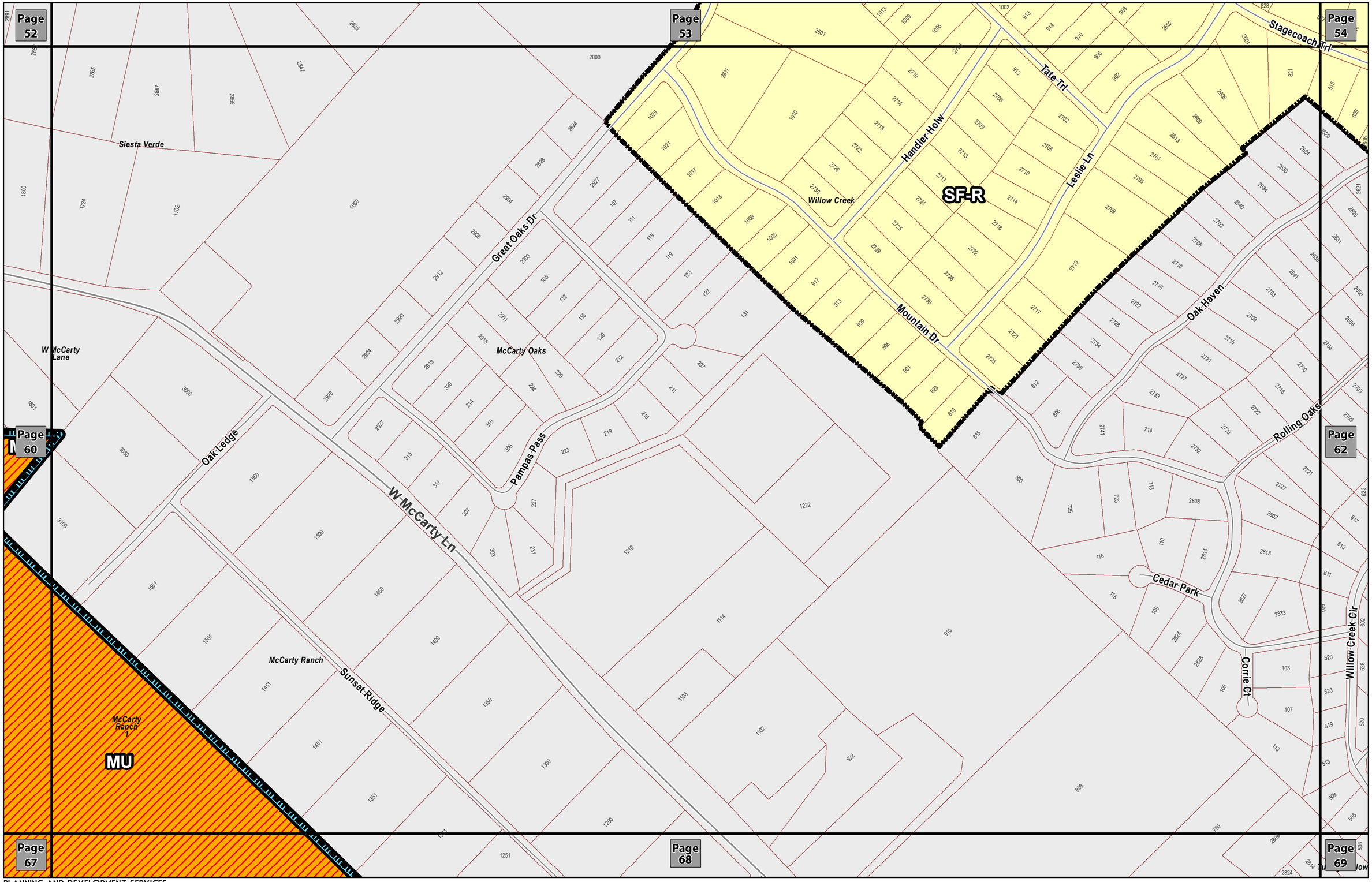

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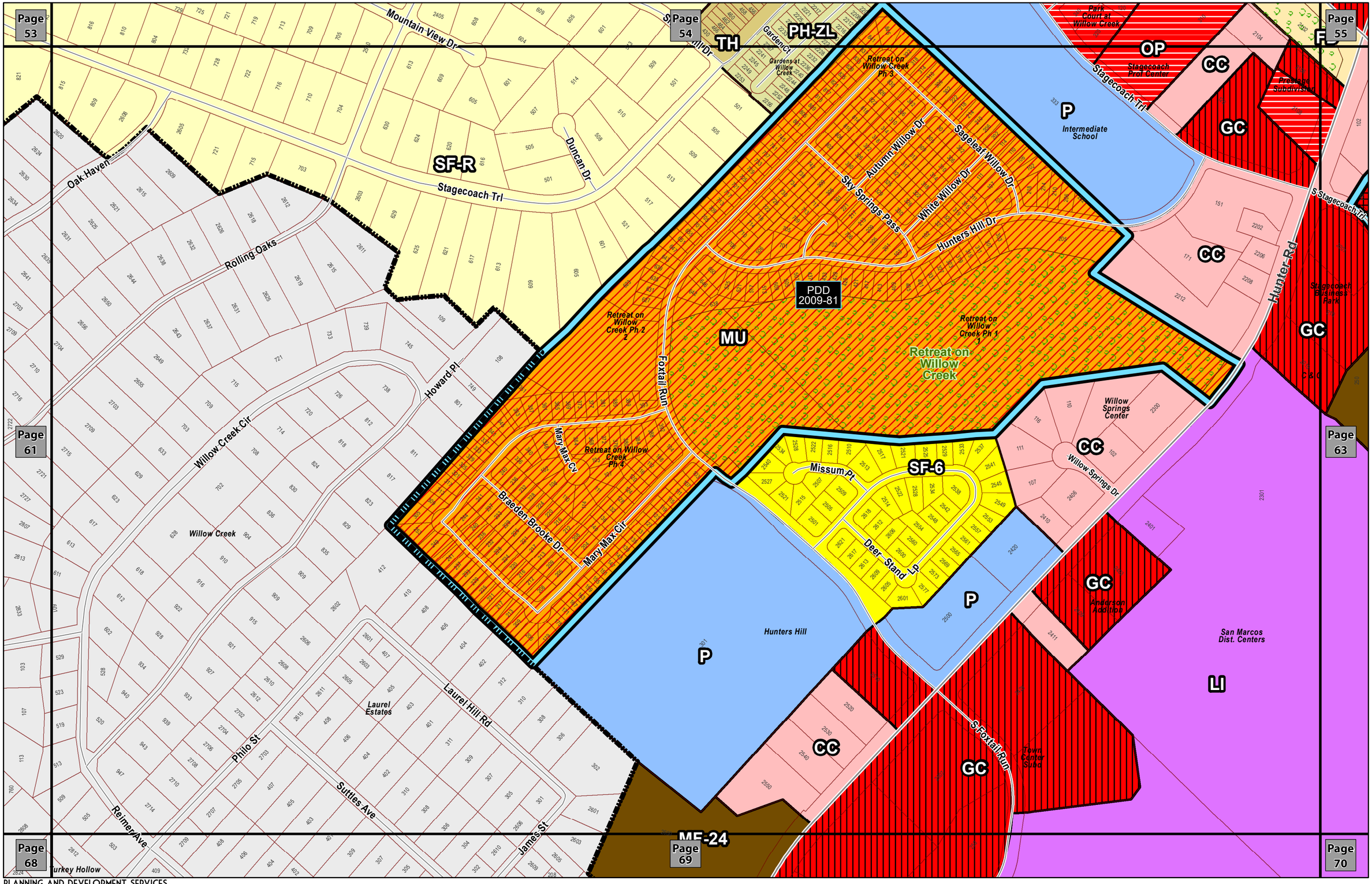

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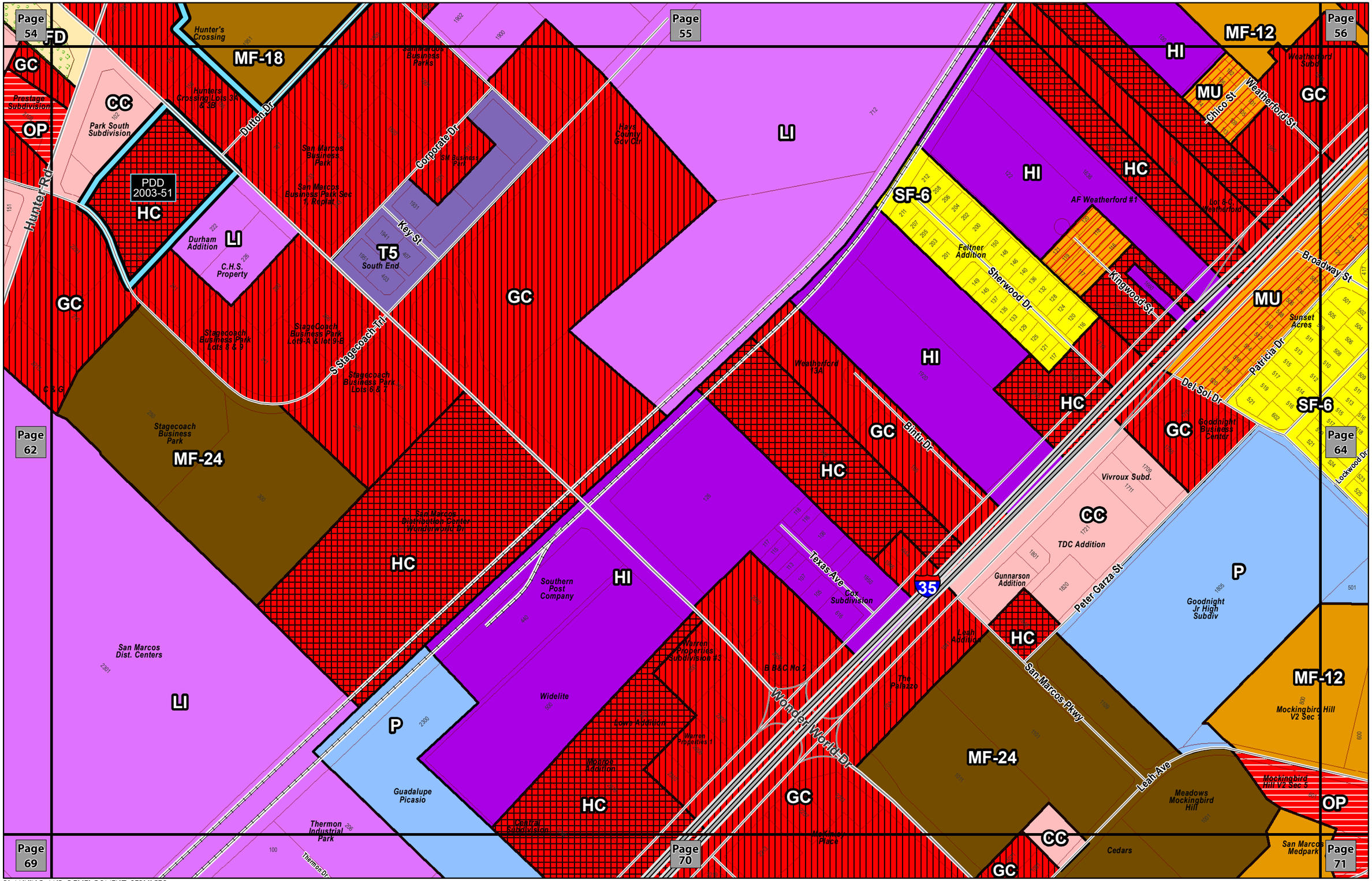

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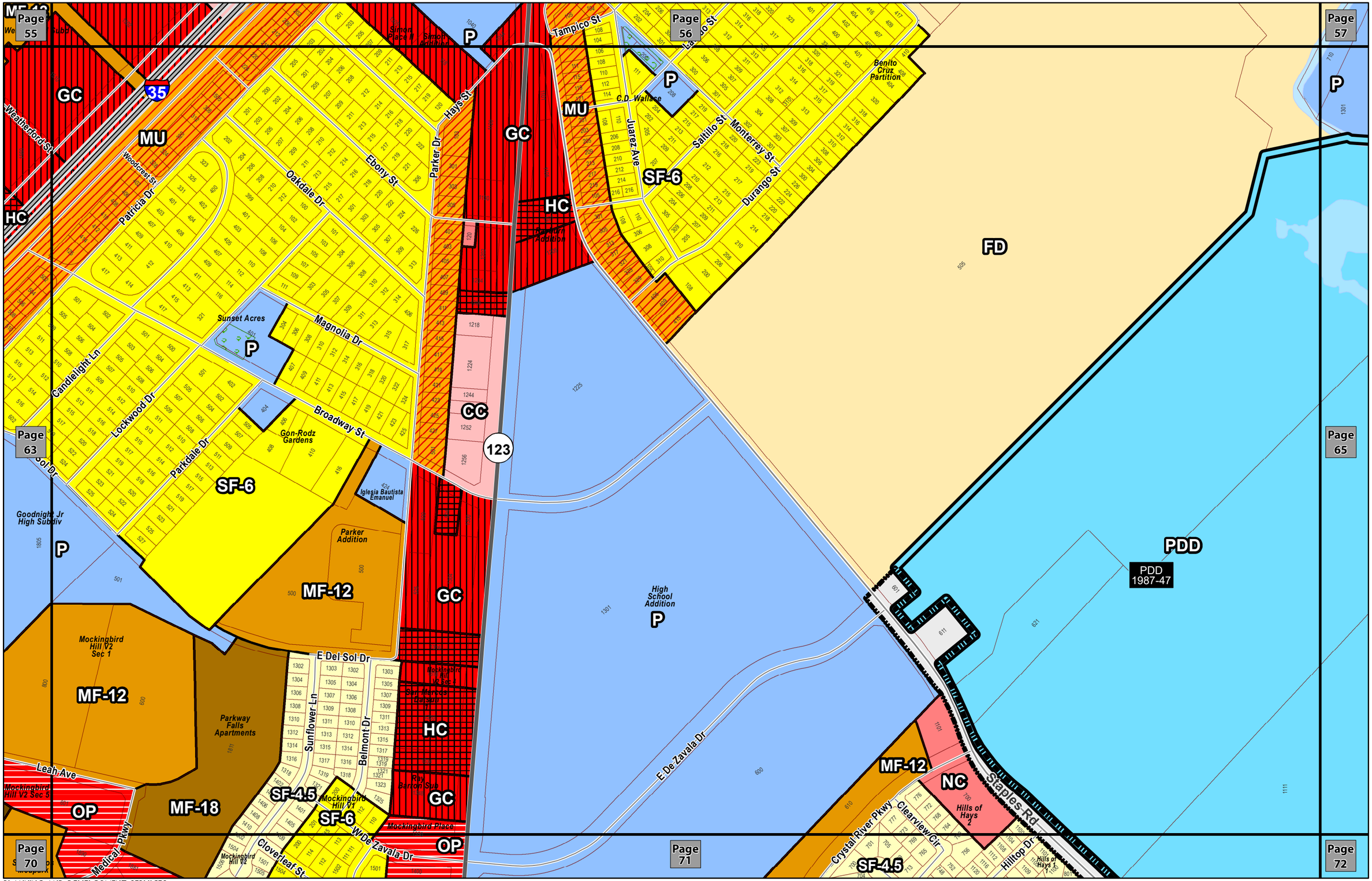

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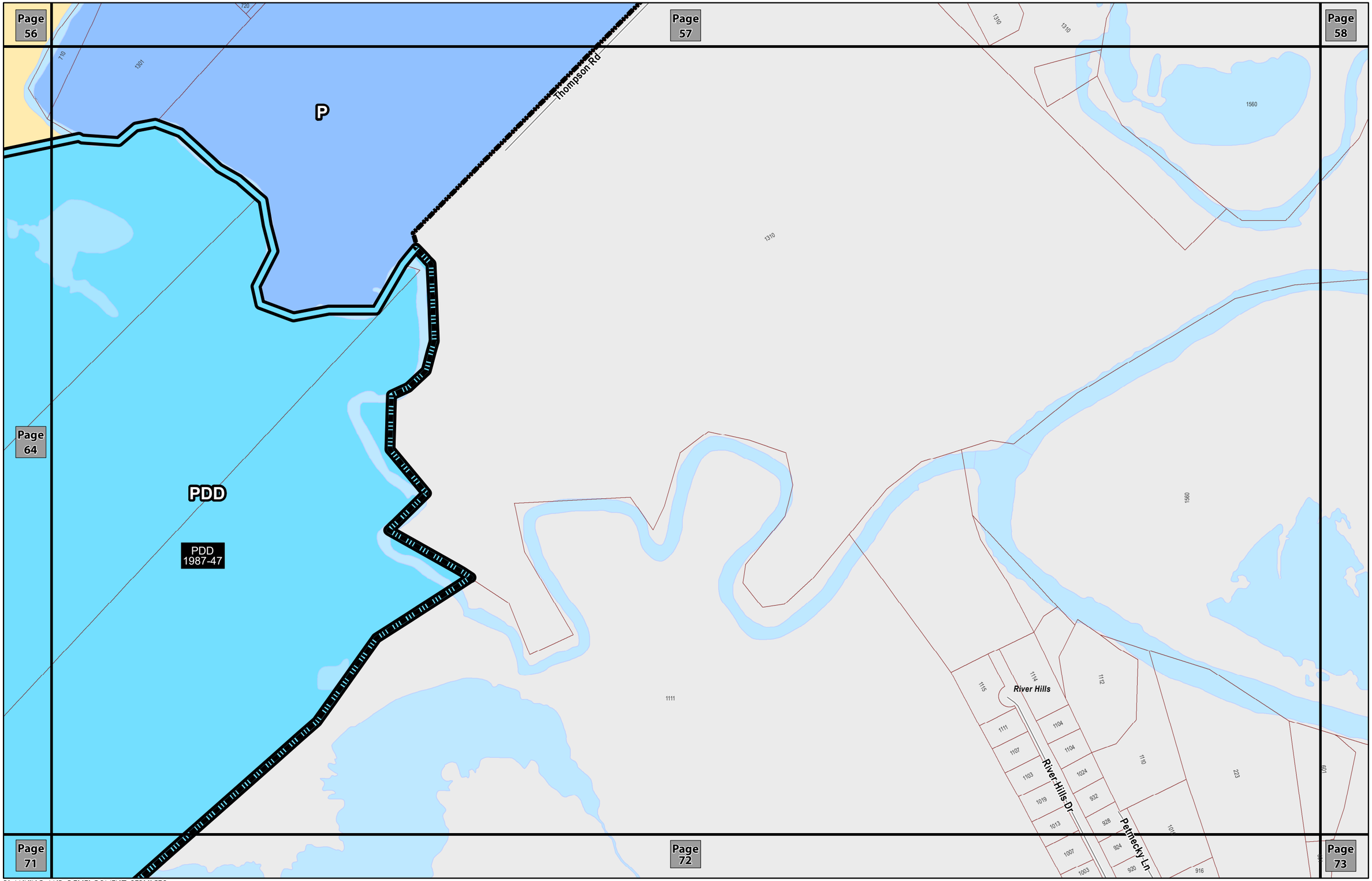

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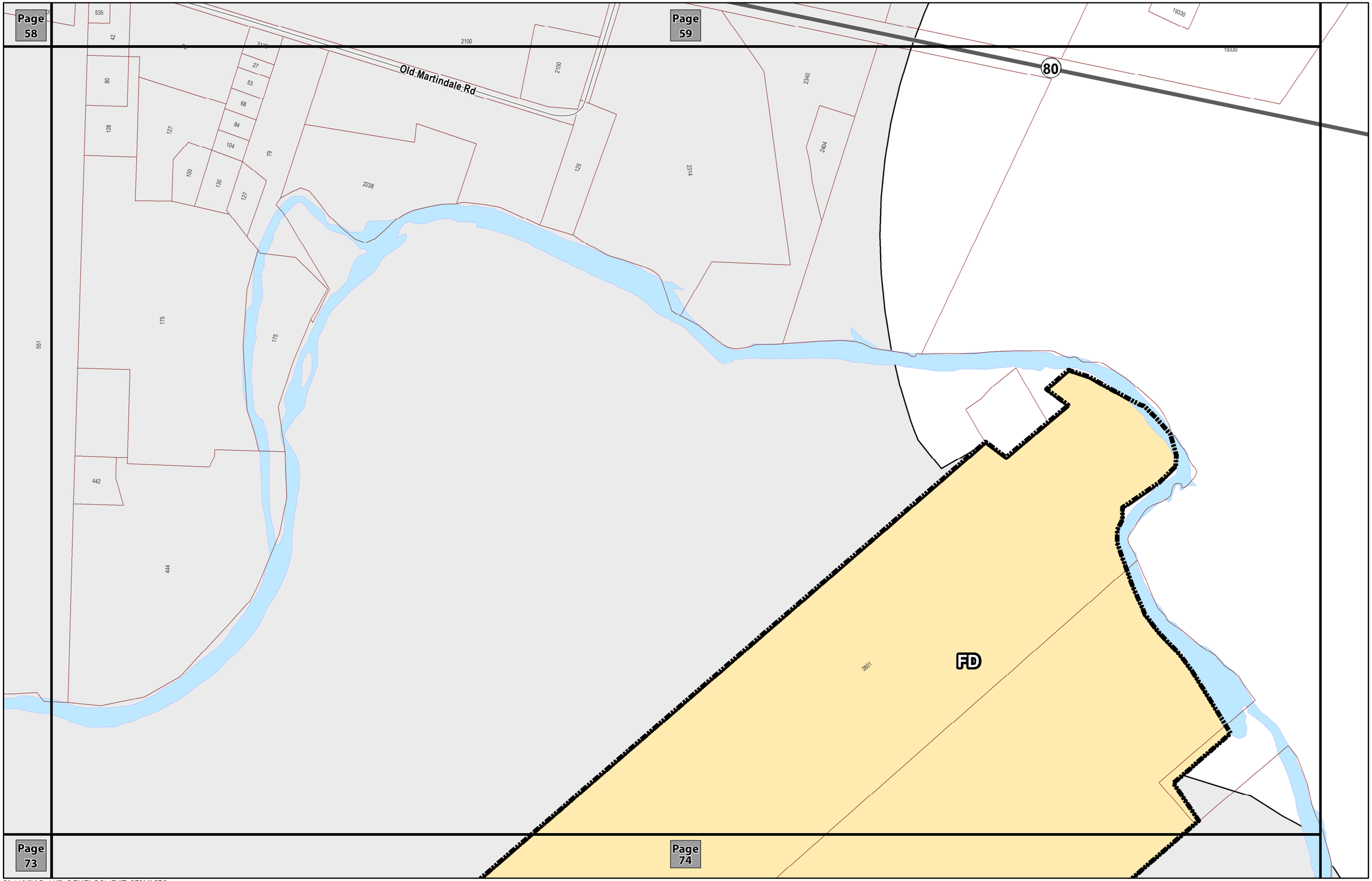

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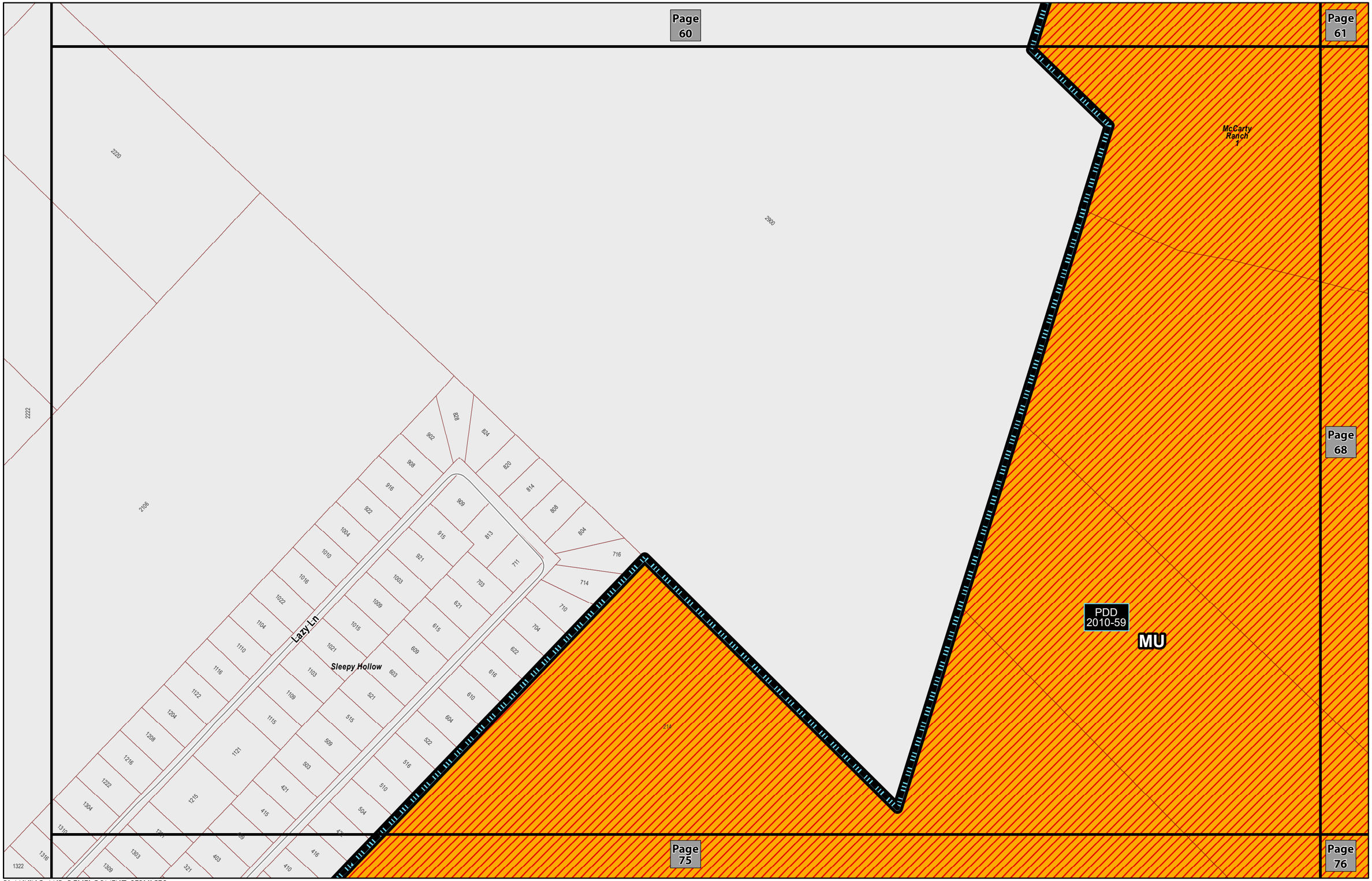

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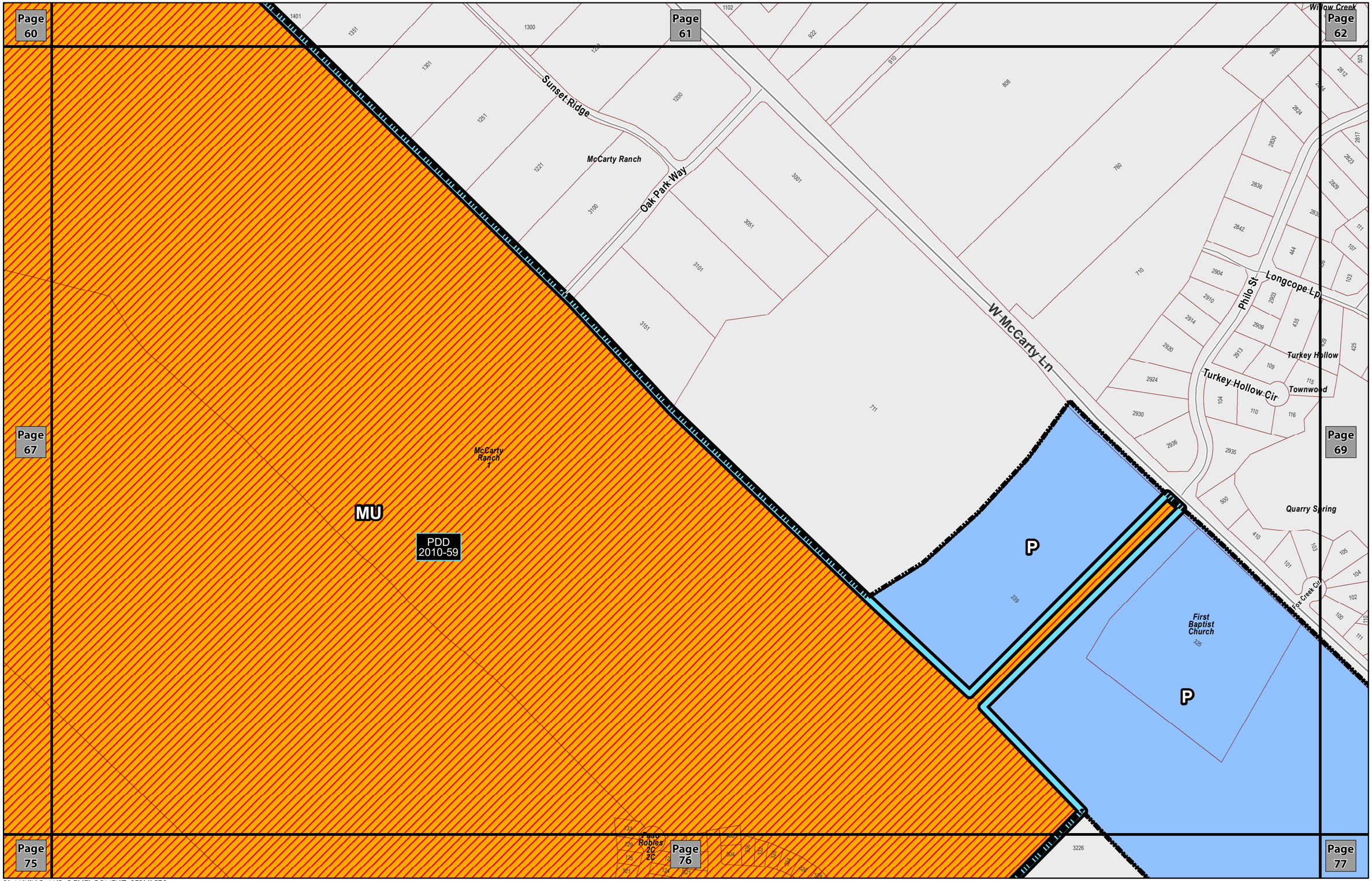
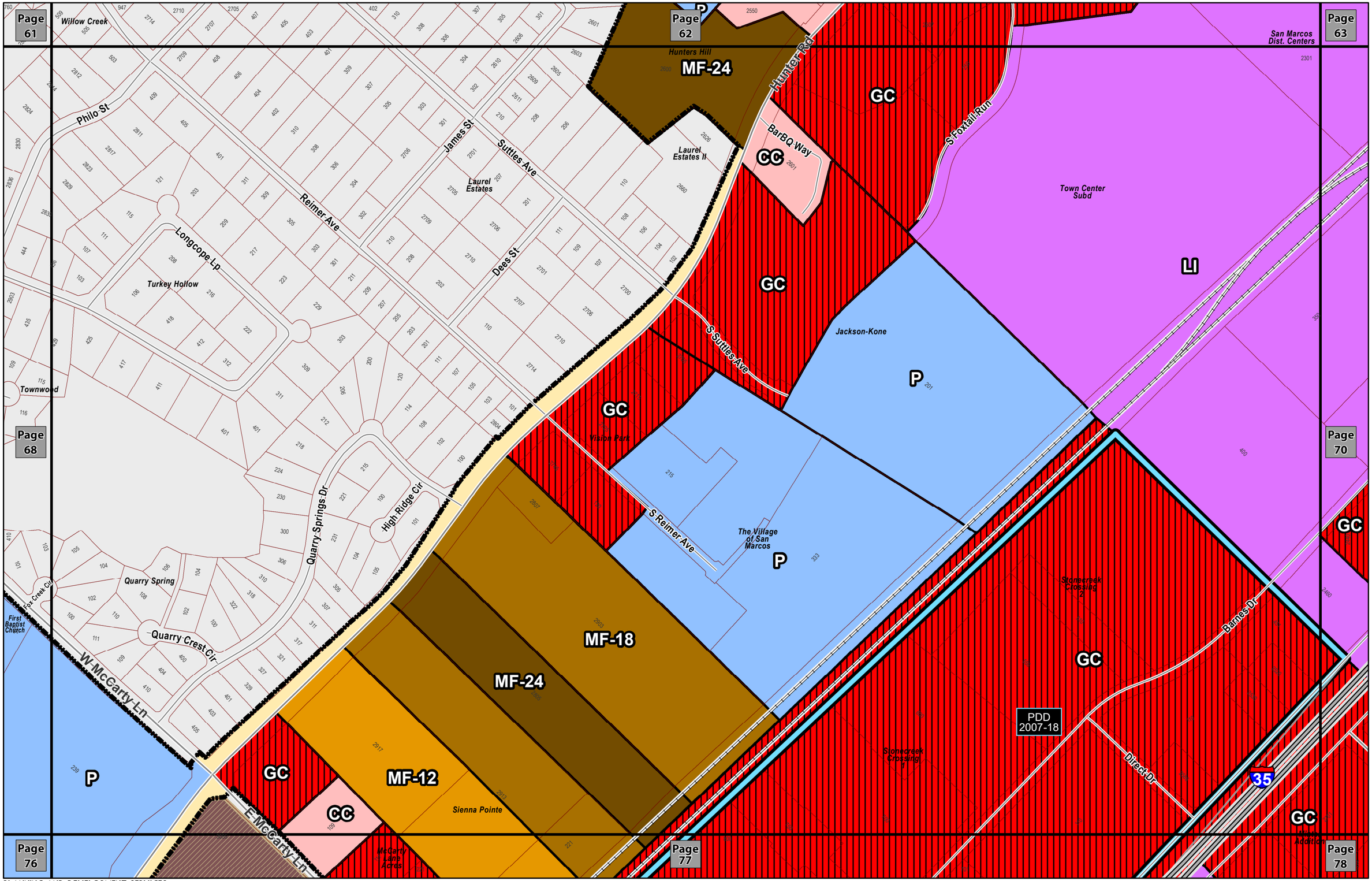


PLANNING AND DEVELOPMENT SERVICES
SCALE: 1"= 400' OR 1:4,800

CITY OF SAN MARCOS-2017 ZONING ATLAS



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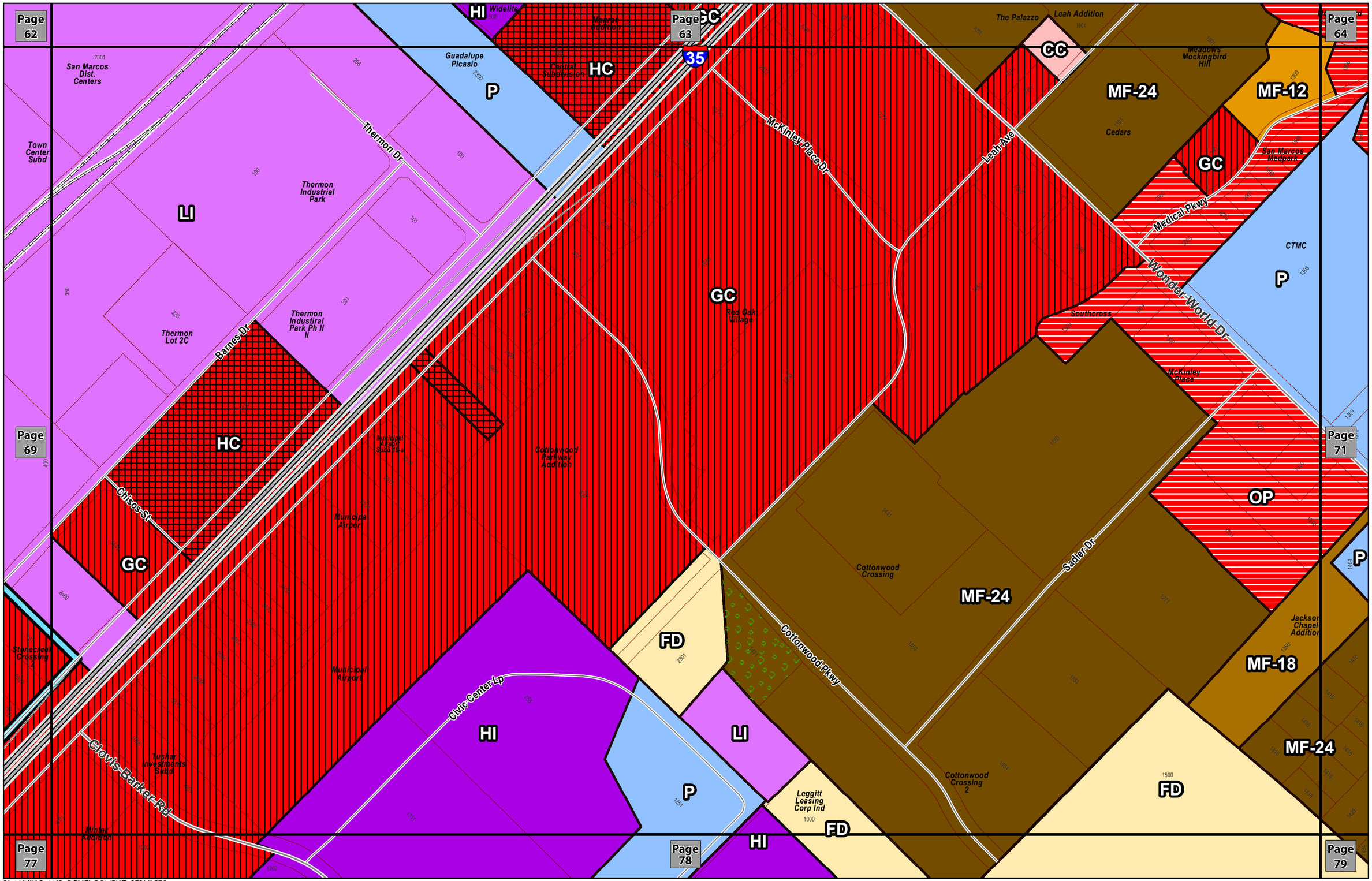
CITY OF SAN MARCOS-2017 ZONING ATLAS



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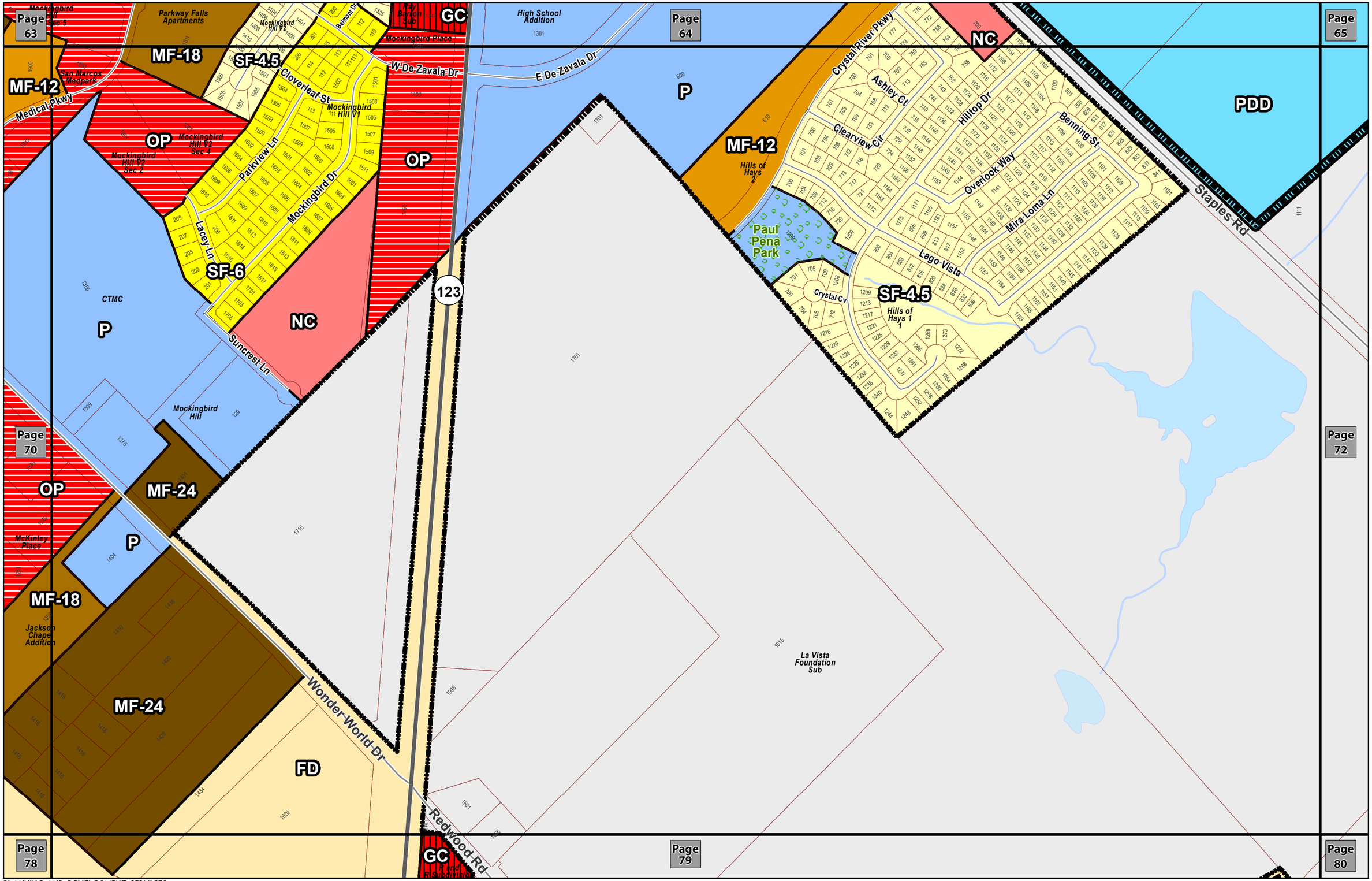

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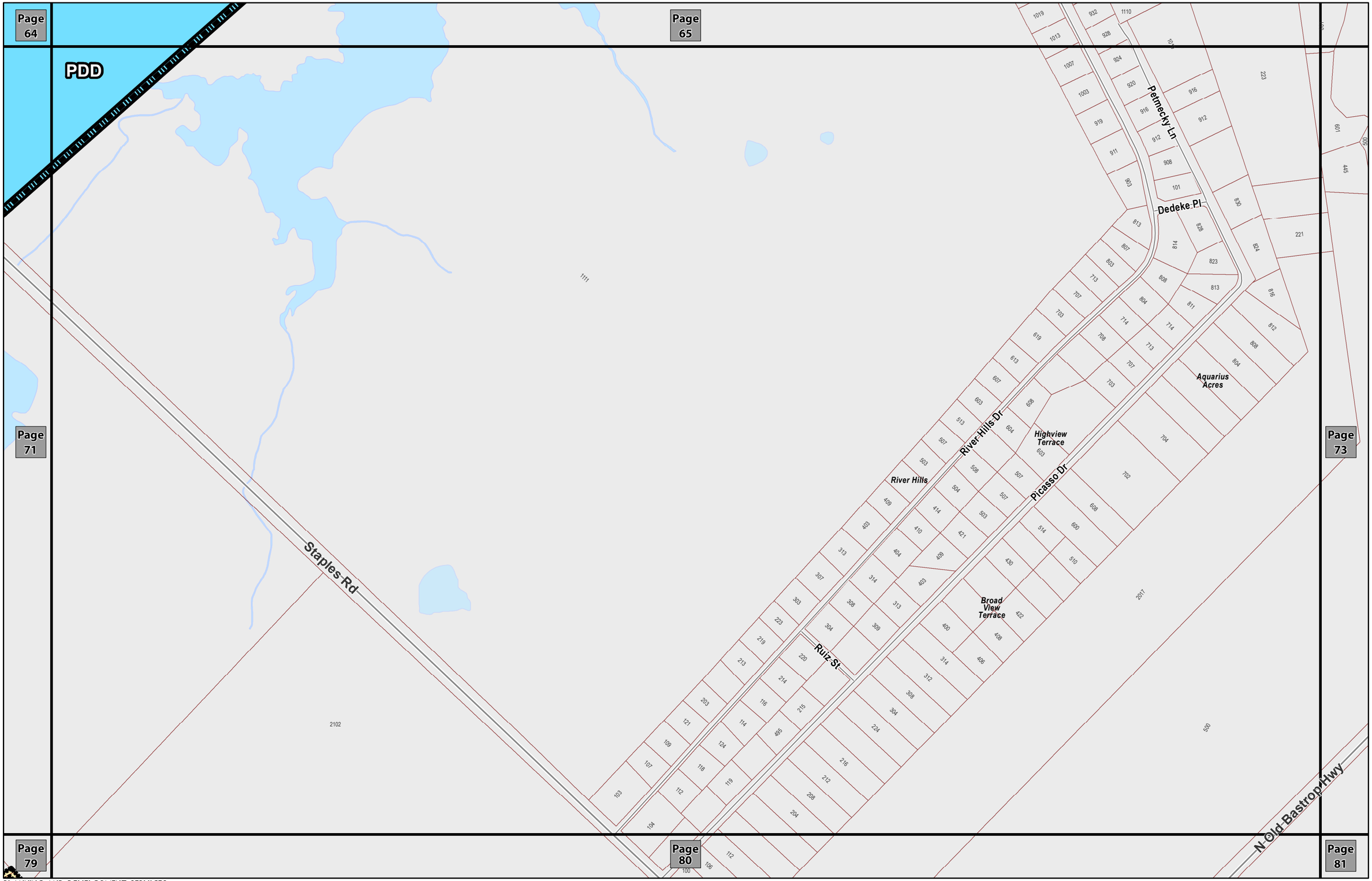

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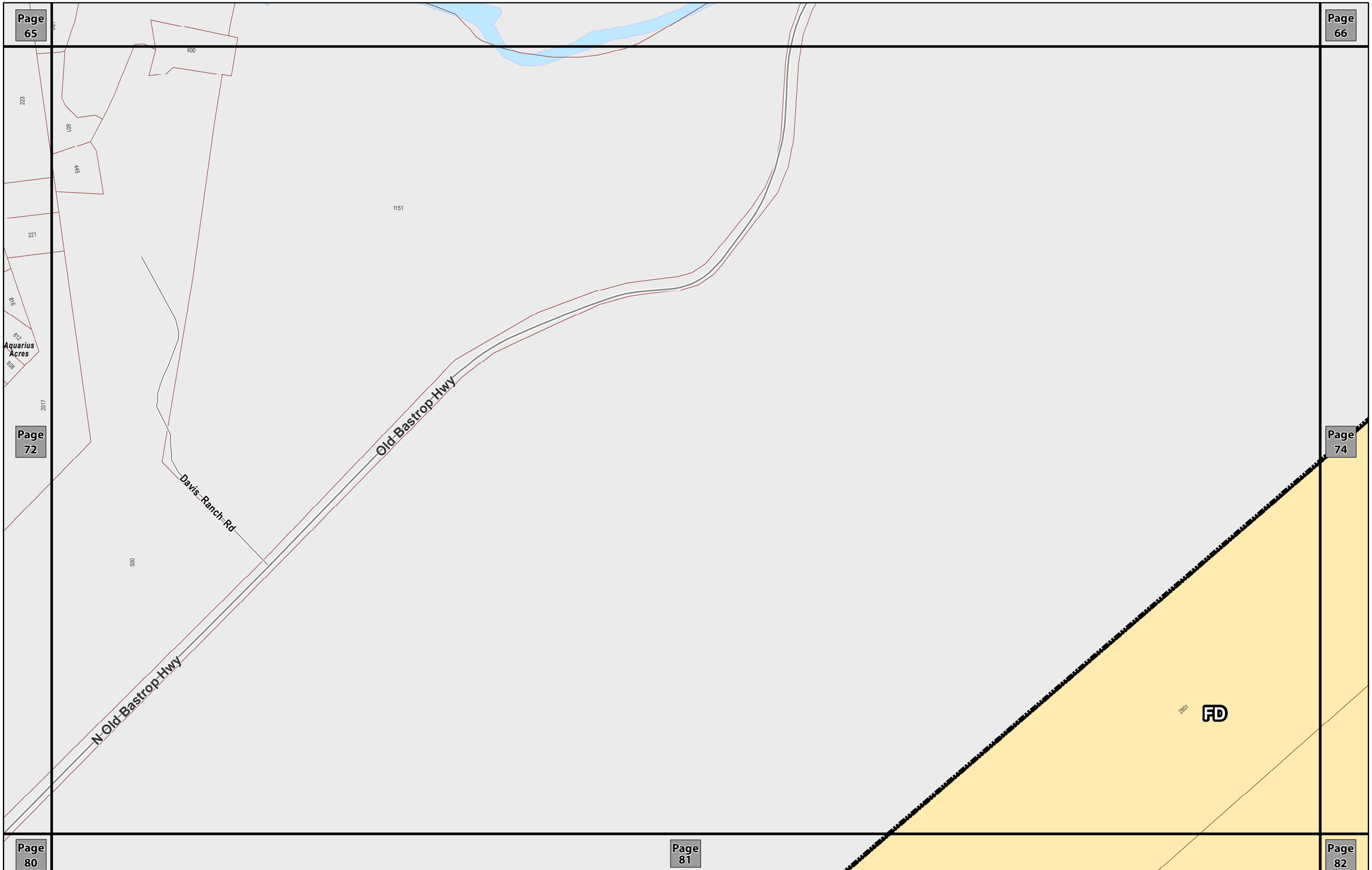

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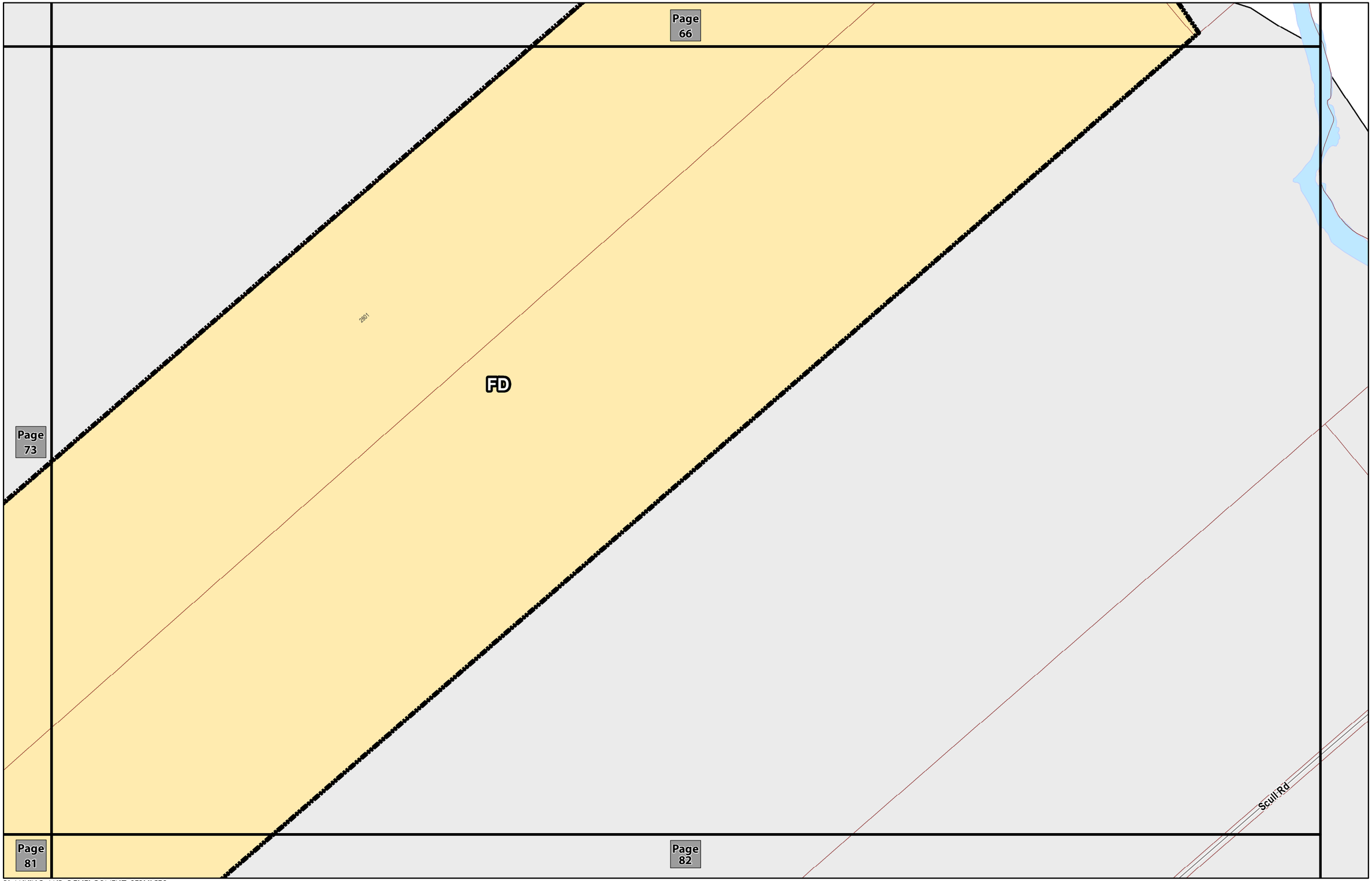

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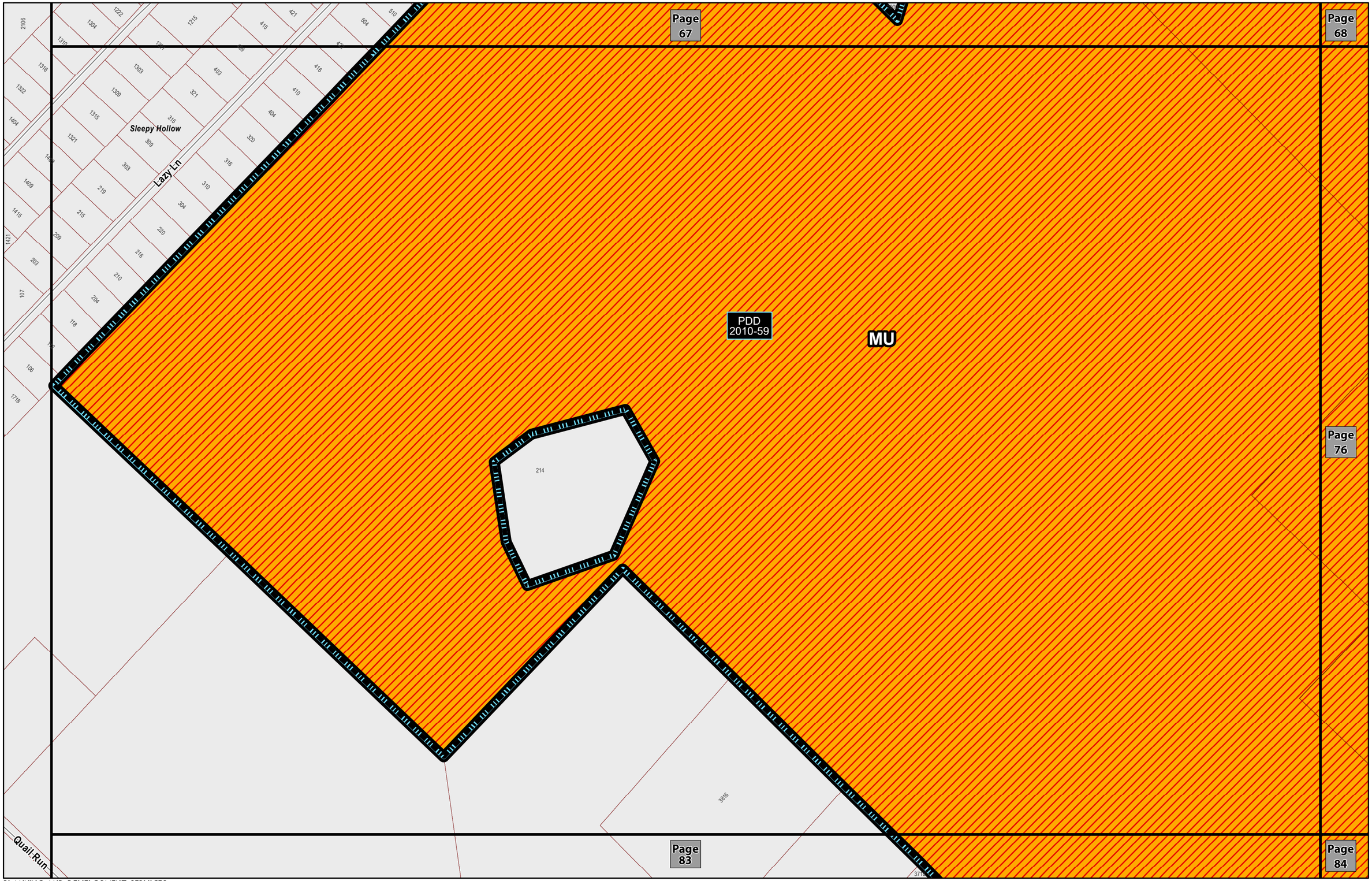

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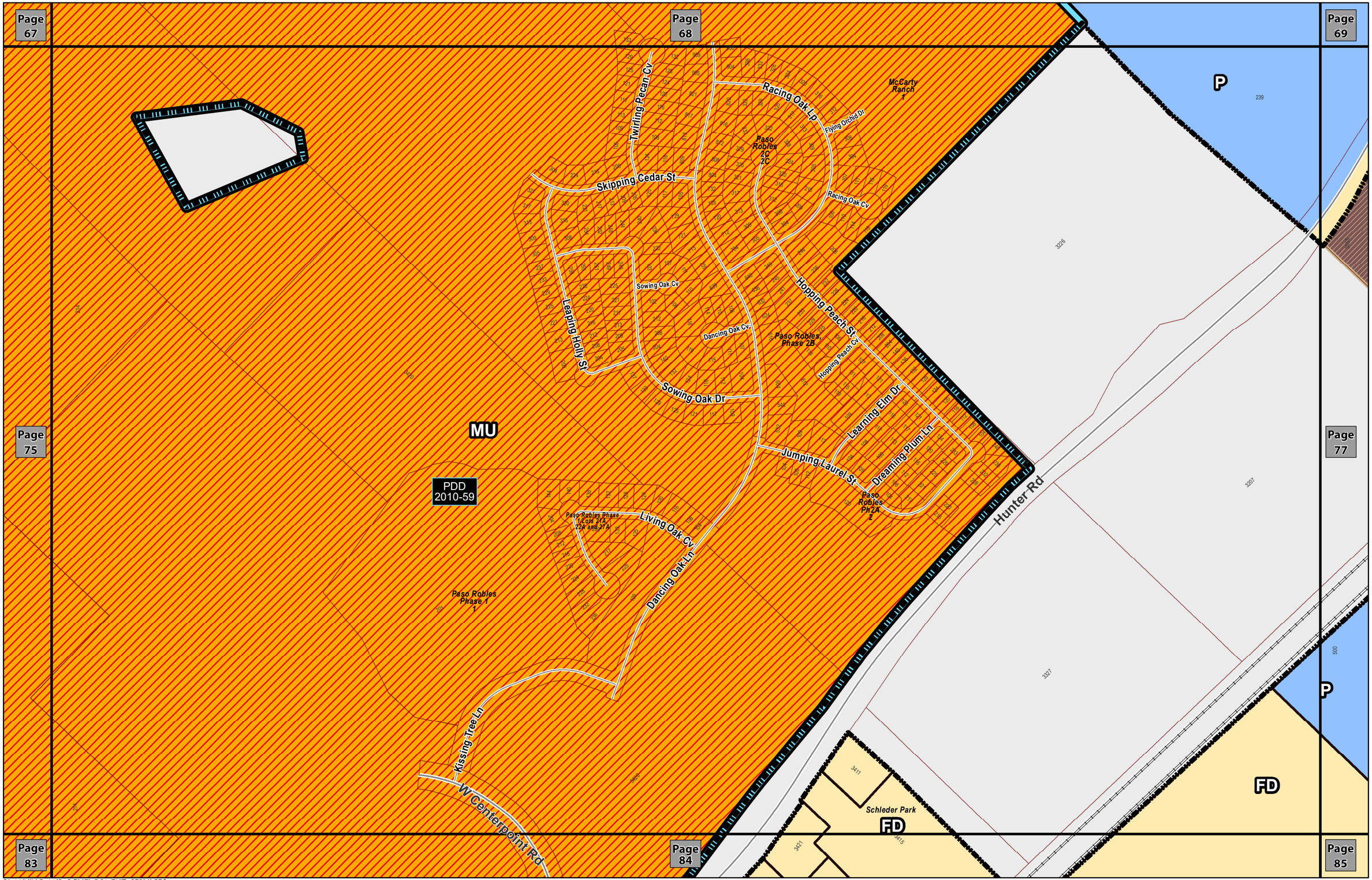

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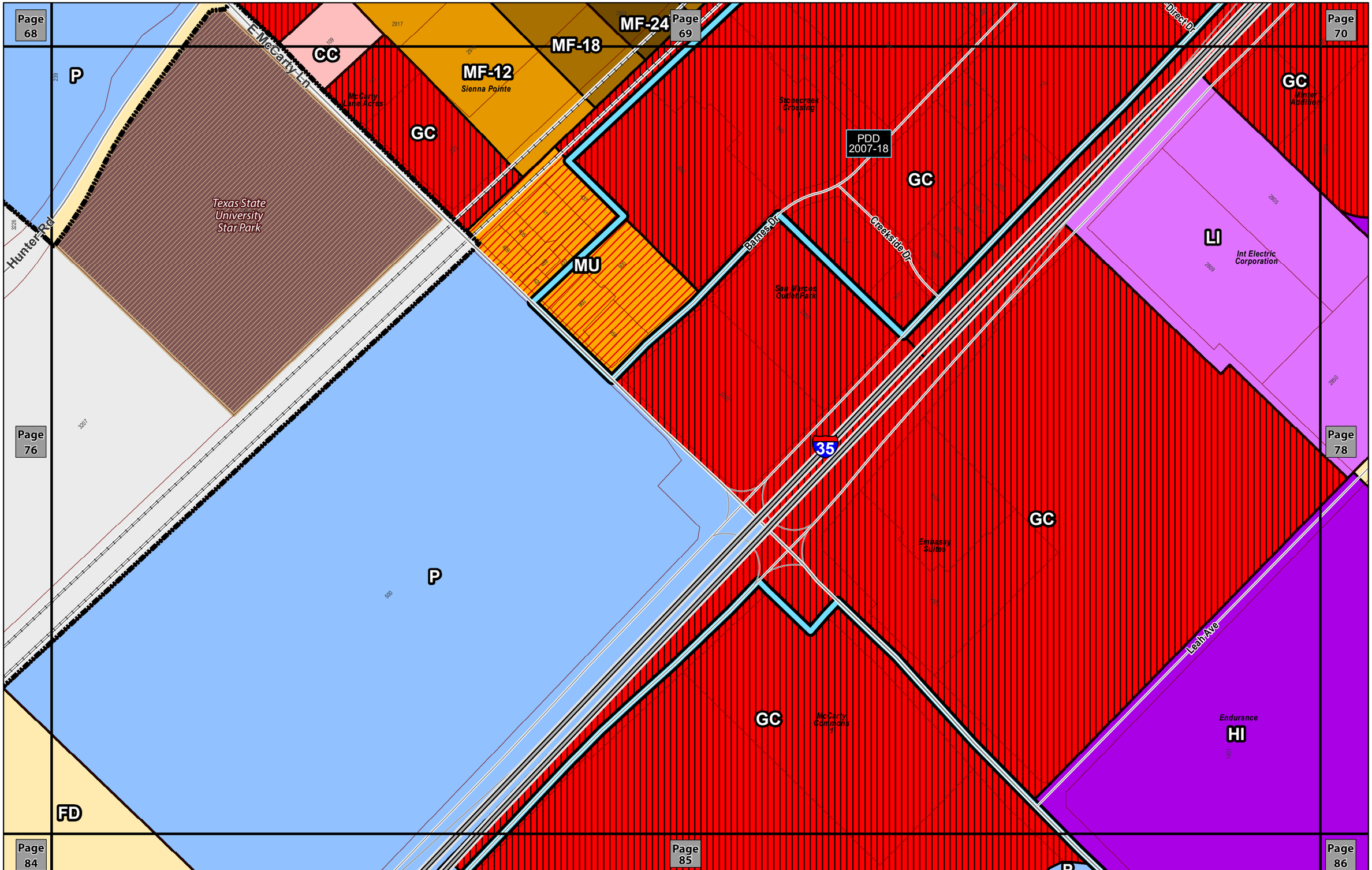

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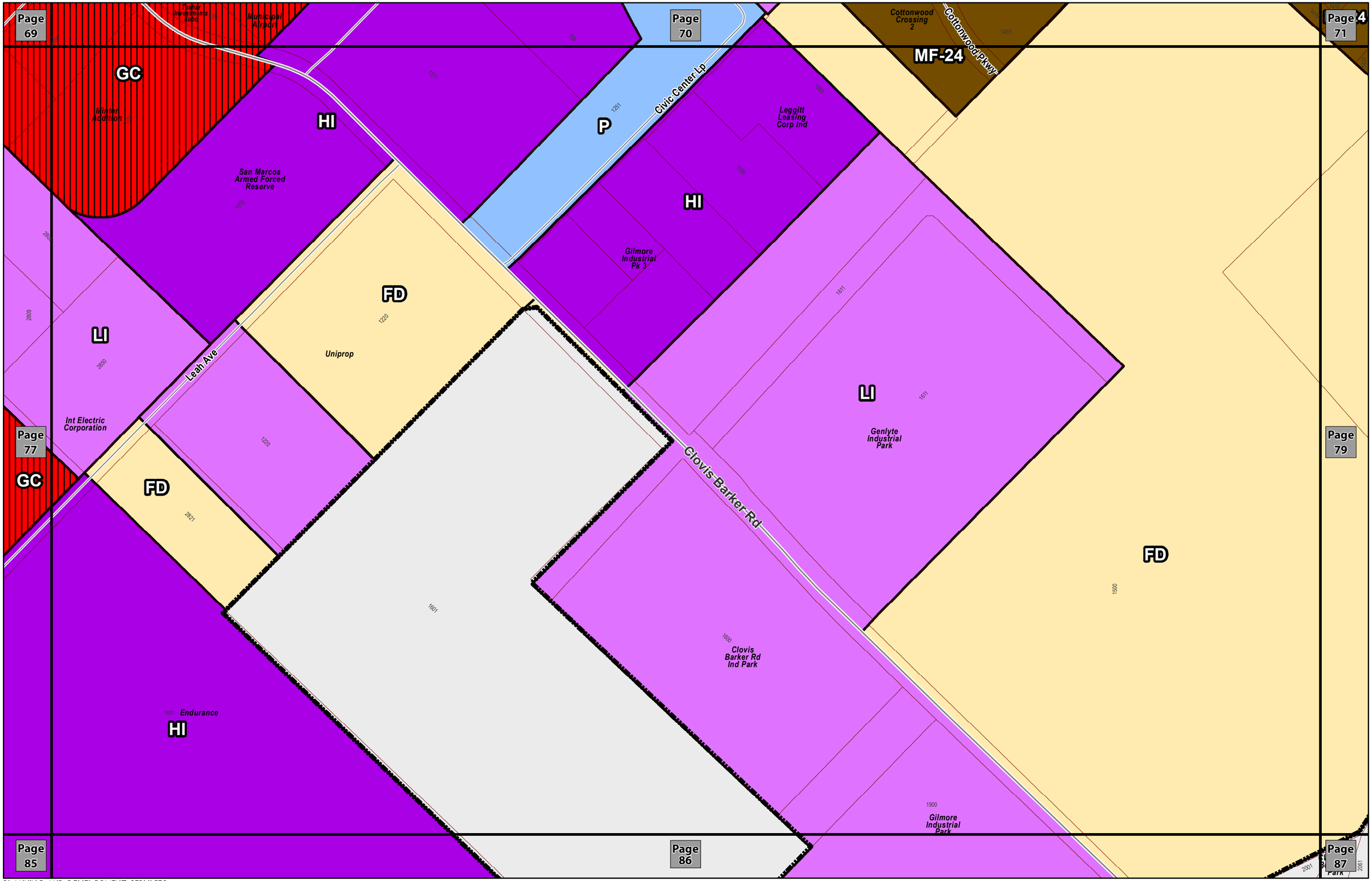
CITY OF SAN MARCOS-2017 ZONING ATLAS



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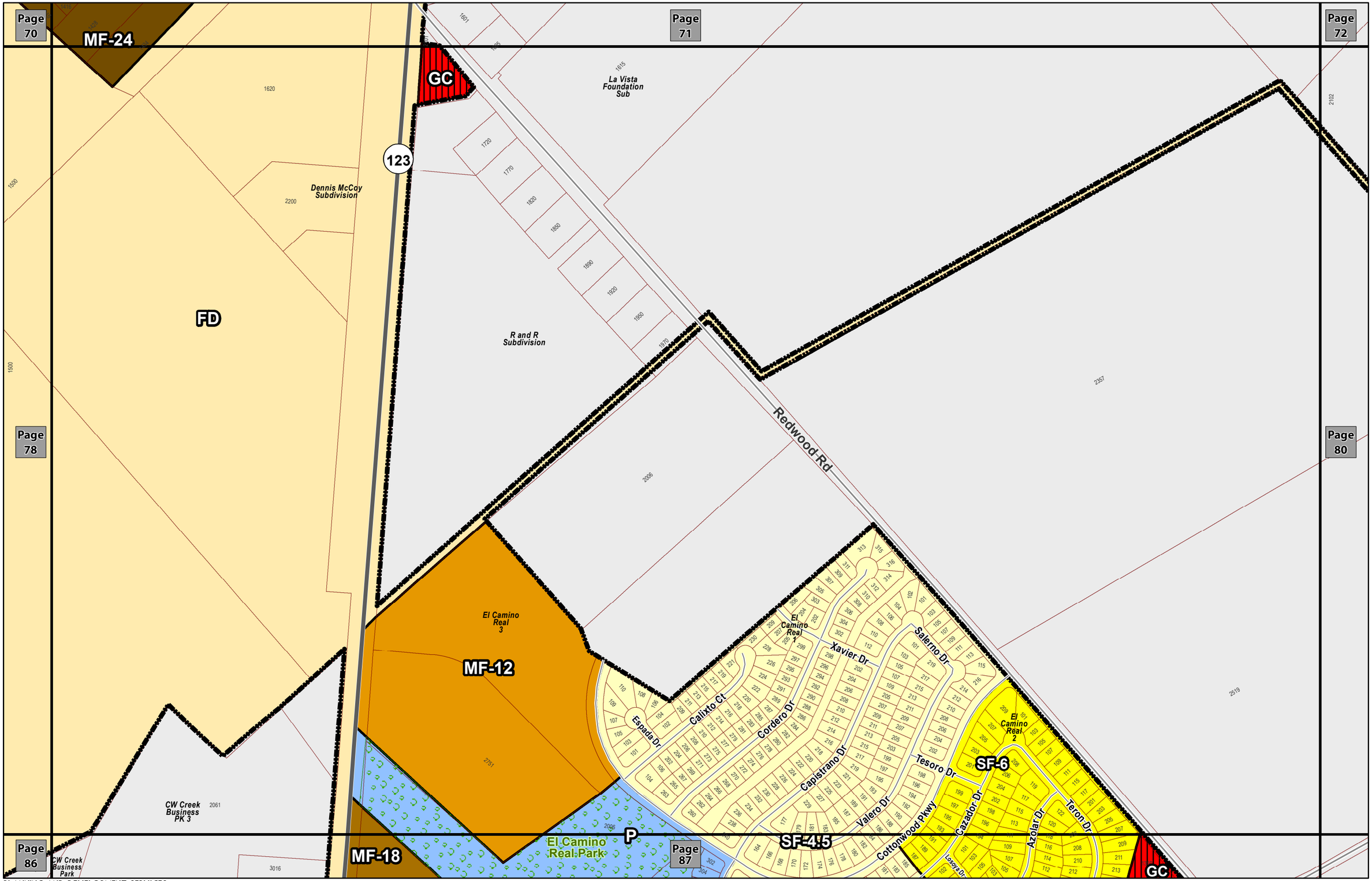

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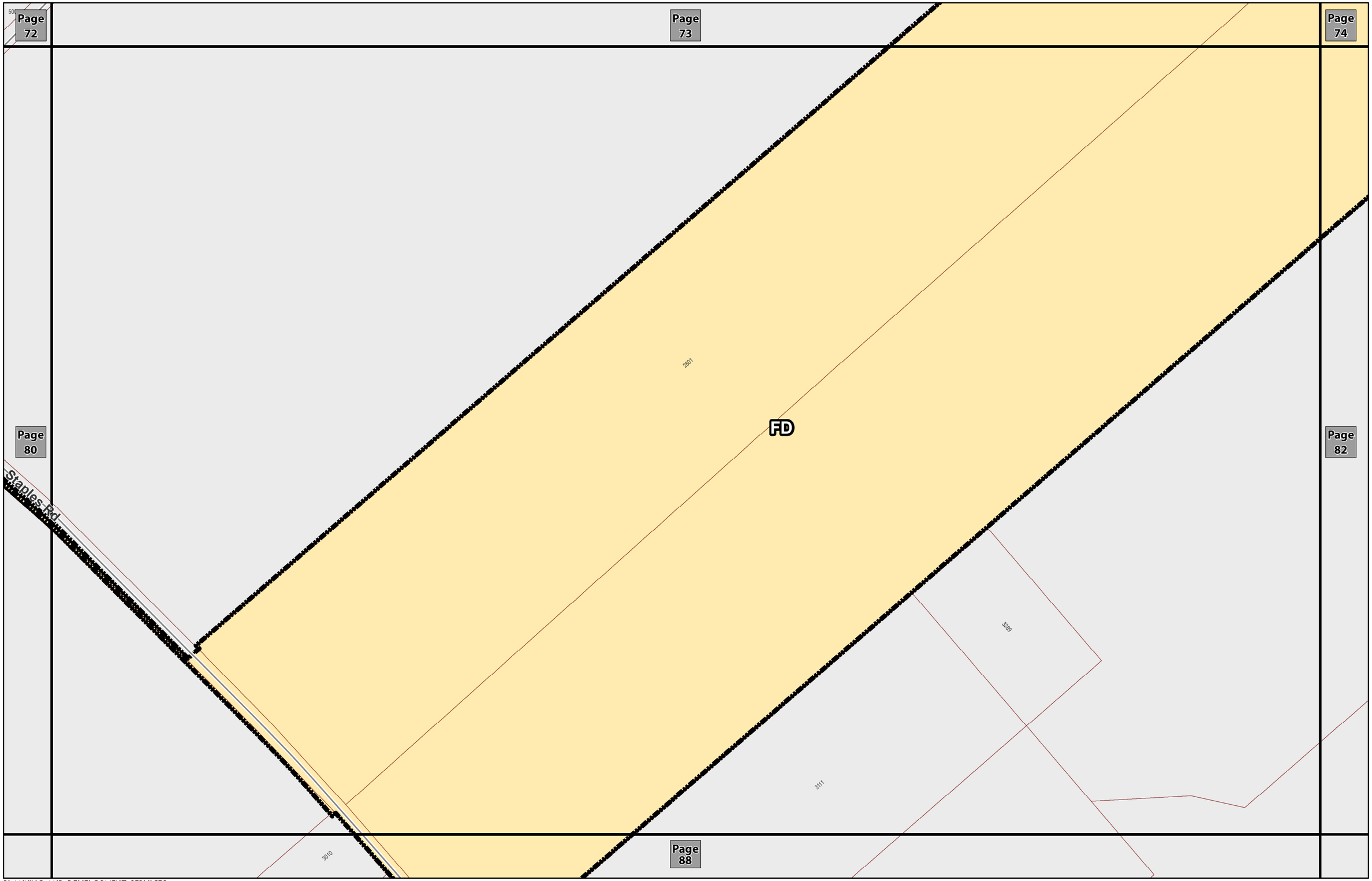

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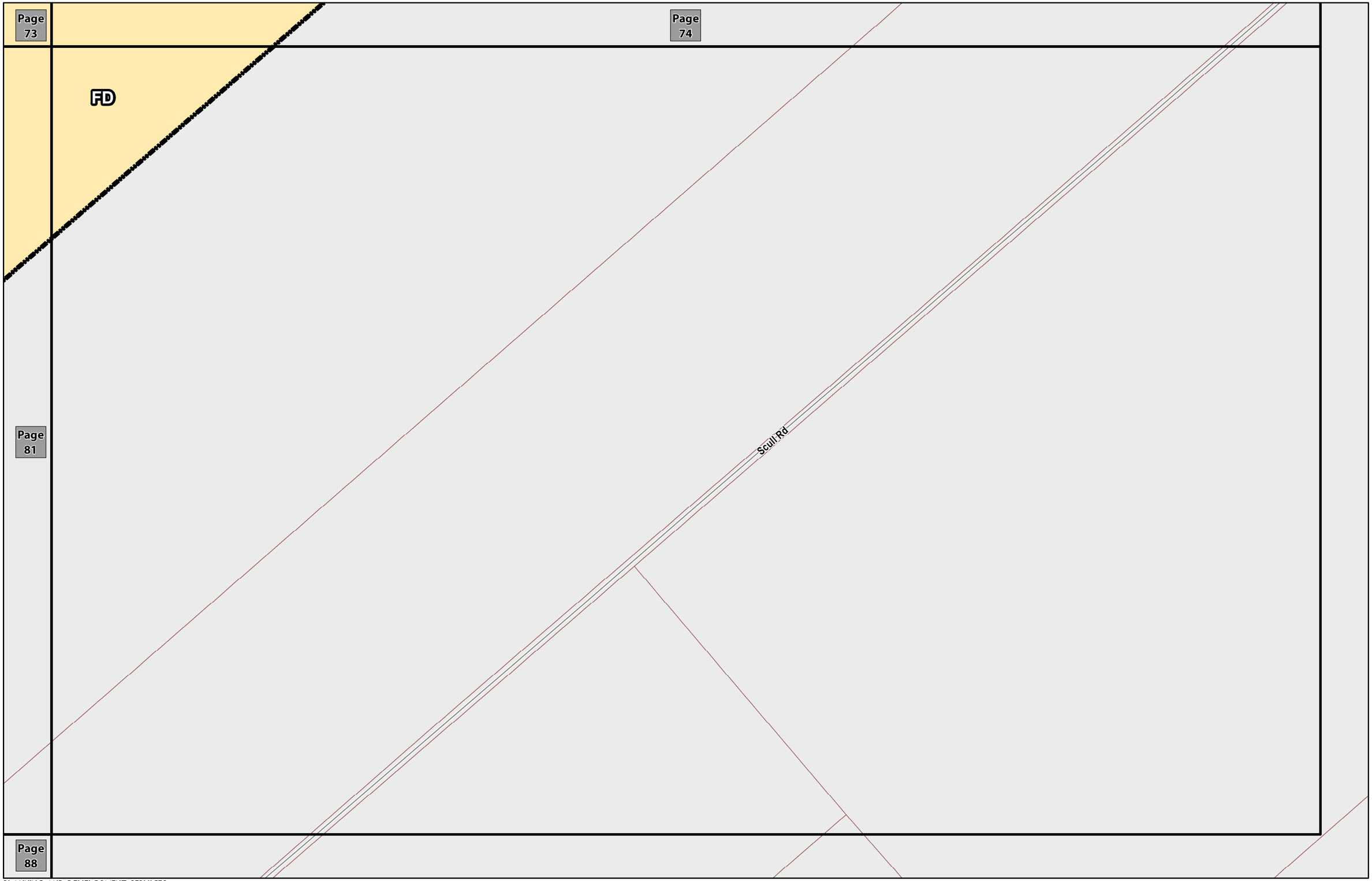

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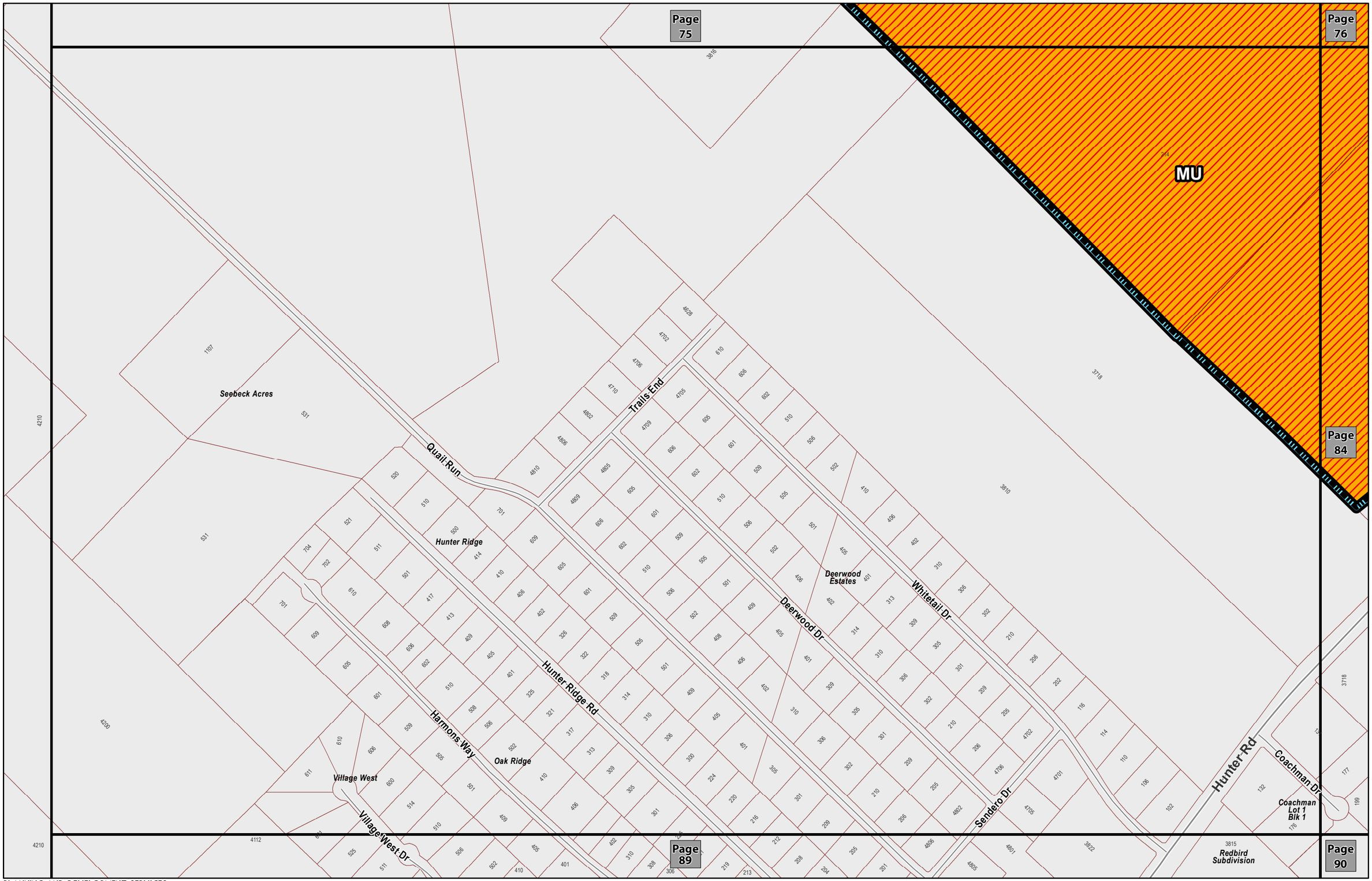

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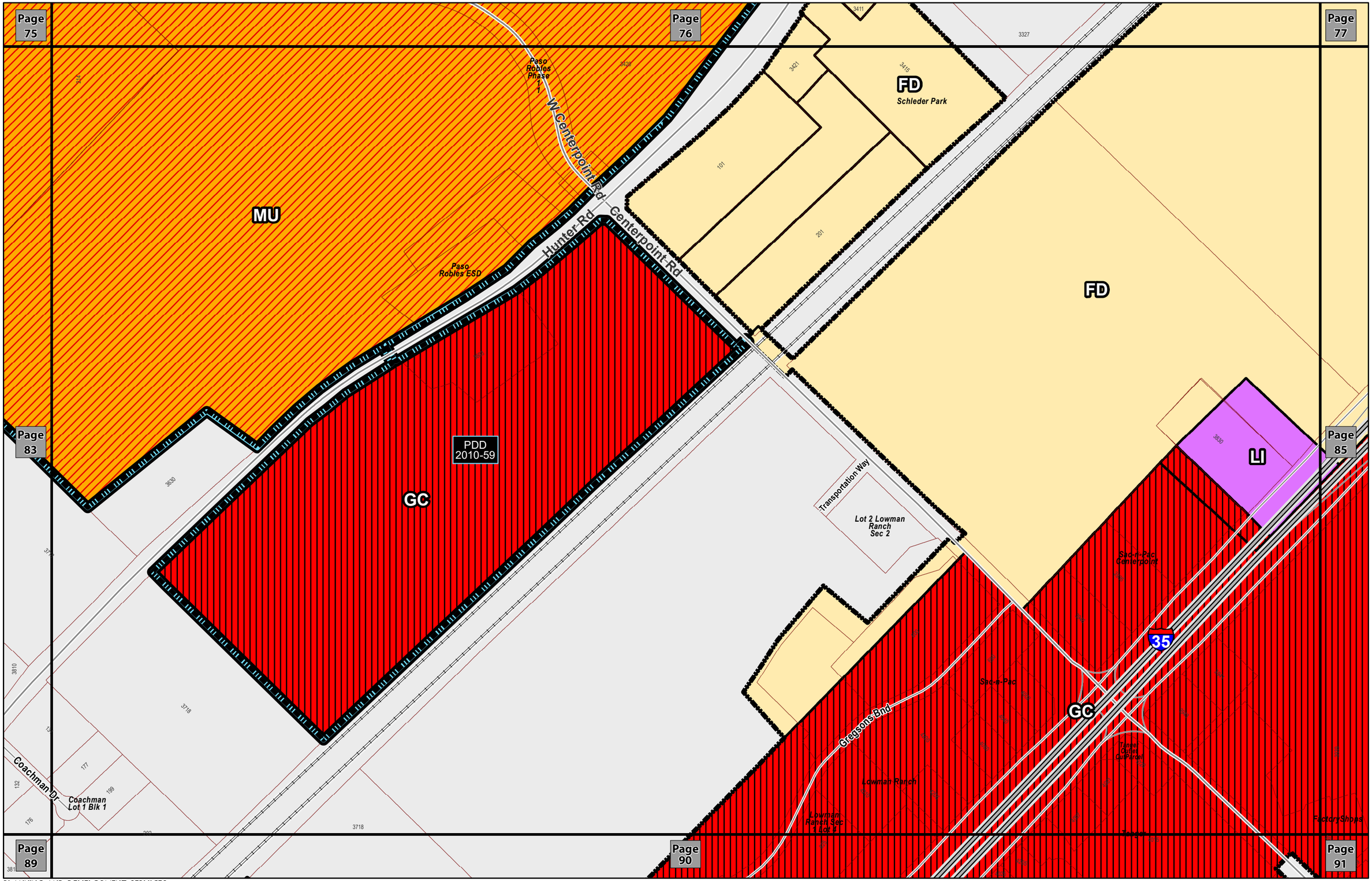

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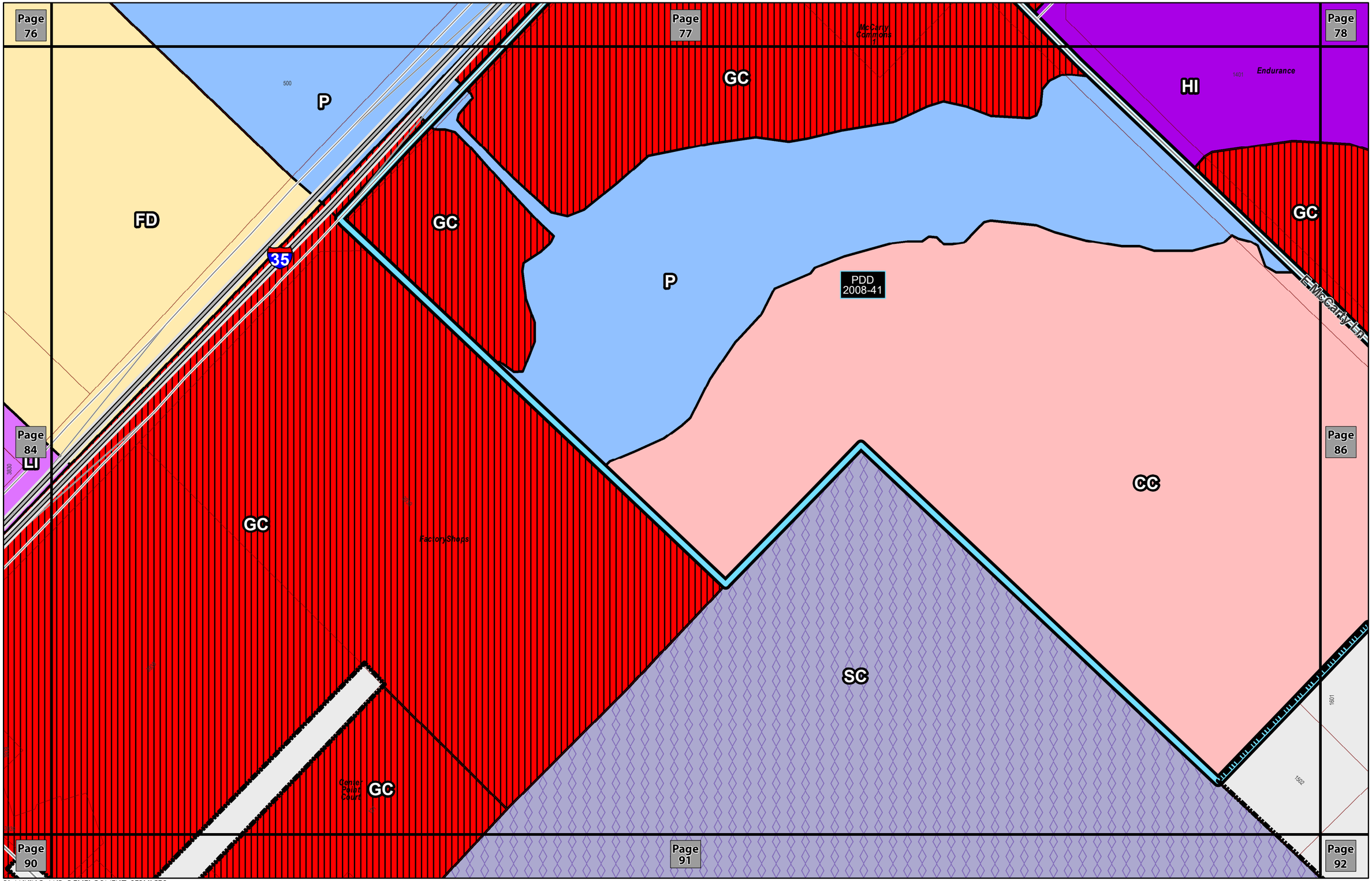

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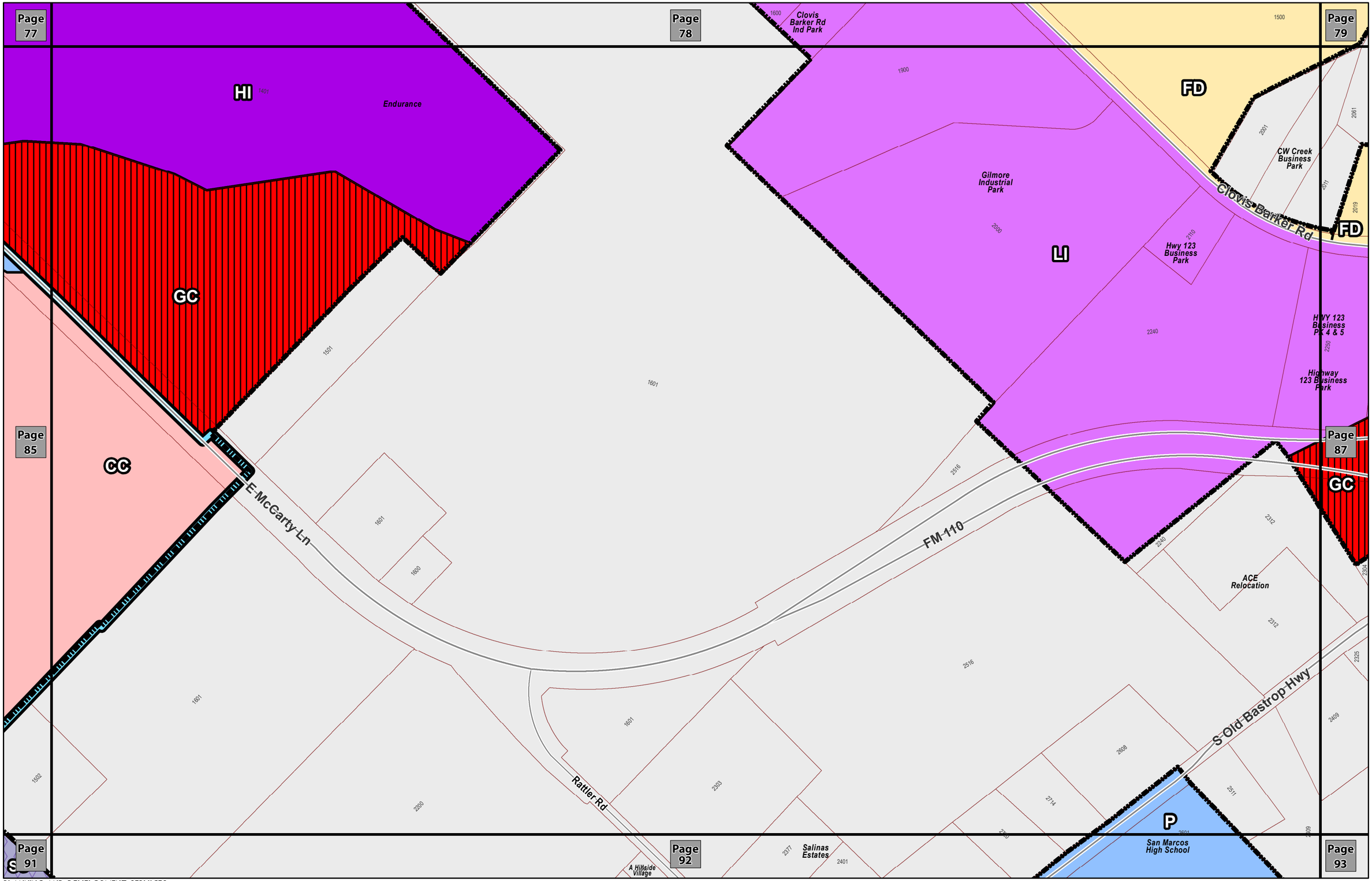

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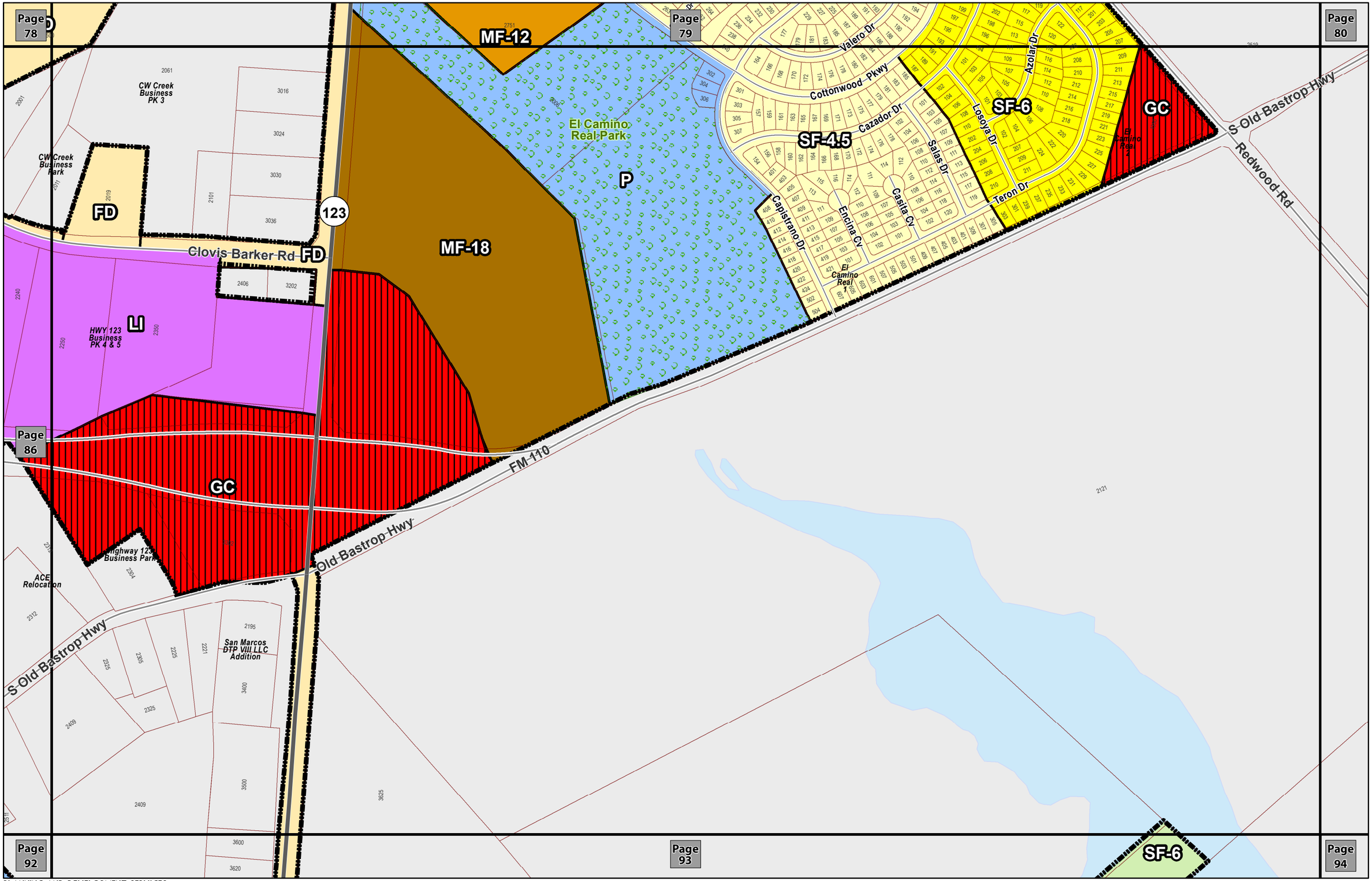

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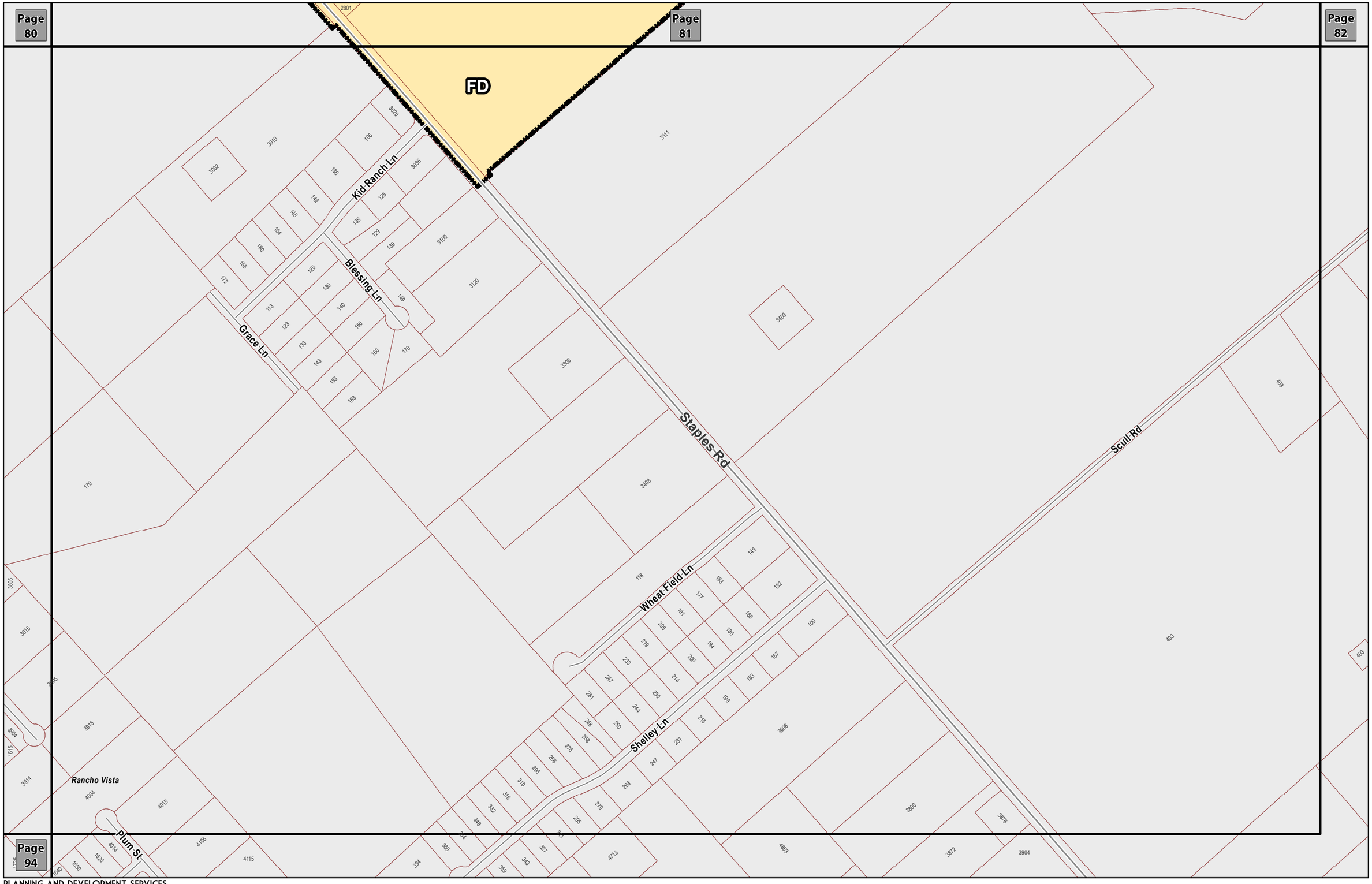

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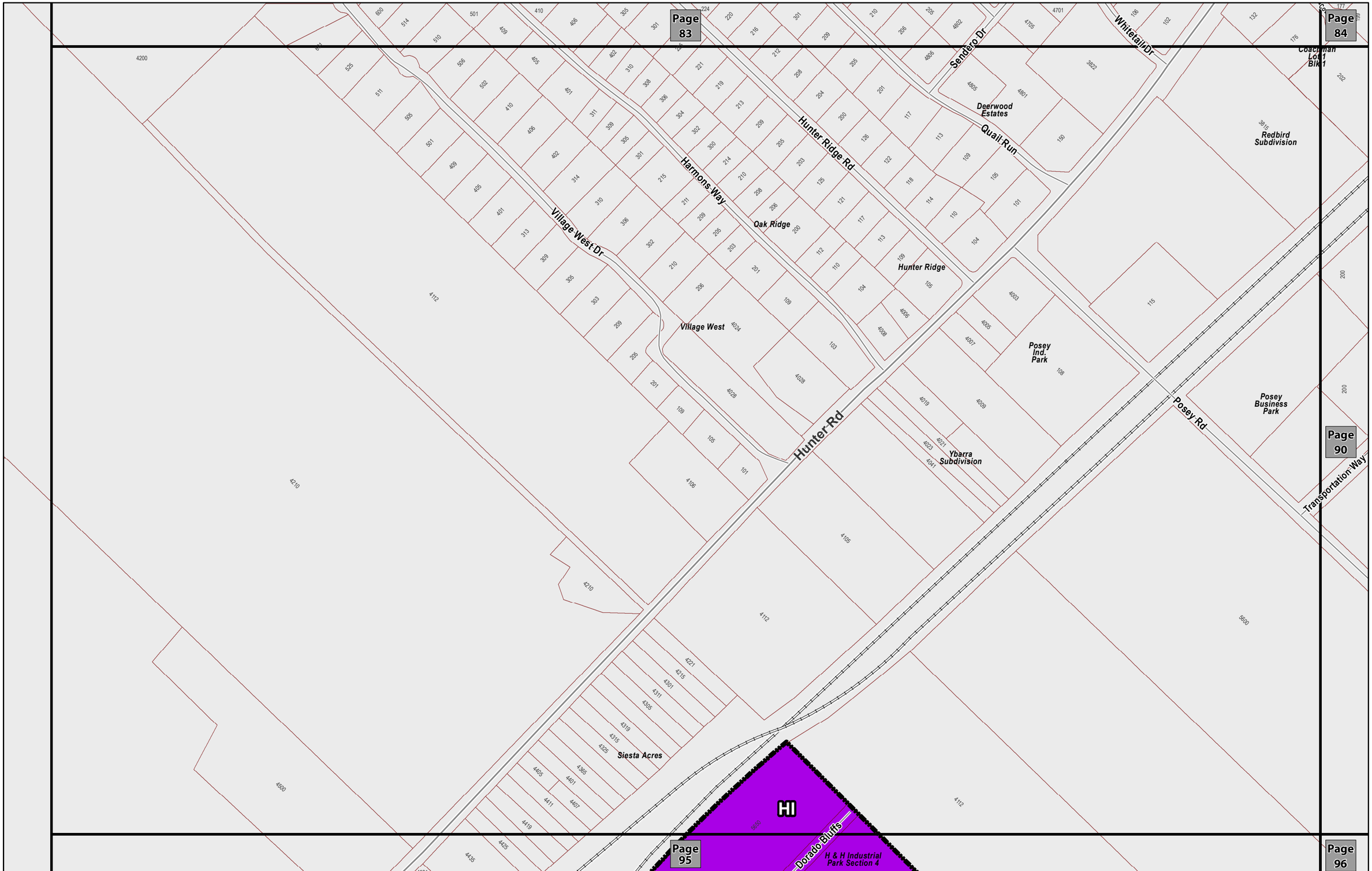

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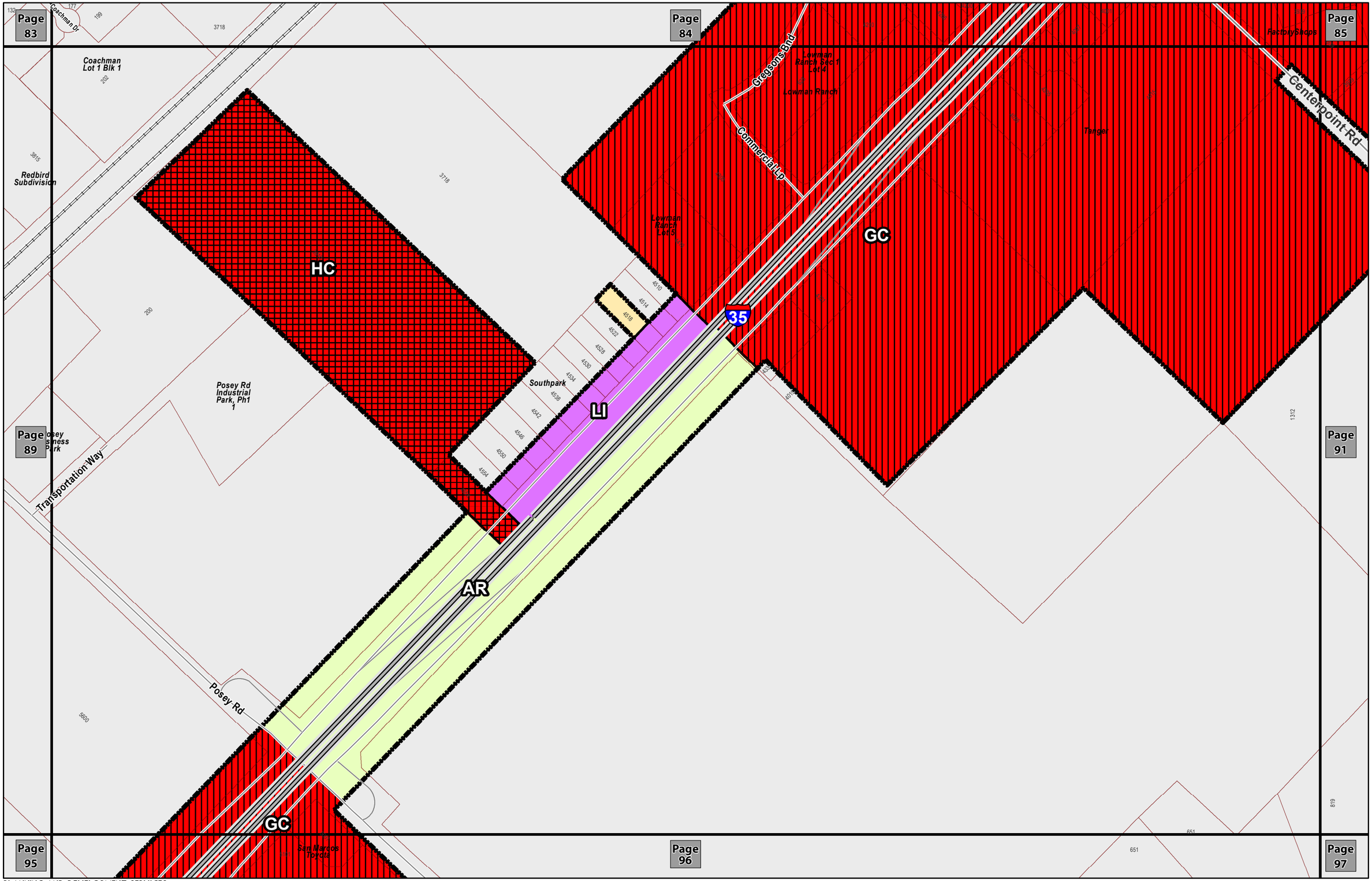

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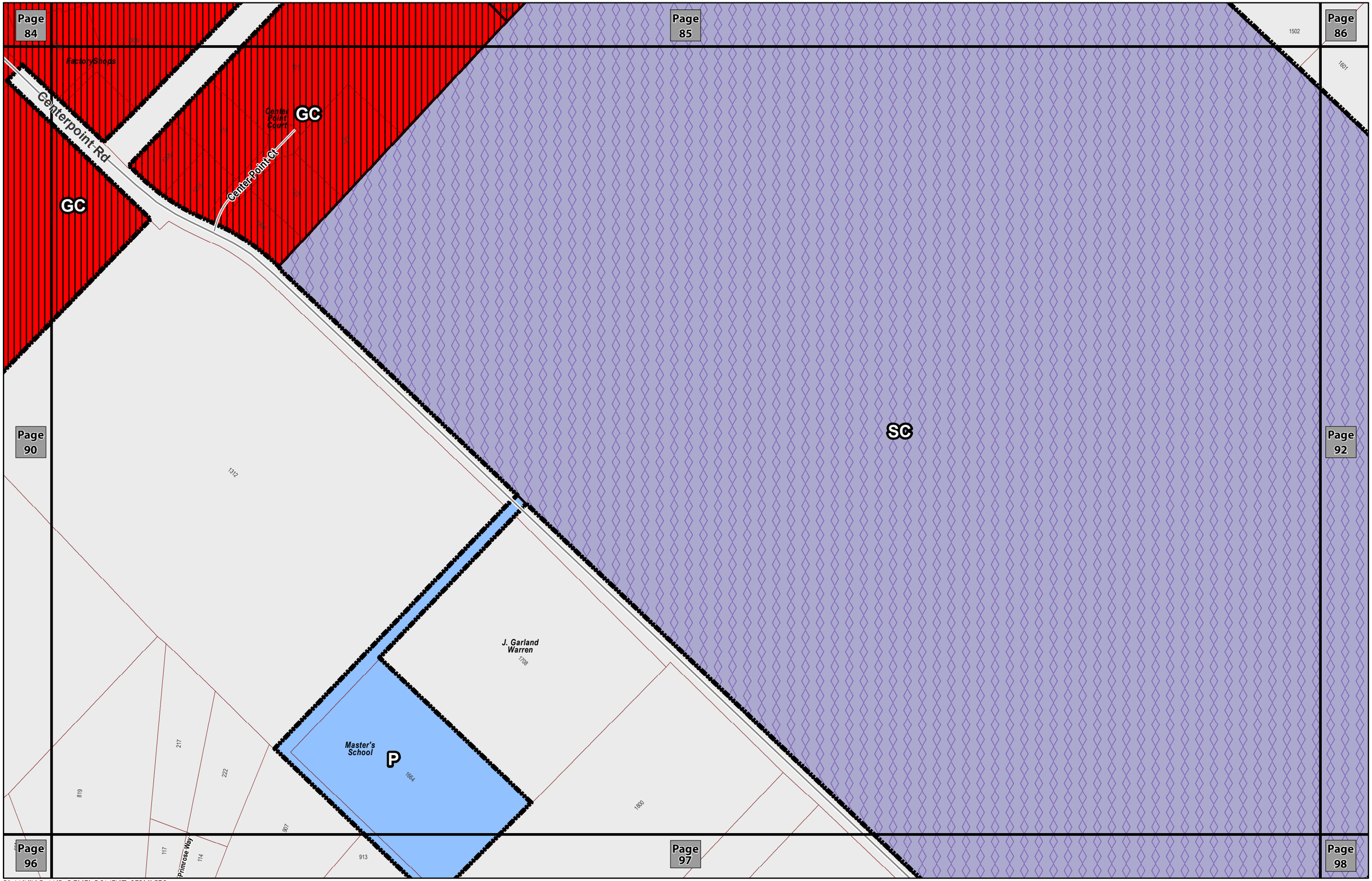

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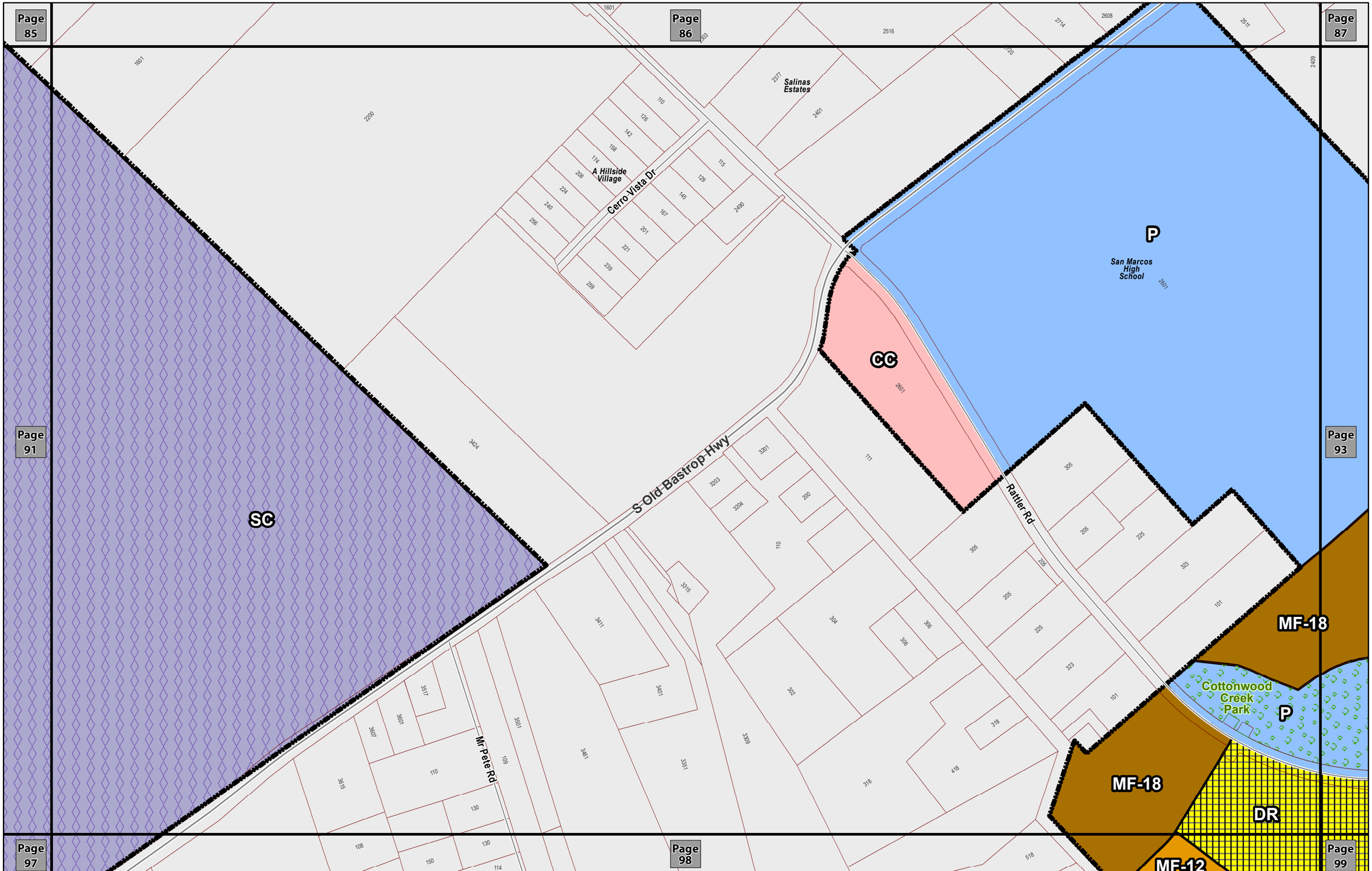

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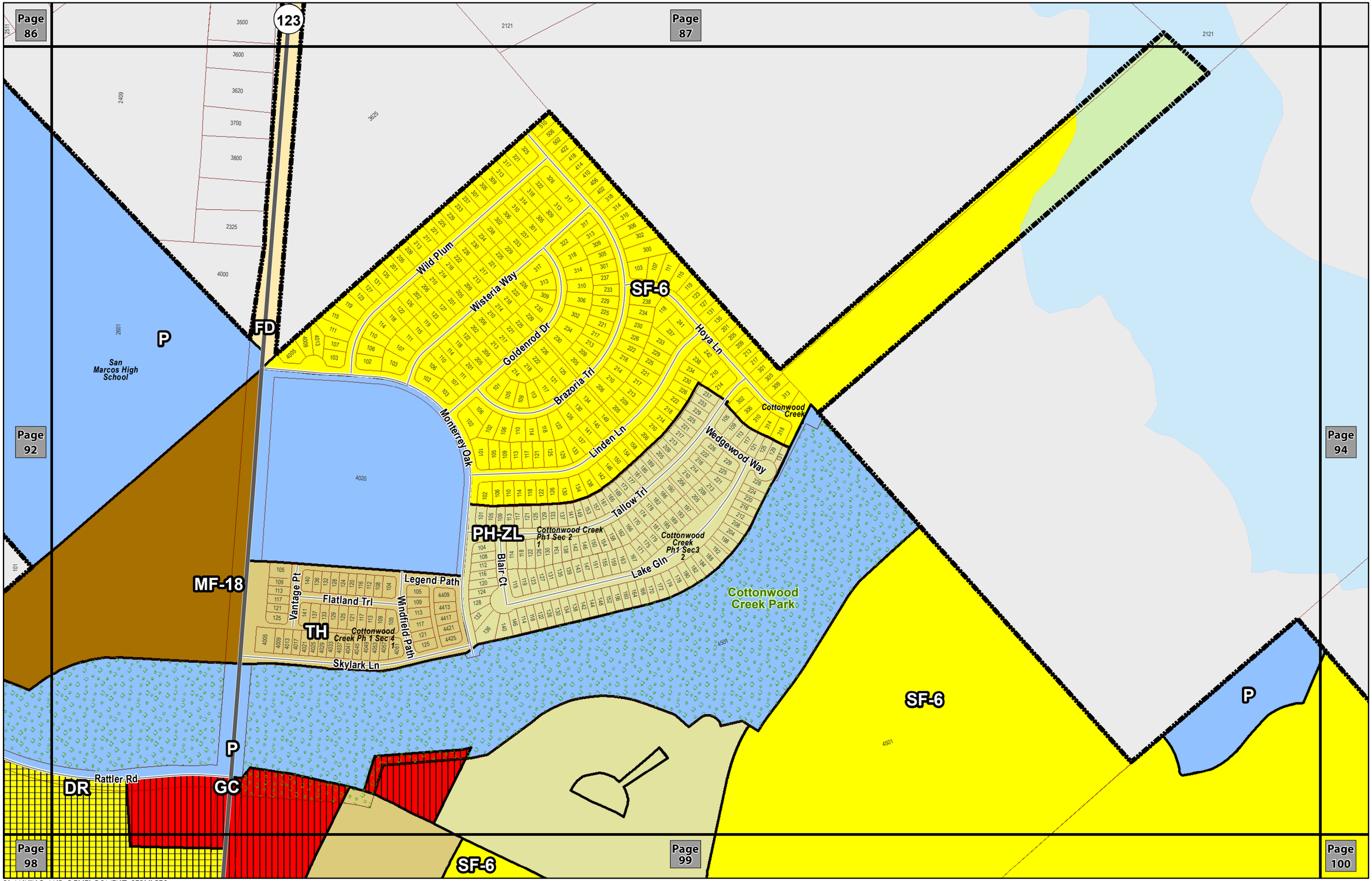

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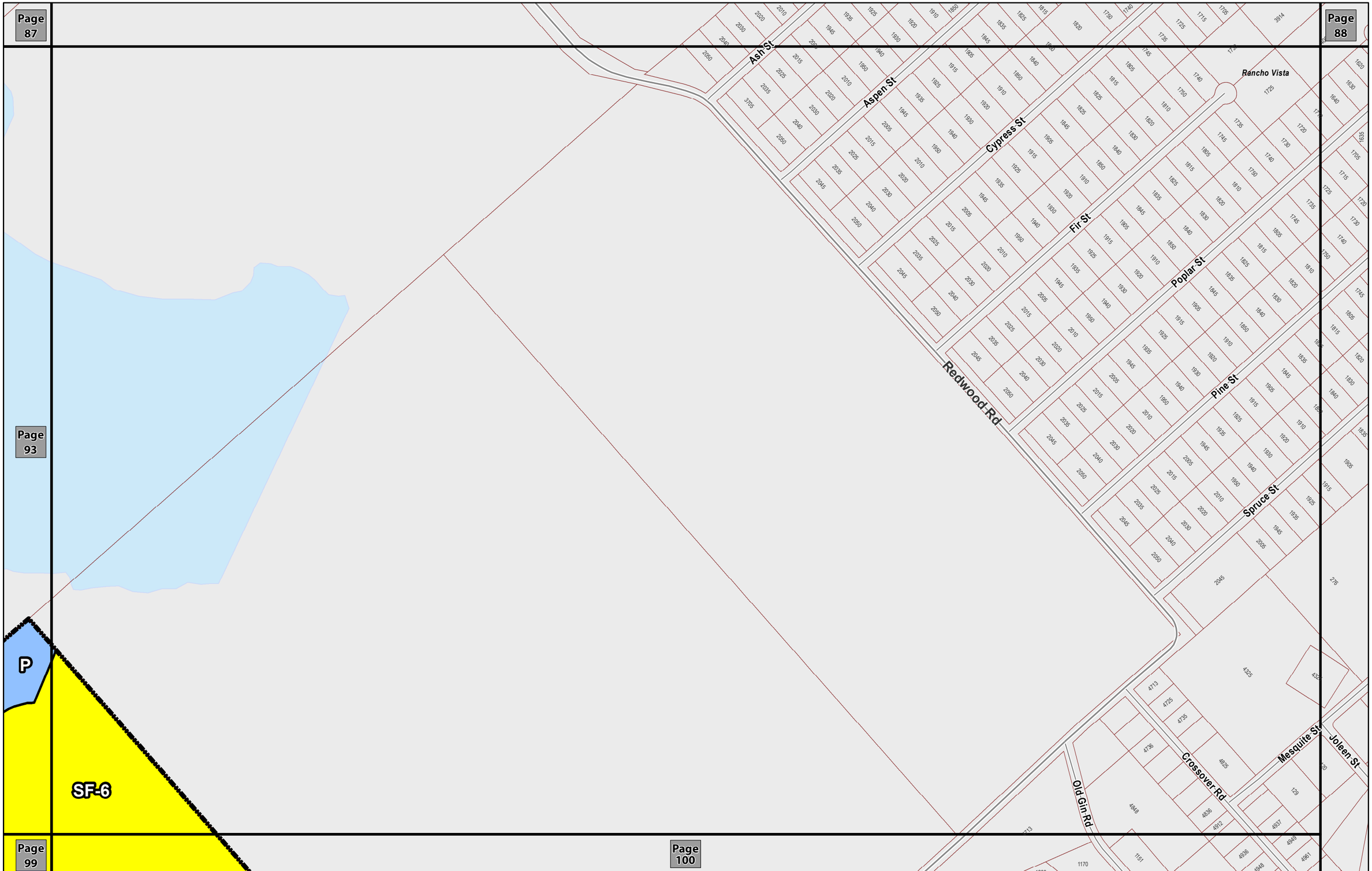

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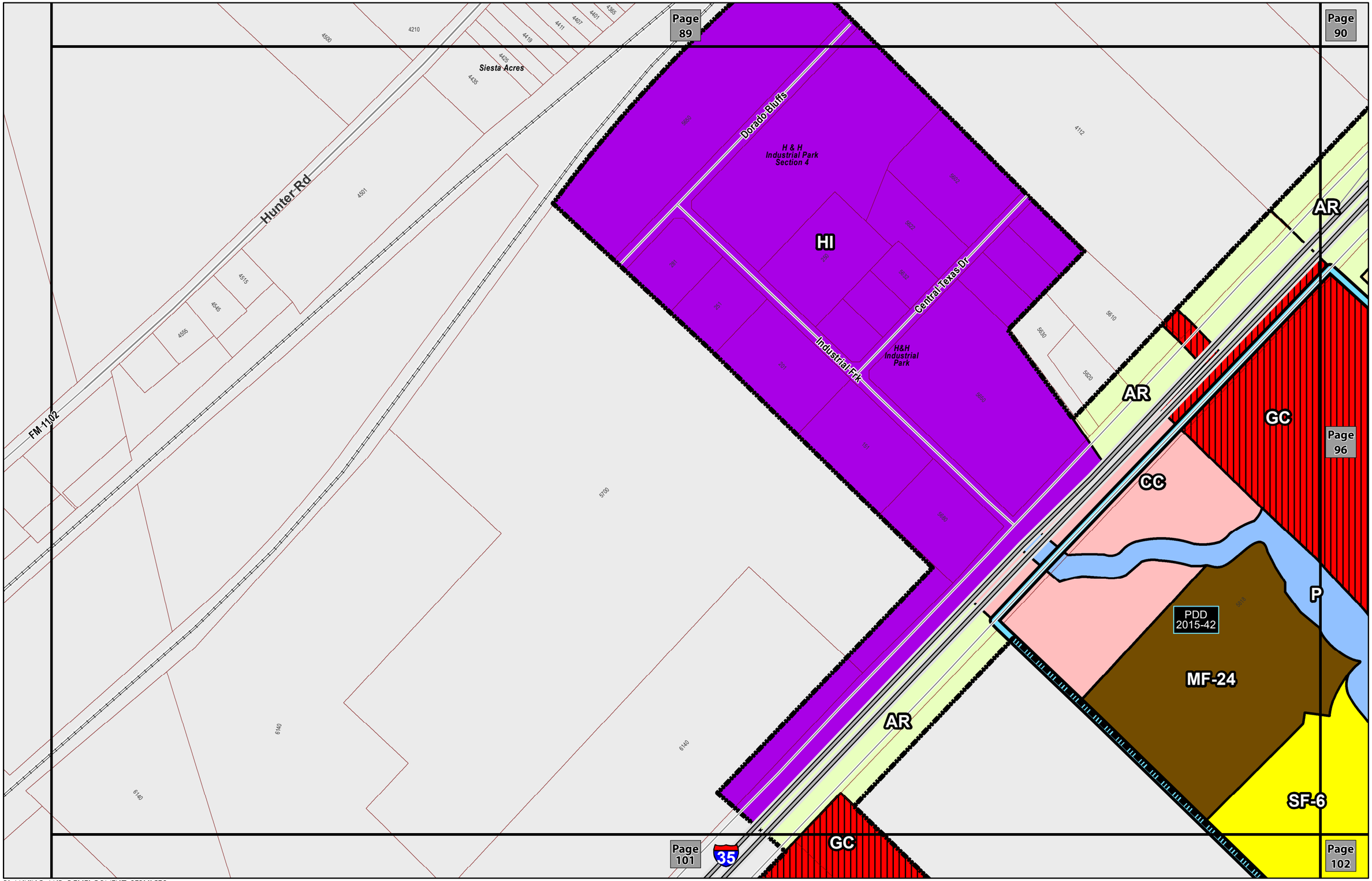

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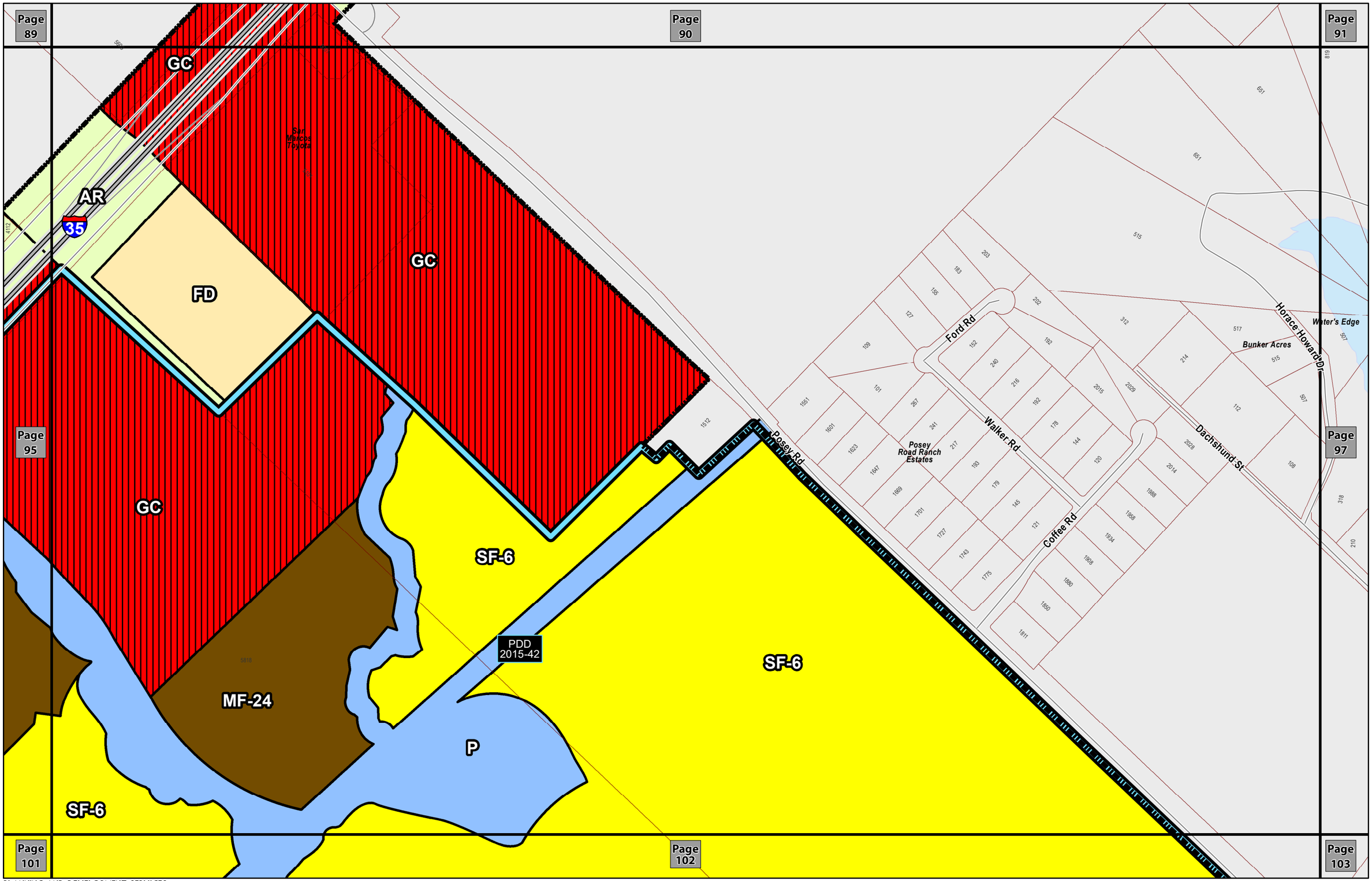

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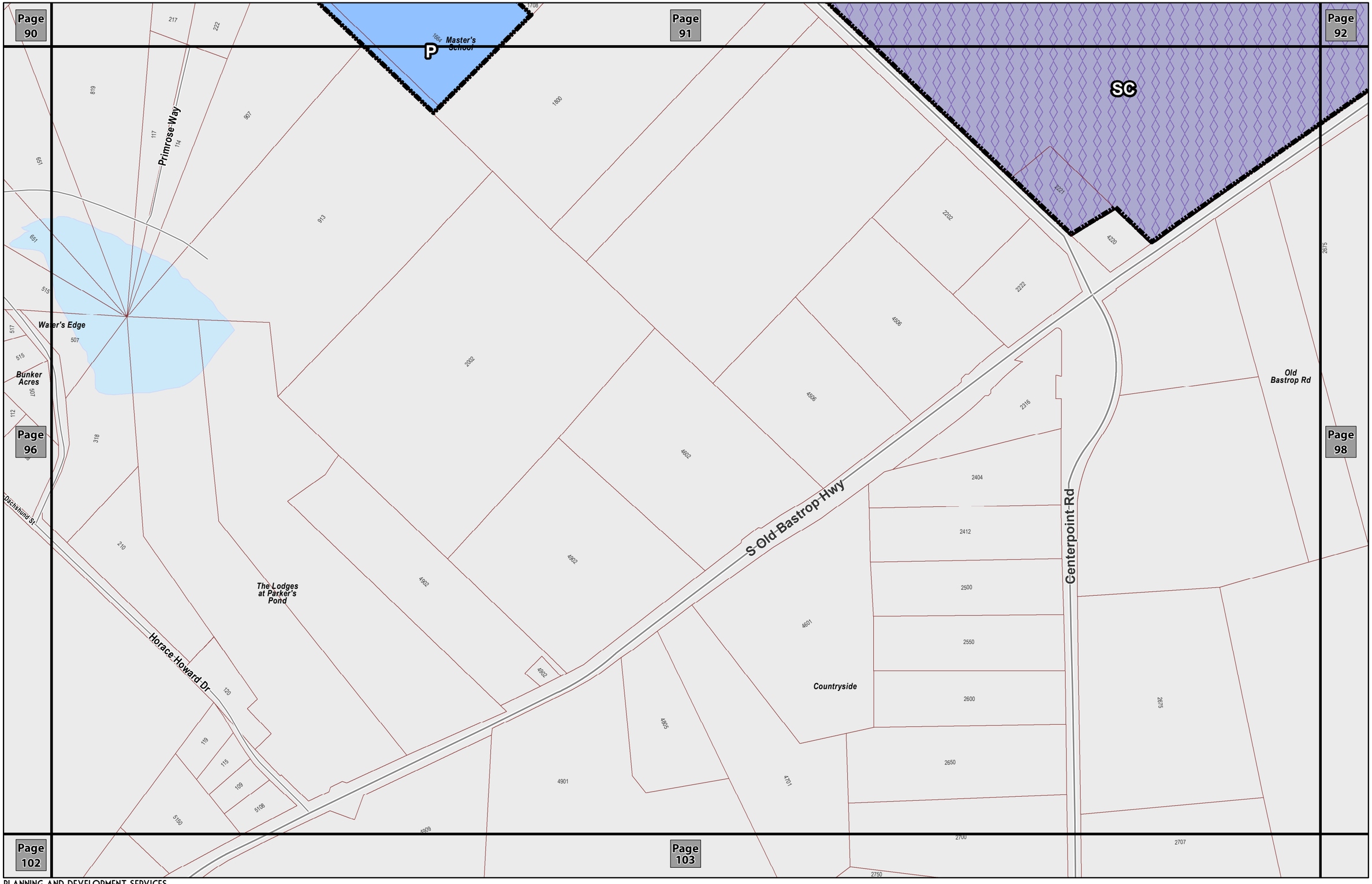

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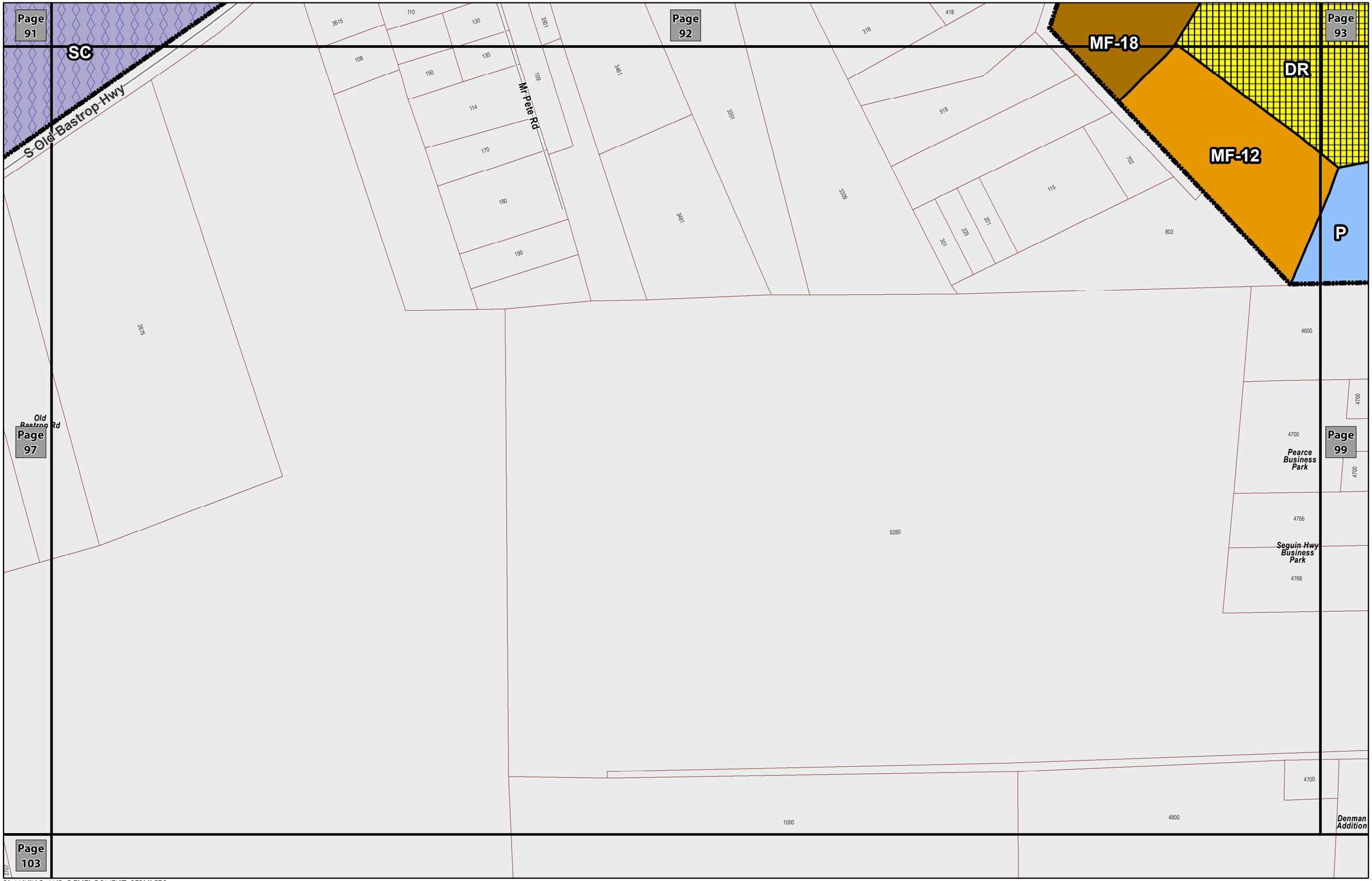

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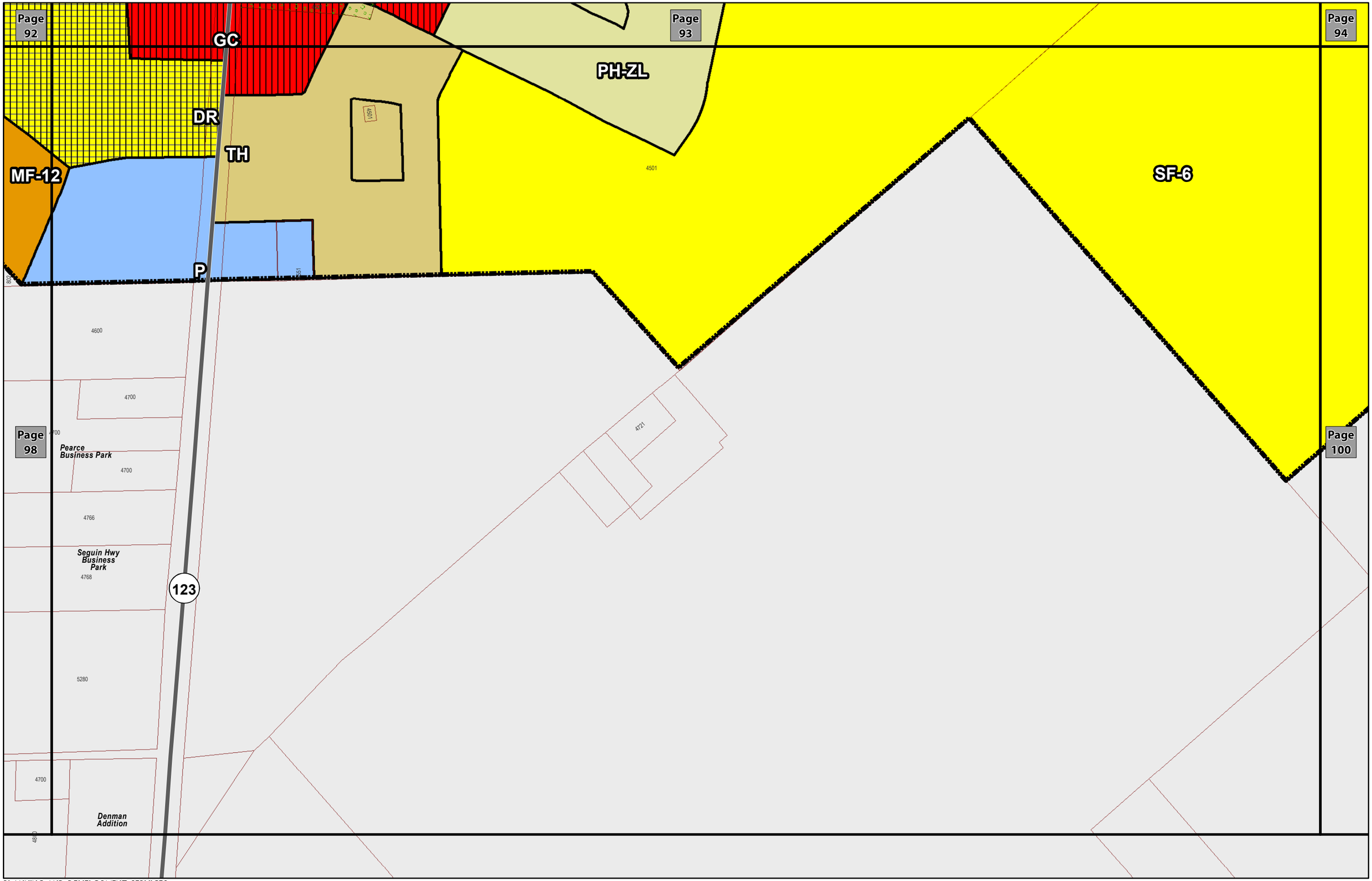

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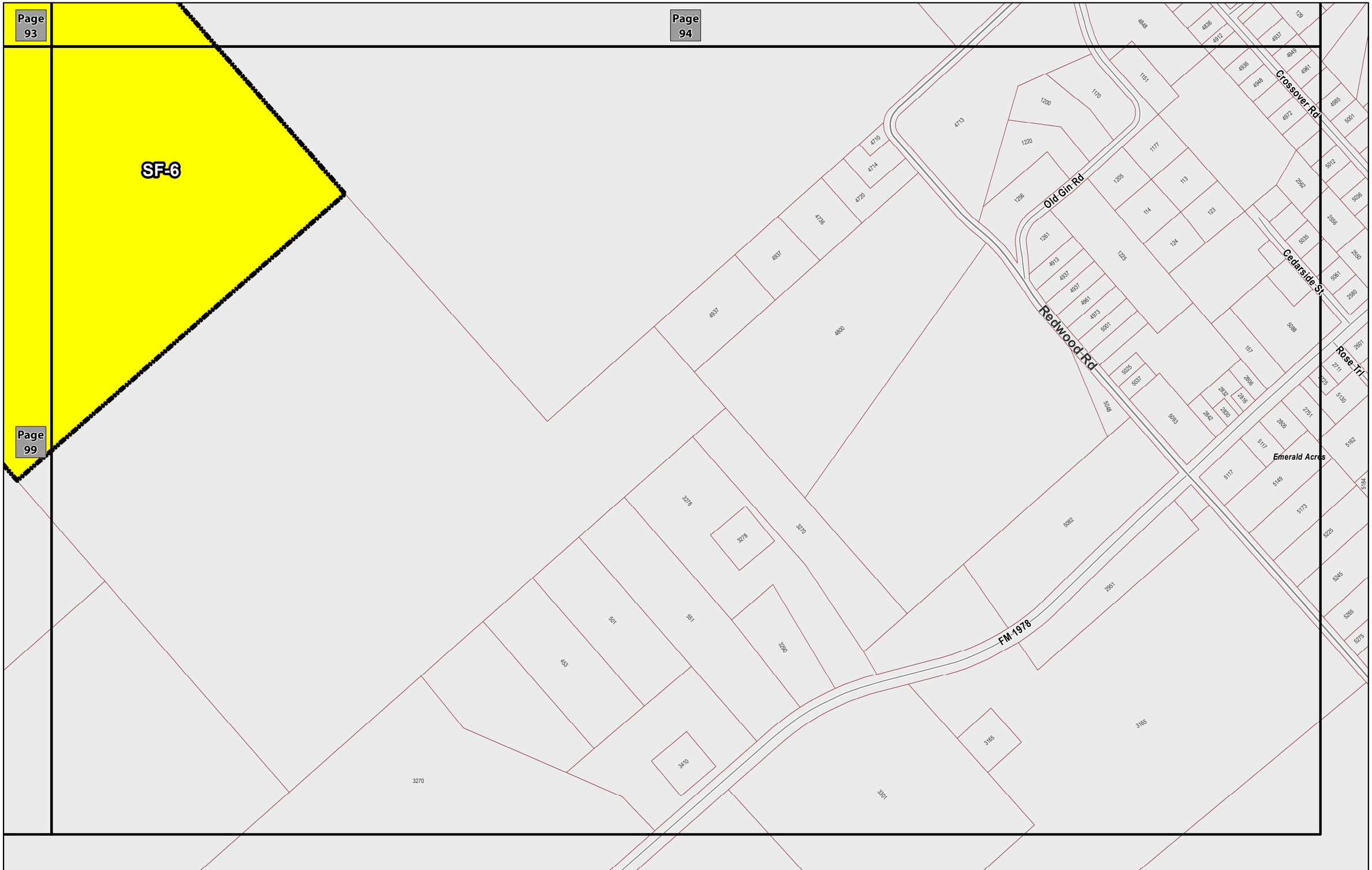

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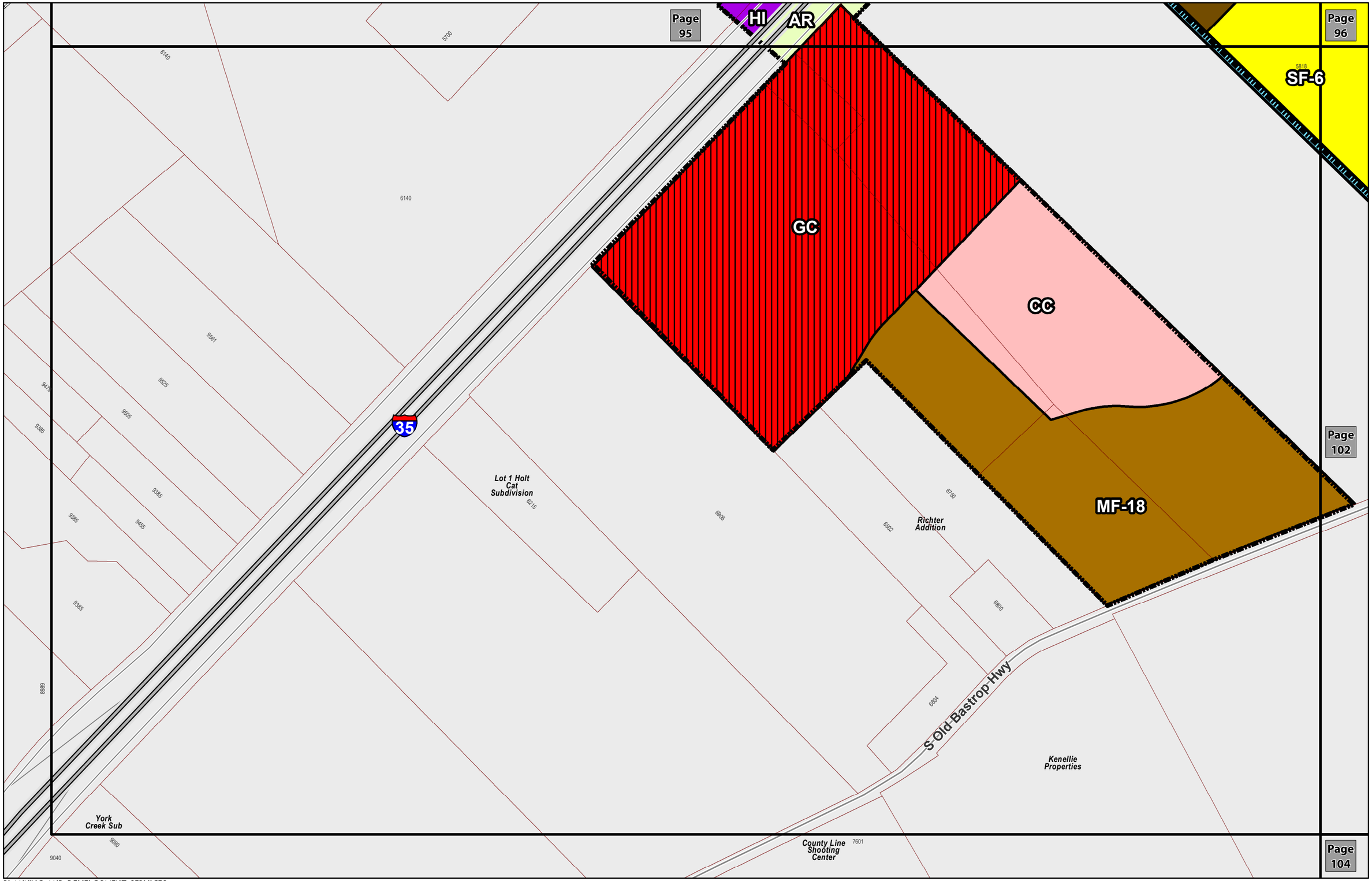

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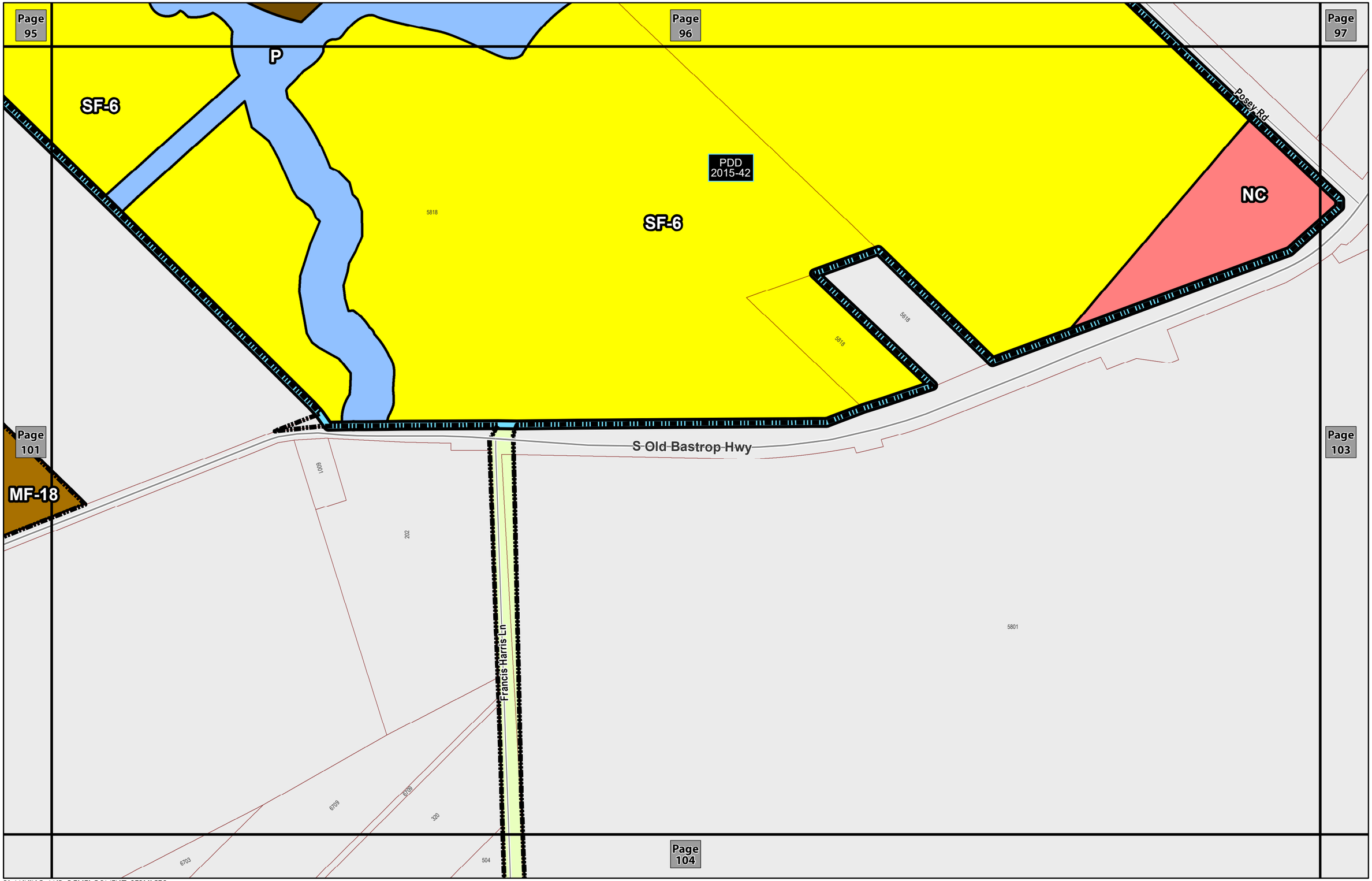
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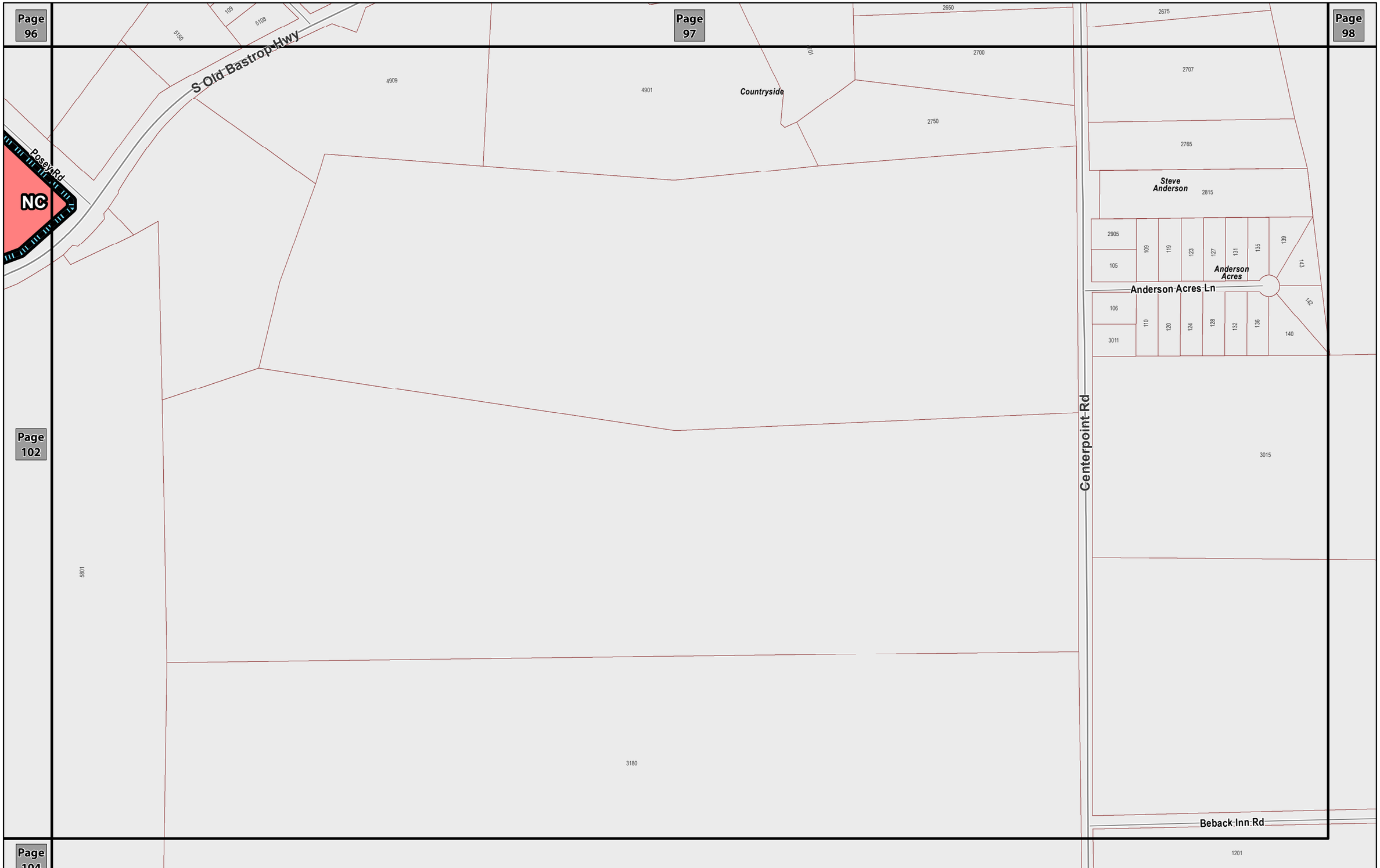

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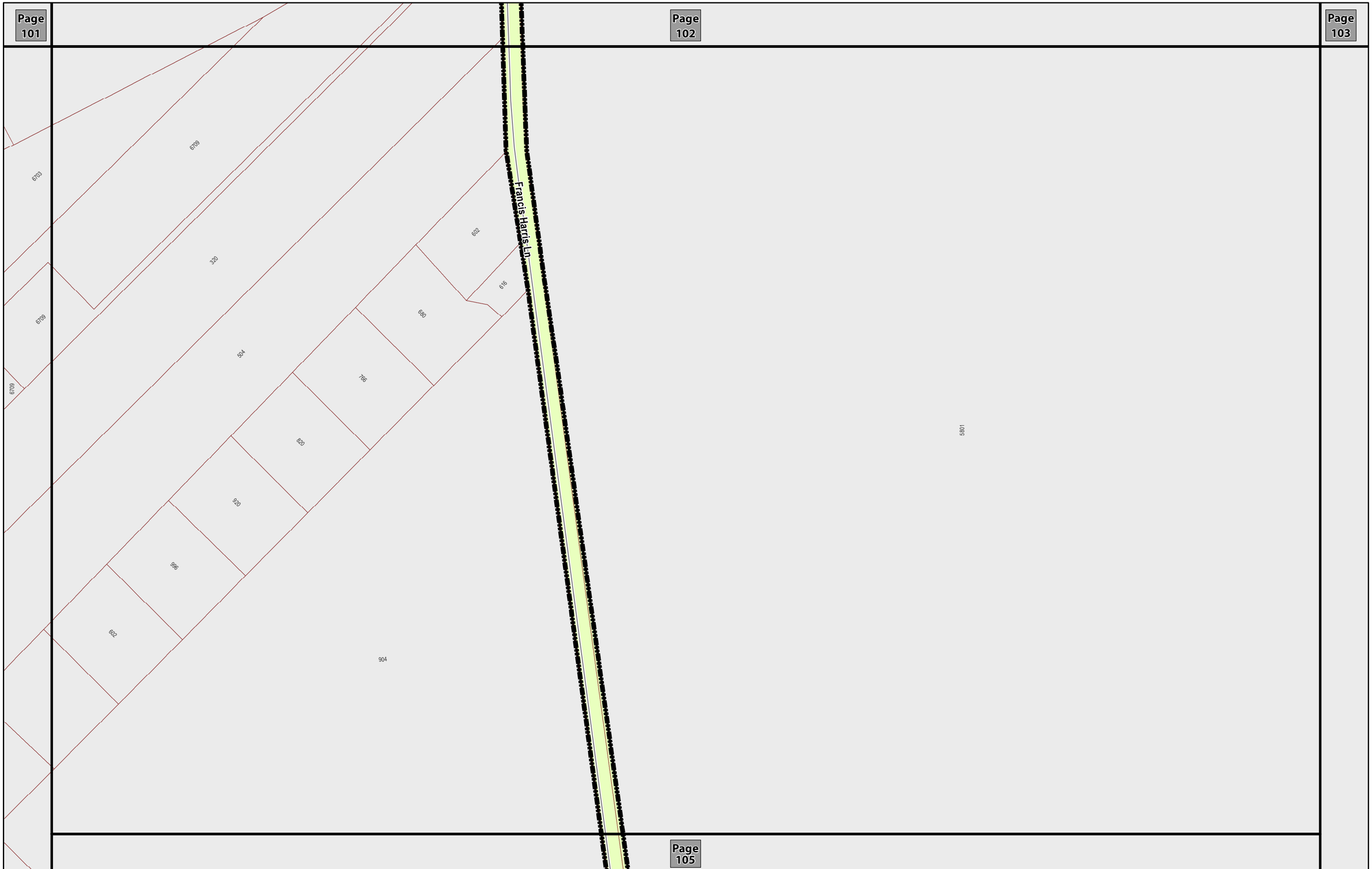

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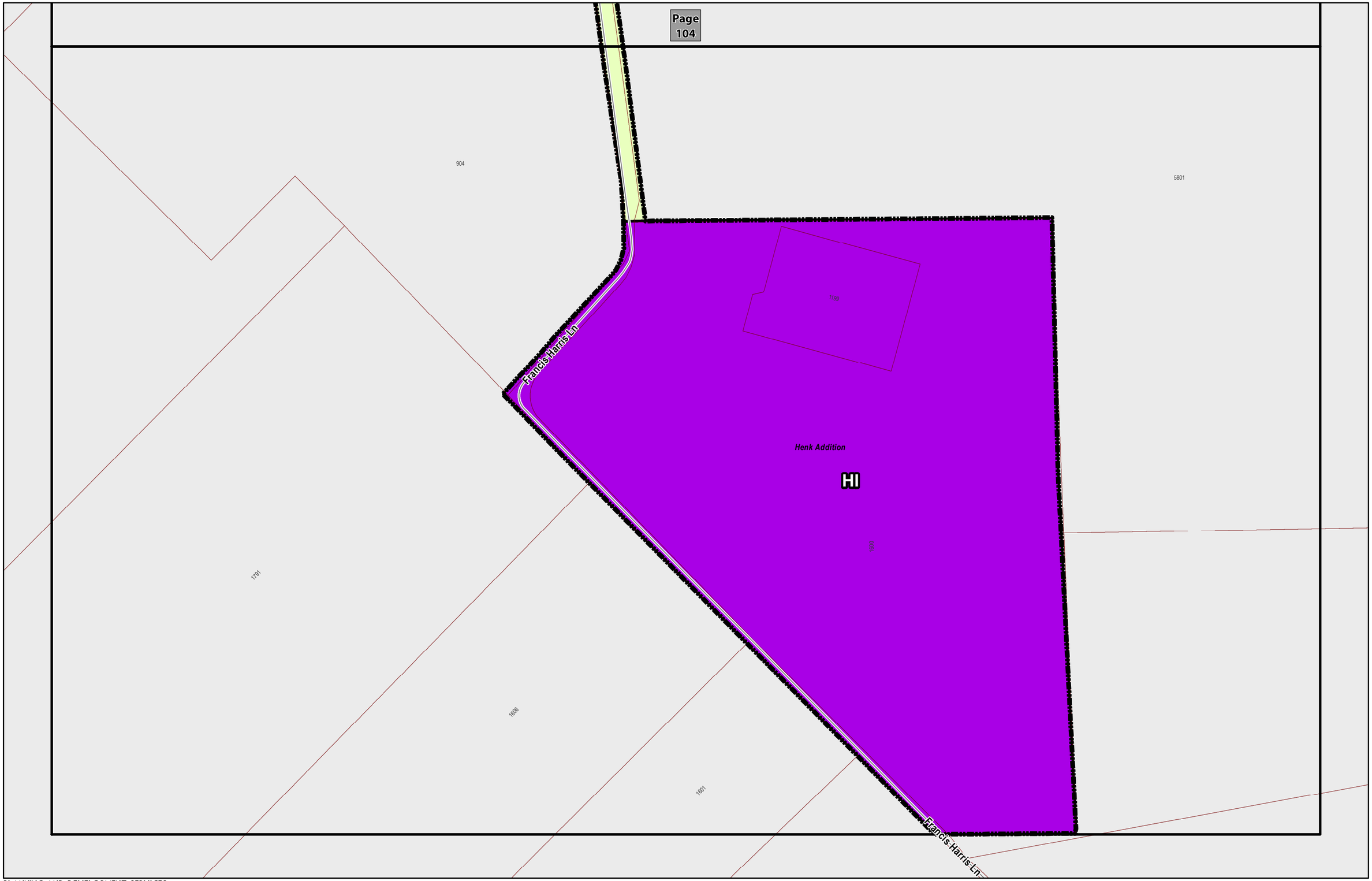

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