



DATE: October 4, 2013

TO: Honorable Mayor and Councilmembers

FROM: Jane Hudson, Principal Planner

SUBJECT: Consent to Encroach No. 1314-4  
Lot 1, Block 1; Lots 1 and 10, Block 2 and Lot 1, Block 3, Independence  
Valley Addition

**BACKGROUND** The applicant intends to construct entry walls with signage and fencing with brick columns for the entrances at Independence Valley subdivision. These features will be located at each corner of the intersections for Glendale Drive and Cedar Lane and Truman Avenue and Cedar Lane. The entry walls are the only feature encroaching into utility/drainage easements as well as a platted setback line. The applicant has requested consent to encroach those easements and setback.

**DISCUSSION** It is common for entrances to new subdivisions to be framed by such walls and fences with the name of the subdivision encapsulated within the wall. The design for the entry features will be stone, stucco and wood fencing. The design for the fence extending east/west along Cedar Lane will be a combination of capped fencing and brick columns.

**RECOMMENDATION** Planning Staff does not oppose the request. It should be noted that building permit(s) will be required for the construction of the walls and brick pillars for fencing. The final plat has not been filed of record at the date of this request. Staff requests that this consent to encroach not be filed of record until the plat is filed of record. The Utilities Department will respond regarding the City owned utilities within the easement. Public Works Department will respond regarding City owned drainage structures within the drainage easement.

Reviewed by: Susan Connors, AICP *SC*  
Director of Planning and Community Development

cc: Brenda Hall, City Clerk