PLANNING

To: **Mayor and Town Council**

From: **David Hoover, AICP, Director of Development Services**

Through: **Mario Canizares, Town Manager**
Chuck Ewings, Assistant Town Manager

Re: **AMR Premium Storage Garages Wet Pond Waiver Request**

Town Council Meeting – June 9, 2026

Strategic Visioning Priority: Provide Excellent Municipal Services

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Agenda Item:
Consider and act upon a request to waive the Town's Drainage System Design Requirements for a wet or underground detention pond for the detention pond on the proposed AMR Premium Storage site.

Description of Agenda Item:
The Town's Drainage System Design Requirements adopted in 2017 requires wet or underground detention to satisfy detention requirements where applicable. Section 6.09.F. allows a process to request a waiver from the Town Council to allow a dry detention pond only in the following circumstances:

- Physical constraints
- Hydraulic limitations
- Other hardships

AMR Premium Storage Garages is proposing a new vehicle storage facility on 10.8± acres on the west side of Coleman Street and 1,740± feet south of Prosper Trail. The applicant believes that the proposed dry detention pond would meet the Town standards for the following reasons:

- The pond is located at the rear of the property and is not visible from any public street or right-of-way.
- The pond is adjacent to an existing railroad corridor, providing natural screening.
- All adjacent detention facilities are dry ponds, maintaining consistency with surrounding development.
- The pond will fully comply with Town of Prosper stormwater criteria, including detention volume and release rates.

Wet ponds are required by the Town for stormwater management due to multiple environmental, hydrologic, and regulatory benefits such as flood control and water quality improvement. The planned development was approved in 2022, after the Town had adopted detention pond requirements. There was no allowance for a dry detention pond in the Planned Development Standards.

Budget Impact:
There is no budgetary impact affiliated with this item.

Attached Documents:
1. Request Letter with Exhibit

Town Staff Recommendation:
Town Staff does not find there are any physical constraints, hydraulic limitations, or other hardships that would prevent providing a wet pond at the proposed location. Therefore, the staff recommends denying the request for a waiver to allow a dry pond.

Proposed Motion:
I move to (approve /deny) the request to waive the Town's Drainage System Design Requirements for a wet or underground detention pond for the proposed AMR Premium Storage Garages site.