



## CITY OF GRAND PRAIRIE COMMUNICATION

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**MEETING DATE:** 05/06/2025

**REQUESTER:** Monica Espinoza, Administrative Supervisor

**PRESENTER:** Savannah Ware, AICP, Assistant Director of Planning & Development

**TITLE:** VCC-25-04-0002 - Fence Exception - Hidden Creek Screening Fence (City Council District 1). Exception to Required Fences in the Unified Development Code (UDC) to allow a wooden fence with masonry columns instead of the required masonry screening wall along Duncan Perry Rd and Avenue H East. The west side of Duncan Perry Rd and the north side of Avenue H East along the Hidden Creek Subdivision, City of Grand Prairie, Tarrant County, Texas (On April 28, 2025, the Planning and Zoning Commission recommended approval with a condition by a vote of 9-0)

**APPLICANT:** Brian Crowe and Michael Hotek, Hidden Creek Homeowners Association

**RECOMMENDED ACTION:** Approve

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### SUMMARY:

Exception to Required Fences in the Unified Development Code (UDC) to allow a wooden fence with masonry columns instead of the required masonry screening wall along Duncan Perry Rd and Avenue H East. The west side of Duncan Perry Rd and the north side of Avenue H East along the Hidden Creek Subdivision, City of Grand Prairie, Tarrant County, Texas.

### PURPOSE OF REQUEST:

The Hidden Creek Homeowners Association (HOA) is requesting an exception to the requirement for a masonry screening wall along Duncan Perry Rd and Avenue H East. Section 8.10.6 in Article 8 of the UDC states that an exception to the screening fence requirement may be granted by the City Council based on a recommendation from the Planning and Zoning Commission if one or more listed conditions are met. Section 8.10.6(F) states that an exception to the screening fence requirements for single-family development adjacent to designated arterials and collectors may be granted for an alternative fence upon submittal of an approved plan for maintenance of said fence. The HOA's proposal satisfies this condition.

The Hidden Creek HOA Is proposing to replace the existing masonry wall with a board-on-board cedar fence with a concrete mow strip and to utilize the existing stone columns. As part of their request, the

HOA has proposed a maintenance plan for the replacement fence that includes biannual inspection for damage, annual cleaning, periodic clear sealing or staining, repairs as required, and replacement of the fence with a like or superior fence when the fence's conditions necessitate replacement.

The HOA has indicated that the wall will need to be replaced within five years and estimates that the cost of replacing the wall with a concrete panel fencing would cost \$6,500 per home within the HOA. The HOA is requesting an exception to allow them to proceed with a financially feasible alternative. Approval of this exception will give the HOA the option to replace the existing wall with the proposed wooden fence.

**RECOMMENDATION:**

- On April 28, 2025, The Planning and Zoning Commission recommended approval with the following condition by a vote of 9-0:
  - That for the first one to three years no sealing or staining shall be required. After that, sealing or staining shall occur every two years.
- The Development Review Committee (DRC) recommends approval.