

Hidden Creek Homeowners Association, C/O:
Associa Principal Management Group of North Texas
9001 Airport Freeway, Suite 450
North Richland Hills, Texas 76180

April 9, 2025

Planning Division
Grand Prairie City Hall
300 West Main St.
Grand Prairie, TX 75050

Please refer to PD-252 (Hidden Creek) and ~~PD-280 (Hidden Creek Phase 2)~~

Dear Grand Prairie Department of Planning Staff,

This letter from the Hidden Creek Homeowners Association Board of Directors authorizes a request for a waiver pursuant to the Unified Development Code (UDC) Section 8.10.6.1.F for replacement of an existing masonry screening fence (Type 1). With the waiver granted, the masonry screening fence will be replaced with a wood screening fence (Type 3) along all connector roadways that satisfies all requirements for such a fence as stated in the UDC Section 8.10.3.

The waiver is requested along ~~five~~ connector roadways. Two connector roadways are associated with PD-252:

- Duncan Perry (west side) from Egyptian Way south to Ave. H;
- Ave. H (north side) from Duncan Perry west to the railroad track right of way (ROW);

~~Three connector roadways are associated with PD-280:~~

- ~~• 113th St. (east side) from the railroad track ROW north to Ave. J;~~
- ~~• Ave. J (north side) from 113th street west to the warehouse property;~~
- ~~• Great SW Parkway (east side) from the light industrial property north to the dead end and a short distance east beyond the street.~~

A fence maintenance plan has been drafted and approved by the HOA Board that includes the following to be performed by a professional service provider to assure a 15 year or longer fence lifetime while maintaining an attractive new or near-new appearance:

- Biannual inspection for damage;
- Annual cleaning with a mild detergent;
- Periodic clear sealing or staining as required approximately every two to three years;
- Repairs as required, promptly performed;
- Replacement of the fence with a like or superior fence at end of life.

This project has been discussed for about a decade in HOA Annual and Board meetings, and the potential option for wood has been consistently communicated to homeowners since mid-2024 in called meetings, face-to-face conversations, on FaceBook and through our community TownSquare website with several polls conducted and feedback solicited from our homeowners regarding the material choices and financing requirements.

The rationale for the Board decision to replace the masonry screening fence with a wood fence is as follows:

- Roughly a quarter (24%) of our homeowners have the masonry screening fence in their yards.
- The fence particularly along Duncan Perry is an eyesore as deterioration of the fence is rapidly advancing and numerous panels are obviously collapsing, so there is urgency to act.
- The Board determined that the fence replacement should be completed in 5 years or a shorter time to assure continuity of project management to completion and consistent availability of materials.
- Homeowner polling by the HOA did not determine a significant basis for support of any one of the possible fence material options of brick, RhinoRock or wood. Conversations in called meetings, on FaceBook and face-to face revealed a strong preference for wood by many homeowners without the fence in their yards, and an equally strong objection to wood by many homeowners with the fence.
- A Special Assessment to gather significant cash from our homeowners was required for the RhinoRock material option that was far less costly than brick. The Treasurer estimated the necessary Special Assessment to be about \$6,500 per home from every home in Hidden Creek to complete a RhinoRock fence in 5 years.
- Exceeding the 50% community approval hurdle for a Special Assessment was doubtful given the above. Future financial uncertainty is tangible and perhaps considerable adding further doubt to a Special Assessment approval.
- A wood perimeter fence required no Special Assessment to construct completely in 5 years or shorter timeframe with funds currently on hand.

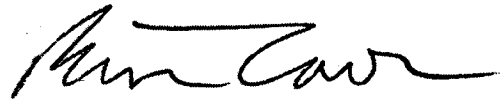
The only practical financial decision possible is to replace the existing masonry screening fence along the connector roadways with a wood screening fence. The Hidden Creek Homeowners Association seeks relief with a waiver to the UDC as the only feasible path forward.

Thank you very much for your consideration.

Best regards,



Michael Hotek
Secretary, Acting President,
Hidden Creek Homeowners Association



Brian Crowe
Treasurer,
Hidden Creek Homeowners Association

Exhibits:

- Community Map showing the locations of the proposed wooden fence;
- Contractor Quotation Identifying the materials with an example depiction of the proposed fencing;
- Draft Fence Maintenance Plan pending legal review to create a formal HOA policy;
- This letter.