



LA-25-01

1115 Belvin St

Consider a request by Paul Byron Starr for a License Agreement (Case No. LA-25-01) to allow a portion of an existing driveway and a portion of an existing detached garage to be located within public right-of-way, located at 1115 Belvin Street.

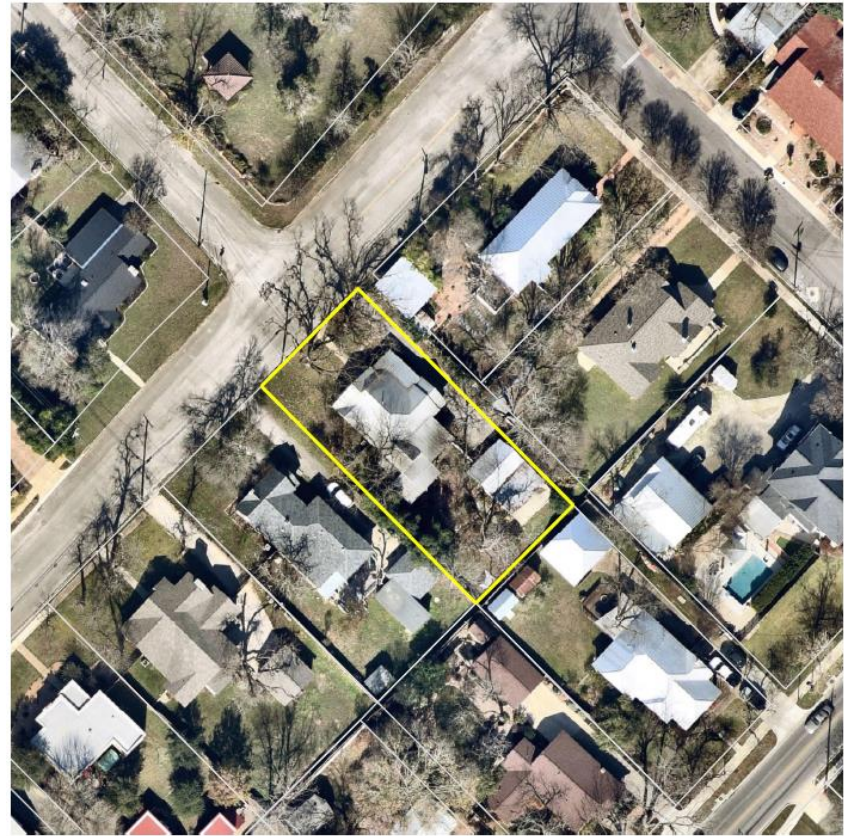
Property Information

- Located at 1115 Belvin Street in the Belvin Street Historic District.
- The License Agreement would allow a portion of an existing driveway and a portion of a detached garage to be located within public right-of-way (existing alley).

LA-25-01

1115 BELVIN ST - License Agreement

Aerial



Subject Property
Parcel



0 25 50 100 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 6/10/2025

SAN MARCOS Planning and Development Services

Site Location



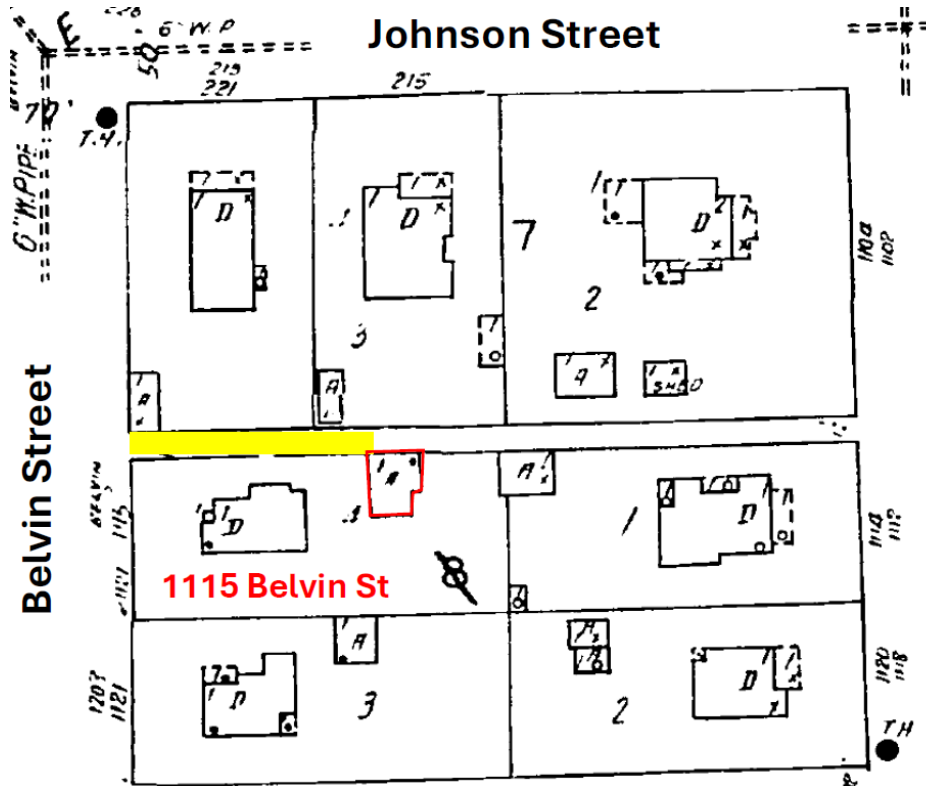
ostx.gov

Context & History

- Existing alley was platted in 1890.
- The garage and driveway was constructed prior to 1958.
- A portion of the existing driveway encroaches into the existing alley.
- The detached garage may encroach into the existing alley.



Approximate location of encroachments



= Location of existing driveway

= Location of existing detached garage



Recommendation

Staff recommends approval of LA-25-01 as submitted.