

**STAFF REPORT**

<b>Planning and Zoning:</b>	6/1/2026	<b>Staff Contact:</b>	Jeremy Frazzell, Principal Planner
<b>Agenda Item:</b>	2026-0536	<b>E-mail:</b>	<a href="mailto:jeremyf@pflugervilletx.gov">jeremyf@pflugervilletx.gov</a>
<b>Case No.</b>	ARC2025-00178	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Discuss and consider action regarding an application for an architectural waiver for property addressed as 115 E. Main Street, to be known as the Prost Accessory Food Service Structure architectural waiver (ARC2026-00178).

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**LOCATION:**

The subject property is located at 115 E. Main Street in the Downtown District.

**ZONING:**

The subject property is zoned General Business 1 (GB1) and Downtown District Overlay (DDO).

**BACKGROUND:**

The existing structure is one of the original buildings in downtown Pflugerville and is occupied with a bar/tavern land use. Prior to occupancy, the owner made minor exterior improvements to ensure the front of the building was accessible and added signage to the building. The rear of the building was modified to include new windows, an outdoor balcony, and an exterior stairwell to provide access to the rear of the property from the upper story. The rear of the property is further improved with patio space and is used as a biergarten. A mobile food vendor has been in the rear of the property, off the alley, to provide patrons of the property with food options. In lieu of continuing to add mobile food vendors to the space, the owner has proposed installing a permanent kitchen facility on the property, which will continue to provide food options to the patrons of the bar. The proposed kitchen space is proposed to be accessory to the bar and will be owned/managed by Prost.



As written, the Downtown District architectural requirements do not speak to accessory buildings and therefore as a new permanent structure being added to the property, the structure would need to comply with the current Downtown District Overlay architectural requirements, which is limited to Queen Anne or Richardsonian Romanesque architecture. In addition to the architectural requirements, a new structure would also need to meet the minimum two story requirement.

**APPLICANT REQUEST:**

The owner of the property has proposed a permanent structure to ensure food remains an uninterrupted option to the patrons and the proposed improvement will be located behind the building, off the alley.

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The proposed structure will be more contemporary/industrial in design but designed to complement the materials and motif of the bar.

The applicant has proposed an architectural waiver to allow for the proposed permanent structure in the rear portion of the property to be constructed without complying with the current Downtown District Overlay architectural requirements, citing that the architecture in Downtown is limited to Queen Anne or Richardsonian Romanesque and requires a minimum of a two-story building, which is not feasible for the proposed use. The proposed request is only associated with the architecture of the proposed structure and renderings have been included for consideration.

**UNIFIED DEVELOPMENT CODE:**

The development regulations concerning the downtown area were last amended in 2020 through Ordinance No. 1465-20-10-27. As noted within that ordinance, “The City of Pflugerville Downtown was designated for its historical, cultural, or architectural importance and significance, by the adoption of Chapter 155. Site Development, Subchapter B. Central Business District (Downtown District Overlay), by Ordinance No. 735-04-01-27, on January 27, 2004, and further amended by Ordinance No. 820-06-02-28, on February 28, 2006, requiring historical architectural styles; therefore the City may continue to regulate building materials and the aesthetic method for which the materials are applied in the Downtown pursuant to the exception articulated in the Texas Government Code, Title 10, Subtitle Z. Miscellaneous Provisions Prohibiting Certain Governmental Actions, Chapter 3000. Governmental Action Affecting Residential and Commercial Construction, Section 3000.02 (c)(6)”

Per UDC 9.9.2 D, the Planning and Zoning Commission may grant an architectural waiver and shall consider the following criteria for approval:

1. The architectural design is compatible with the existing buildings within the area; and
2. The architectural design is generally representative of the desired building form, materials, and aesthetic in the Downtown; and
3. Due to special conditions, a literal enforcement of the requirements would result in unnecessary hardship; and
4. That the granting of a waiver is not contrary to the public interest, and the spirit of the code is preserved.

**STAFF ANALYSIS:**

The first development regulations that were specific to the downtown area were established in 2004 and included a variety of architectural forms to create envisioned cohesion as properties were developed or redeveloped. Over time, the regulations have been further modified limiting the allowed architecture palate for non-residential development to two distinct styles, Queen Anne and Richardsonian Romanesque. In addition, the regulations do not exempt accessory structures/buildings from the architectural requirements.

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While the proposed structure will not comply with the architectural requirements, the proposed structure will have an industrial/contemporary appearance which compliments the biergarten currently provided along the back of the building. Allowing the proposed accessory structure without meeting the architectural requirements is not anticipated to negatively impact the aesthetic along the alley or the



downtown district. The addition of a permanent kitchen space will help increase vibrancy and a unique sense of place. If the waiver is not approved, a food truck could be reintroduced through the Temporary Use Permit process.

Acknowledging the intent of the Downtown District Overlay (DDO) architectural regulations, strict adherence limits the use of the property and is not recommended. Approval of the proposed architectural waiver will allow an accessory structure to be located on the property, behind the building, and complement the materials and appearance of the back of building. Approval of the waiver will not have a negative impact on the appearance along the alley and will instead ensure the spirit of the code is preserved by creating an opportunity for additional food options that will increase vibrancy to the area and potentially activate the alley. Staff recommends approval of the proposed Architectural Waiver request.

**Attachments**

Location Map  
Letter of Request  
Concept Renderings