

STAFF REPORT

Planning & Zoning:	4/7/2025	Staff Contact:	Kristin Gummelt, Planner II
City Council:	4/22/2025	E-mail:	kristing@pflugervilletx.gov
Case No.:	SUP2025-00101	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application for a Specific Use Permit for a proposed use of Lounge within the Downtown District Overlay for a property locally addressed as 701 W Pecan Street, to be known as the East Pecan Cigar Specific Use Permit 2025 (SP2025-0001).

LOCATION:

The subject property is located at 701 W Pecan Street within the Downtown District Overlay. The property is zoned General Business 1 (GB1).



SUMMARY OF REQUEST:

The applicant is requesting a Specific Use Permit (SUP) to allow for the Lounge use within the Downtown Overlay District. The applicant proposes using a 3,200 square feet existing structure as the proposed Lounge.

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HISTORY:

The property was included within the city limits when the town was incorporated in September 1965. The property was zoned in 1984 and, through code updates, is now zoned GB 1. The subject property is an approximately 1.38-acre tract of land, not currently platted. The property currently has an existing 3,200 sq. ft. structure built in 1970.

The location was previously a lounge in 2019 and has subsequently closed. In 2019, the use was permitted by right in the GB 1 zoning district with the Downtown District Overlay. The Downtown District Overlay was amended in October 2020 and the use became non-conforming. The use was permitted to continue, provided the use was not considered abandoned per the Unified Development Code Subchapter 8, Nonconformities, and State Law. The nonconformity has been determined to be abandoned and is required to adhere to the current Unified Development Code.

The lounge use is permitted as Conditional/ Specific Use Permit in the GB 1 zoning district in the Downtown District Overlay. The conditions are listed below:

Lounge- Permitted if located a minimum of 200’ from single-family, detached, townhome or duplex uses, or otherwise authorized by Specific Use Permit. (Measurement shall be based on horizontal distance from residential property lines.) However, a Lounge shall not be permitted within the Transitional Compatibility Zone (TCZ).

The use cannot meet the conditions, and a Specific Use Permit is required.

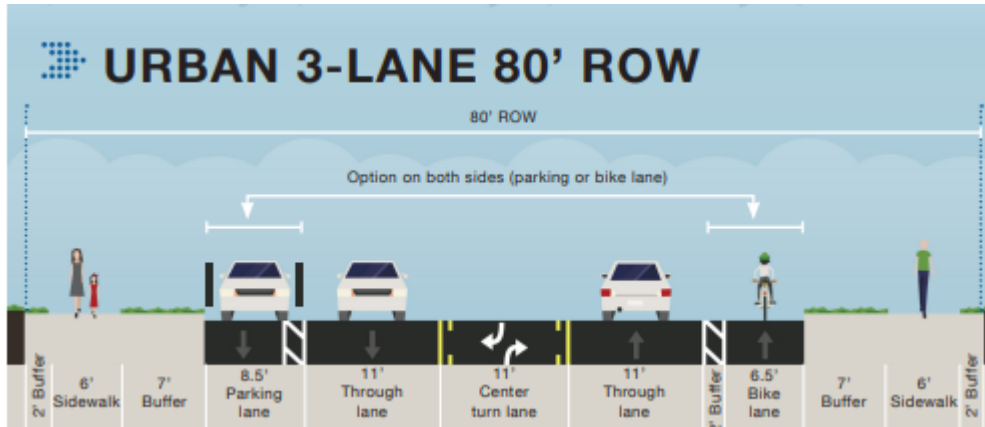
SURROUNDING ZONING AND LAND USE: The table below identifies the base zoning districts and existing uses for properties surrounding the subject parcel.

Adjacent	Zoning District	Use	Comprehensive Plan
North	Single Family - Suburban	Public School	Institutional
East	General Business 1	Nursery	Mixed-Use Neighborhood
South	General Business 1	Undeveloped, large lot	Suburban Residential
West	Single Family-Suburban	Place of Worship	Institutional

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TRANSPORTATION:

The Transportation Master Plan (TMP) identifies Pecan Street as an Urban 3-lane road with an 80-foot right-of-way (ROW) at full buildout.



ASPIRE PFLUGERVILLE 2040 COMPREHENSIVE PLAN:

The Aspire Pflugerville 2040 Comprehensive Plan identifies the future land use of this area as Institutional and within the Central District Neighborhood District.

Future Land Use:

The institutional land use encompasses a diverse range of public and private uses designed to provide ample public access, ensuring neighborhood and regional recreation and social opportunities for the community. Neighborhood and Regional office and commercial are denoted as a conditional primary use within this future land use.

Neighborhood District:

The Aspire Pflugerville 2040 Comprehensive Plan identifies the subject property as located within the Central District. This district includes the historic Downtown and Historic Colored Addition, surrounded by neighborhoods in linear fashion along Pecan Street. It is home to key City public facilities like the Pflugerville Public Library, and major school assets such as stadiums, offices, a high school and multiple school sites. Gilleland Creek is a green corridor supporting a variety of park experiences and trail connections. Much of the District is single-family residential, although FM 685/Dessau Road, Wells Branch Parkway and Pflugerville Parkway serve as significant economic opportunities that will involve unique infill-based approaches for compatibility character definition. The Pecan Street/FM 685 intersection presents an opportunity to integrate Downtown with these corridors, connect with Gilleland Creek and the MoKan rail corridor, and provide facilities for the City for years to come.

BASE ZONING DISTRICT:

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The subject property is zoned GB1. The GB1 district is designed to accommodate a full range of retail and office uses with a city-wide and even regional trade area. These types of commercial uses are conducted wholly within an enclosed building. The uses in this district have operating characteristics and traffic service requirements compatible with typical office, retail, shopping, and high-density residential environments.

DOWNTOWN DISTRICT OVERLAY:

The subject property is located within the Downtown District Overlay. The Downtown District Overlay (DD) is intended to serve multiple purposes, including preservation and enhancement of the City's Downtown of historical, cultural, and architectural significance by providing for land use compatibility provisions and special development regulations which promote the historic preservation, compatible architectural character, scale, walkability, and economic viability of the area. In addition to the provisions in this Chapter, site circulation, parking, landscaping, and exterior lighting development standards, contained in this section of the Unified Development Code, shall apply to the overlay district. The Downtown District Overlay is separated into sub-districts in order to account for context-sensitive development regulations.

The subject property is located within the Western Gateway. The development regulations within this subdistrict are tailored to allow for the possible future extensions of Hall Street and Main Street. The development regulations more closely resemble the base zoning development regulations.

PROPOSED SPECIFIC USE PERMIT:

The applicant is requesting consideration for the use of a Lounge within the Downtown District Overlay.

The Unified Development Code (UDC) defines these uses as follows:

LOUNGE: A facility which offers patrons a relaxing environment where food, tobacco and alcohol may be consumed and purchased. A Lounge differs from a Bar/Tavern or Restaurant as a Lounge shall not receive more than 50% of its total sales from food and alcohol sales.

The Lounge use is permitted by right within the base zoning district of GB1. However, the Downtown District Overlay includes a condition on the use that if it is located a minimum of 200-feet from single-family, detached, townhome or duplex uses, the use requires a Specific Use Permit (SUP). Additionally, the Lounge use is not permitted within the Transitional Compatibility Zone (TCZ).

If approved, the SUP would allow for the Lounge use to be permitted at the subject property within the existing structure. All other requirements of the UDC, including adherence to building and fire codes, would still apply to the structure and site.

STAFF ANALYSIS:

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Per Section 3.8.4 of the UDC, the Planning and Zoning Commission and City Council shall consider the following criteria in determining the appropriateness of the SUP request. Staff has reviewed the applicant's proposal against the criteria and included its analysis below:

1. Whether the use is harmonious and compatible with its surrounding existing uses or proposed uses.

Complies: *The subject property is located immediately adjacent to other commercial uses and while the lot the use is on does extend south towards the residential area along West Pfluger Street, the structure that the use is limited to takes direct access from West Pecan Street. Furthermore, there is no access to the site from West Pfluger Street.*

2. Whether the activities requested by the applicant are normally associated with the requested use.

Complies: *The applicant intends to operate as a cigar lounge where patrons will be able to purchase and consume tobacco products onsite as well as alcoholic beverages. These activities are directly identified in the definition of the Lounge use.*

3. Whether the nature of the use is reasonable;

Complies: *The Lounge use is a reasonable use at the subject property. The activities associated with the Lounge use will be inside the building and are located next to other retail businesses. The lot has direct access to West Pecan Street. While located near a place of worship and a public school. The City of Pflugerville does not have any ordinances restricting the location of the use within a certain distance from either use.*

4. Whether any adverse impact on the surrounding area has been mitigated.

Complies: *If approved, the SUP would grant the Lounge use to be permitted at the subject property. Other health, safety, and noise requirements would be regulated by the rest of the UDC, the Fire Code, the Building Code, and the Code of Ordinances.*

The UDC details site design requirements for new and existing development within the Downtown District Overlay. The required parking ratio for a Lounge use is 1 space per 100 square-feet of use. Per UDC 4.5.1 G, at least 50 percent of the minimum number of required spaces for a development shall be provided off-site. There are 16 parking spaces onsite needed, there are currently two ADA parking spaces in front of the building and there is an additional paved area to the side and rear of the structure that can be striped to meet on-site parking requirements.

STAFF RECOMMENDATION:

Staff finds that the request for the lounge use complies with all the approval criteria of the Specific Use Permit and that it meets the intent of the Comprehensive Plan and the Downtown District Overlay.

Staff recommends approval of the SUP request with the following conditions:

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1. The use is limited to the interior of the existing 3,200 S.F. structure.

NOTIFICATION:

Notification was published in the Pflag, notification letters were mailed to property owners within 500 feet of the property, and one (1) sign was posted on the property. At time of staff report, city staff has received two (2) general inquiries about the requested permit.

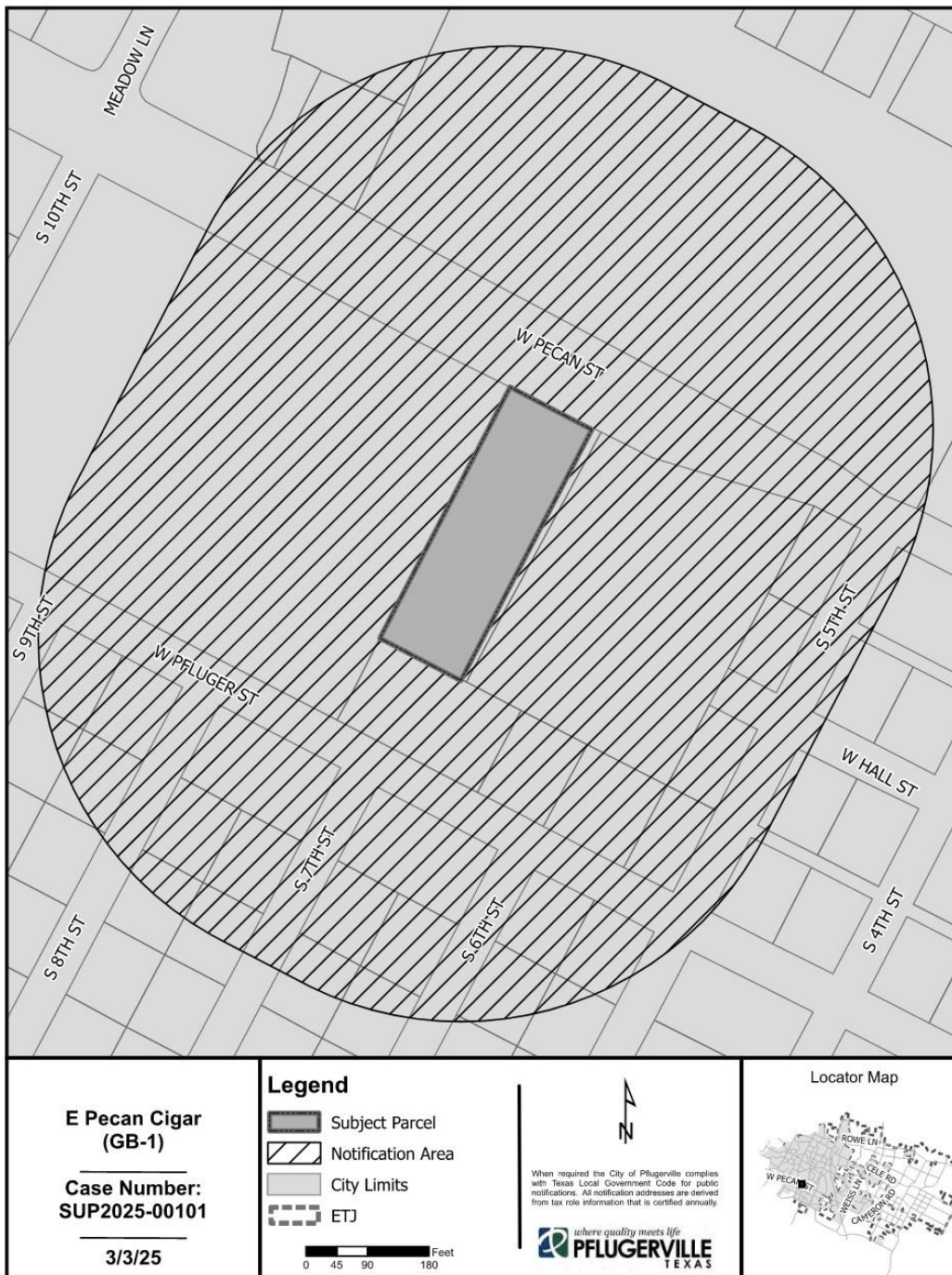
ATTACHMENTS:

- Zoning Map
- Subject Site Photos
- Notification Map

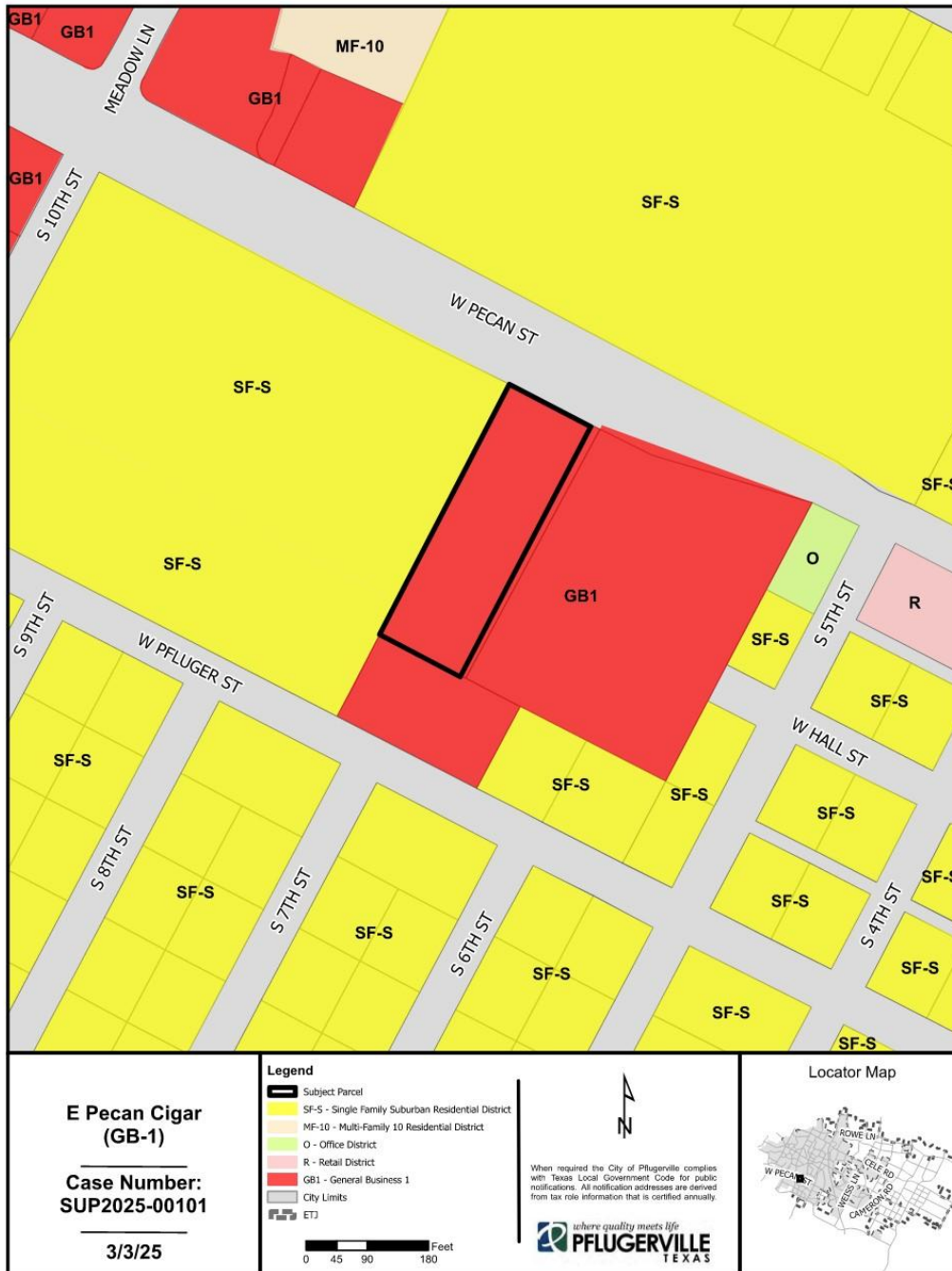
NOTIFICATION MAP:

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ZONING MAP:



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SUBJECT SITE PHOTOGRAPHS:

