

PROST ALEHOUSE TEXAS

Architectural Waiver Submittal Package | Accessory Food Service Structure Addition

Project Information

Project Name: Accessory Food Service Structure Addition

Location: 115 E. Main St, Pflugerville, TX 78660

Applicant: Prost Alehouse Texas (Owner/Operator)

Date: May 1, 2026

Review Requested: Architectural Waiver Request for Downtown Accessory Structure

Requested Architectural Waiver

The applicant requests approval of an architectural waiver to allow a small L-shaped, container-based accessory food preparation/service structure within the existing developed Biergarten area. The waiver is requested to allow the accessory structure to use durable black corrugated metal container cladding with limited buff/tan multi-tonal brick veneer at the service window surrounds, rather than applying primary-building facade standards to this subordinate accessory structure.

Project Summary

The proposed project is a small, L-shaped, container-based accessory food preparation/service structure located within the existing developed Biergarten area. The structure consists of two approximately 15 ft. x 8.5 ft. modules, approximately 255 sq. ft. total, and is intended to replace the existing temporary food trailer with a more permanent, screened, and architecturally finished component.

The design supports the existing brewery/taproom operation without altering the primary use of the property, customer circulation pattern, or general site intensity.

Strategic Note for Review

This project is positioned as a low-impact replacement of an existing food service condition. By transitioning from a temporary food trailer to a permanent, screened, architecturally coordinated structure, the applicant is investing in the visual quality of the Downtown District and improving the long-term appearance of the Biergarten service area.

PROJECT DESCRIPTION AND SITE CONTEXT

Official Description for Application

L-shaped accessory food preparation/service structure architecturally finished with durable materials and screened utilities, replacing a temporary food trailer condition within the existing Prost Alehouse Biergarten.

Location and Orientation

- Located within the Southwest portion of existing developed Biergarten area
- Customer service windows are oriented inward toward the Biergarten and the existing taproom customer area.
- Service-side equipment and utility components will be located and screened to minimize visibility from public and customer-facing views where feasible.

Subordinate Accessory Structure

The proposed structure remains visually and functionally subordinate to the existing Prost Alehouse main building. It is a small accessory improvement within an already developed outdoor service area and is not intended to operate as a separate principal building.

Existing Condition to Proposed Improvement

- Existing condition: temporary food trailer service within the Biergarten.
- Proposed condition: fixed, screened, architecturally coordinated accessory structure.
- Benefit: improved visual quality, better operational organization, and a more permanent downtown-compatible appearance.

Anticipated Site Impact

- No proposed change to the primary brewery/taproom use.
- No proposed increase to approved taproom/Biergarten occupancy; the structure supports existing customer service within the current operation.
- No proposed change to existing parking counts or site access.
- No anticipated increase in impervious cover or change to drainage; final utility, drainage, and MEP confirmation to be provided with subsequent permitting/site plan documents as required.
- Final construction, utility, food-service, MEP, and permitting details will be provided through subsequent required review processes.

WAIVER JUSTIFICATION SUMMARY

The following criteria are included as a concise narrative summary for staff and Planning & Zoning review.

Criterion 1 - Compatibility

The proposed low-profile accessory structure and material palette, including black corrugated metal, buff/tan brick veneer at service window surrounds, black metal trim, and warm gooseneck lighting, complement the existing Prost Alehouse main building, taproom, Biergarten, and deck structure.

Criterion 2 - Desired Form

The structure is architecturally finished and is not proposed as a raw shipping container. Brick veneer at the service window surrounds, black steel awnings, warm lighting, and finished metal trim create a permanent appearance consistent with Downtown Pflugerville character.

Criterion 3 - Proportionality

Applying full primary-building architectural standards to an approximately 255 sq. ft. accessory food preparation/service structure located inside an existing developed and fenced Biergarten would create an unnecessary design and cost burden disproportionate to the scale of the improvement.

Criterion 4 - Public Interest

The proposed improvement enhances the visual condition of the alley and Biergarten, supports safe pedestrian-oriented service, replaces a temporary food trailer condition with a screened permanent structure, and supports small business sustainability without anticipated new traffic or parking impacts.

Rendering Board Note

The architectural exhibit board remains visual and concise. The shortened board language focuses on subordinate scale, brick at service windows, permanent replacement of the temporary food trailer condition, and safe pedestrian-oriented Biergarten service without anticipated new traffic or parking impacts.

ARCHITECTURAL WAIVER JUSTIFICATION

Compatibility

The design utilizes charcoal/black corrugated steel, black metal trim, black steel awnings/canopies, warm pedestrian-scale lighting, and buff/tan brick veneer at the service windows. The low-profile massing remains secondary to the existing main building and is compatible with the existing industrial-chic Biergarten character.

Materials and Aesthetic

The structure is architecturally finished rather than a raw shipping container. Brick veneer is limited to the order and pickup service window surrounds to visually relate to the existing Prost Alehouse main building, while the remainder of the accessory structure maintains a clean black corrugated metal container character.

Hardship and Proportionality

Literal enforcement of primary-building architectural standards on an approximately 255 sq. ft. accessory prep/service structure located within an already fenced and developed Biergarten would create a design and cost burden disproportionate to the scale and location of the improvement.

Public Interest

The waiver serves the public interest by replacing a temporary food trailer condition with a permanent, screened, architecturally coordinated improvement. The project supports local small-business sustainability, improves the visual condition of the Biergarten service area, and maintains a safe pedestrian-oriented service environment.

Compatibility Narrative

The proposed accessory structure is intentionally designed to be simple, durable, and subordinate. The brick veneer at the service window surrounds references the historic brick character of the existing Prost Alehouse building without creating the appearance of a separate primary building or oversized new building expression. The black corrugated metal cladding, black trim, and steel awnings provide a clean, cohesive container-based design that is appropriate for a compact accessory food service structure in an outdoor Biergarten setting.

SITE IMPACT, SCREENING, AND OPERATIONS

Primary use

No change to the existing brewery/taproom use.

Occupancy

No proposed increase to approved taproom/Biergarten occupancy; supports current operation.

Parking and access

No proposed change to existing parking counts, drive aisles, or site access.

Impervious cover / drainage

No anticipated increase in impervious cover or change to drainage; final confirmation to follow with required site/permit documents.

Customer Orientation

Order/pickup windows are oriented inward toward the Biergarten/customer area.

Utilities / equipment

Service-side equipment, meters, panels, conduit, waste handling, and mechanical components will be located on the rear/service side where feasible and screened from public/customer-facing views.

Food service permitting

Final food-service, plumbing, grease interceptor, electrical, mechanical, and health department requirements to be coordinated during subsequent permitting.

Screening and Service Equipment Commitment

The accessory structure will be designed so the public-facing/customer-facing sides present finished architectural materials, signage, lighting, and service windows. Utility and service elements will be consolidated and screened where feasible so the project improves the existing temporary food-service condition.

Final Permitting Note

This architectural waiver package is conceptual and intended to document design compatibility, material intent, massing, location, and waiver rationale. Final construction drawings, engineering, utility coordination, health department requirements, and building permit documents will be submitted separately as required by the City.

MATERIALS AND DESIGN PALETTE

Primary exterior

Black/charcoal corrugated metal shipping-container cladding - durable, low-maintenance accessory structure with industrial character.

Service window surrounds

Buff/tan multi-tonal thin brick veneer - references the brick character of the existing Prost Alehouse main building and reinforces permanence at customer-facing service points.

Trim and awnings

Black powder-coated metal trim and black steel awnings/canopies - clean, durable detailing with pedestrian-scale protection and visual consistency.

Lighting

Warm exterior gooseneck or canopy lighting - pedestrian-scale safety, atmosphere, and service-window visibility.

Landscape softening

Planters and edge planting - softens the building edge and integrates the structure into the existing Biergarten.

ENGINEERING / SITE PLAN COORDINATION NOTES

This Architectural Waiver request is limited to architectural compatibility, materials, form, and visual relationship to the Downtown District. Final civil, utility, drainage, electrical, and building permit requirements will be coordinated through subsequent City review processes as applicable.

Based on pre-application feedback and City engineering notes:

- The subject property is located within the City of Pflugerville city limits and is identified as Lot 17, Block 1 of the Pflugerville Subdivision.
- The proposed accessory food service structure is intended to replace the existing food trailer condition and use existing utility connections where feasible.
- No new grease trap is proposed at this stage; wastewater requirements will be confirmed during subsequent City review as required.
- Existing wastewater infrastructure is located near the site, including a 6" City of Pflugerville wastewater line in the alley to the south, as identified in the pre-application materials.
- Any new electric service lines will be placed underground and coordinated to meet applicable City engineering standards, including EDM DG9.1. No new onsite or offsite overhead electric lines are proposed.
- The pre-application notes identify that there is no floodplain on the site.
- No drainage impacts are anticipated from the architectural waiver scope. Final drainage confirmation, including compliance with City drainage criteria, will be provided during subsequent engineering/site plan or building permit review as required.
- Traffic Impact Analysis was identified as not applicable for this scope, and no new traffic or parking impacts are anticipated from replacing the existing food trailer condition.

Note: These items are included for coordination and acknowledgement only. The Architectural Waiver exhibit is not intended to serve as final civil, utility, drainage, electrical, food-service, or building permit documentation.

ARCHITECTURAL RENDERING



PROST ALEHOUSE TEXAS

ARCHITECTURAL WAIVER - ACCESSORY FOOD SERVICE STRUCTURE

CONCEPTUAL WAIVER EXHIBIT | L-SHAPED ACCESSORY FOOD SERVICE STRUCTURE | DOWNTOWN PFLUGERVILLE, TEXAS

VIEW FROM MAIN BUILDING / BIERGARTEN



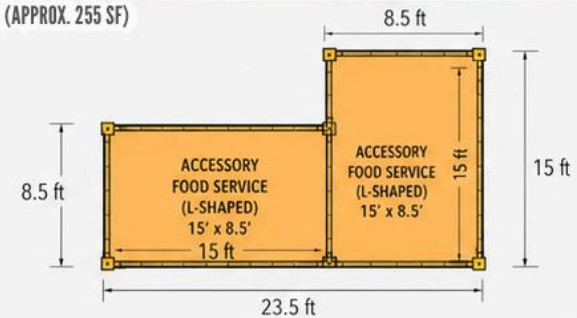
VIEW FROM RAILROAD AVE



SITE KEY PLAN (BASED ON SURVEY / NOT TO SCALE)



FLOOR PLAN (APPROX. 255 SF)



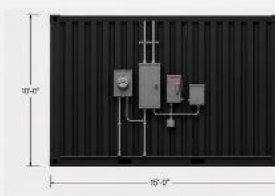
FRONT ELEVATION-FACING MAIN BUILDING/BIERGARTEN



FRONT ELEVATION-FACING RAILROAD



REAR/SERVICE ELEVATION



PROJECT SUMMARY

- Accessory food service structure configured in an L-shape
- Follows zoning and yard setbacks
- Replaces existing food trailer with a permanent L-shaped accessory food service structure
- Located at southwest portion of the existing Biergarten
- Finished with black corrugated metal and buff/tan brick veneer at service windows
- Maintains pedestrian-oriented service and improves screening and circulation

WAIVER RATIONALE / COMPATIBILITY

- Low-profile accessory structure remains subordinate to the main building
- Brick veneer at service windows references the existing main building character
- Architecturally finished structure replaces temporary food trailer condition
- Supports safe, pedestrian-oriented Biergarten service without anticipated new traffic / parking impacts

MATERIAL PALETTE



BLACK CORRUGATED METAL SHIPPING CONTAINER



BUFF/TAN MULTI-TONAL THIN BRICK VENEER



BLACK STEEL AWNINGS/CANOPY



DARK METAL TRIM



WARM EXTERIOR LIGHTING

PROJECT INFORMATION

Use:	Accessory Food Preparation / Service Structure
Structure:	Two Shipping containers, each approx. 15' x 8.5', configured in L-shape
Overall Footprint:	Approx. 23.5' x 15'
Location:	Existing Biergarten Downtown Pflugerville, Texas
Context:	Accessory to Existing Prost Alehouse Main Building
Review:	Architectural Waiver Request Downtown Accessory Structure