

October 7, 2024

TO: City of Pearland Planning and Zoning Commission  
RE: CUP Application for Proposed Nursery at 2814 S. Main Street, Pearland, TX 77581  
FROM: OLD TOWN NURSERY  
Craig Graham, Managing Partner  
Christopher Alvarez, Managing Partner  
PURPOSE: OLD TOWN NURSERY APPLICATION

Dear City of Pearland Planning and Zoning Commission:

We submit this letter of intent regarding our proposed project to open a high-quality retail and wholesale plant nursery at 2814 S. Main Street.

As a Landscape Designer, Certified Master Arborist, Licensed Irrigator, Certified Commercial Applicator and life-long resident of Pearland, we want to help beautify our city by providing dependably healthy trees and shrubs to residents and contractors.

Our inventory will be primarily Texas natives that are suitable for our region and will consist of shade trees, ornamental trees, shrubs, ornamental grasses, perennial and annual flowers. We will also carry a unique selection of cacti, succulents and fine pottery with a southwestern flair. In general, our plant selection will be hardy, durable and xeriscape friendly after establishing. Other products may include organic fertilizers and soil amendments for sustainable landscapes.

The location and existing layout of 2814 S. Main Street is ideal for our intended project and correlates with the City's vision of the Old Townsite Development. We are requesting approval for conditional use with the following improvements:

1. Landscape Refurbishment- We will design and install new landscaping along the approximate 175 linear feet of property frontage to improve curb appeal. This will include maintenance pruning, fertilization, insect and disease control for existing live oaks and crape myrtles. Shrubs will be replaced and planters with ornamental trees and color will be added strategically inside the fenced area of the property for visual effect.
2. Irrigation- We will install drip and micro-irrigation for our plant inventory. The system will be designed efficiently and used as an example for our customers to help promote water conservation and to protect our potable water supply. All required permits will be obtained through the City of Pearland. Craig Graham, TCEQ Licensed Irrigator: LI0015747.

3. Office Space (960 sqft)- We plan to use office for sales and management. Existing space is in good condition, walls will be repainted.
4. Enclosed Metal Building (approx. 4950 sqft)- The existing enclosed building is in good condition and will serve as a secure storage space for nursery, landscape, tree care equipment and maintenance. The dumpster will also be hidden behind the building and will not be visible from view.
5. Metal Building Canopy (approx. 4500 sqft)- The existing metal canopy cover is in good condition and will be used for inventory items such as shade plants, color, pottery, etc. beneath to be protected from the sun.

We respectfully request that the Planning and Zoning Commission approve this Application for the property at the above referenced address.

Sincerely,

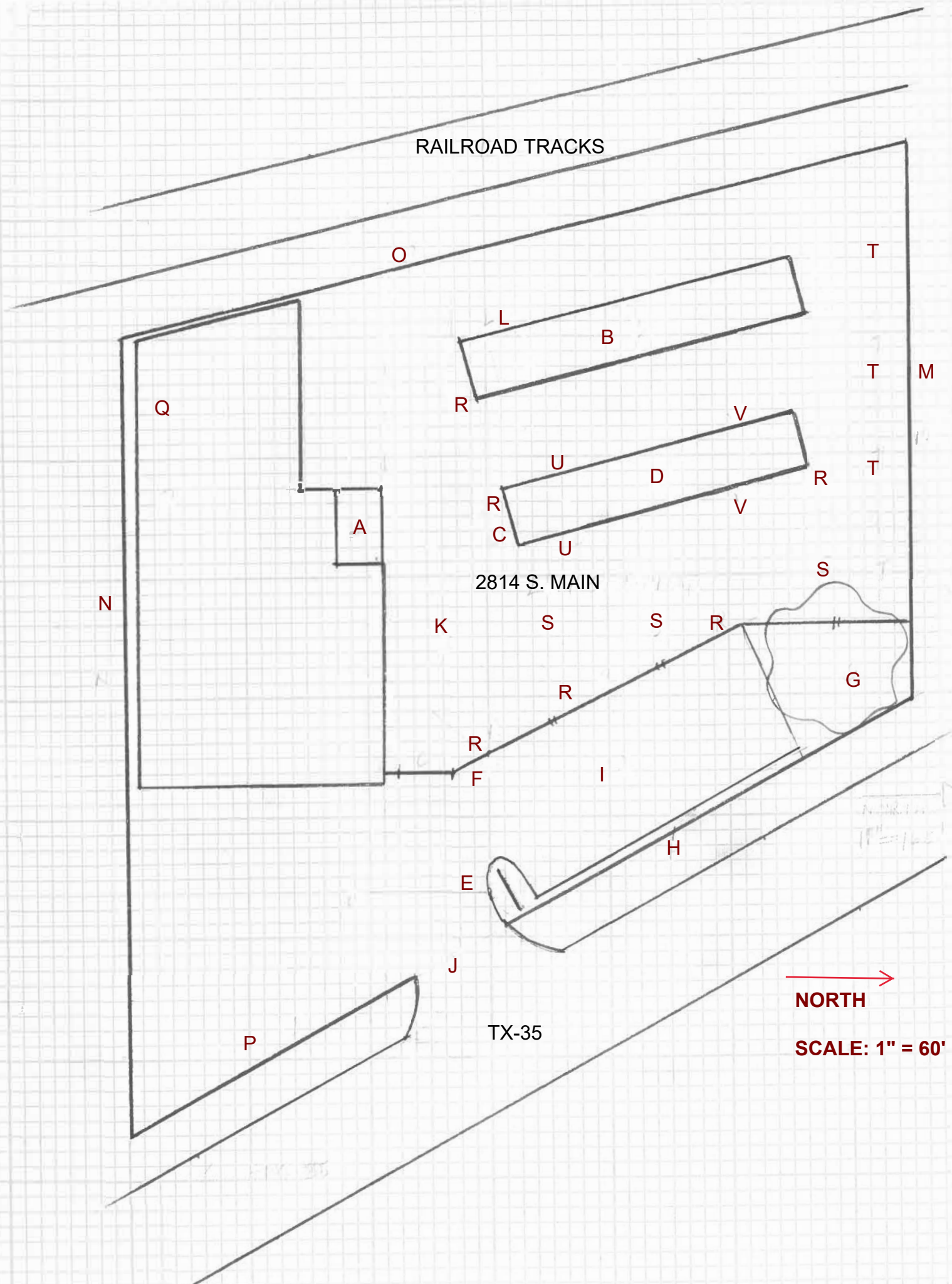


Craig Graham

Christopher Alvarez



# OLD TOWN NURSERY



**KEY**

- A. Existing Office Space 960 SQ.FT
- B. Existing Metal Building
- C. Irrigation Backflow Device
- D. Existing Metal Canopy
- E. Existing Sign
- F. Existing Chain Link Fence
- G. Existing Green Space
- H. Landscape Bed
- I. Parking Lot (36 existing spaces)
- J. Entrance
- K. Asphalt and Gravel Drive
- L. Dumpster
- M. North Property Line
- N. South Property Line
- O. West Property Line
- P. East Property Line
- Q. Restroom
- R. Planters with trees and color
- S. Shrubs
- U. Color and Pottery
- V. Shade Plants

This property is located in  
 the 100 year flood plain & is  
 in insurance rate map zone AE,  
 as per map 48039C0045J  
 dated 9-22-99.

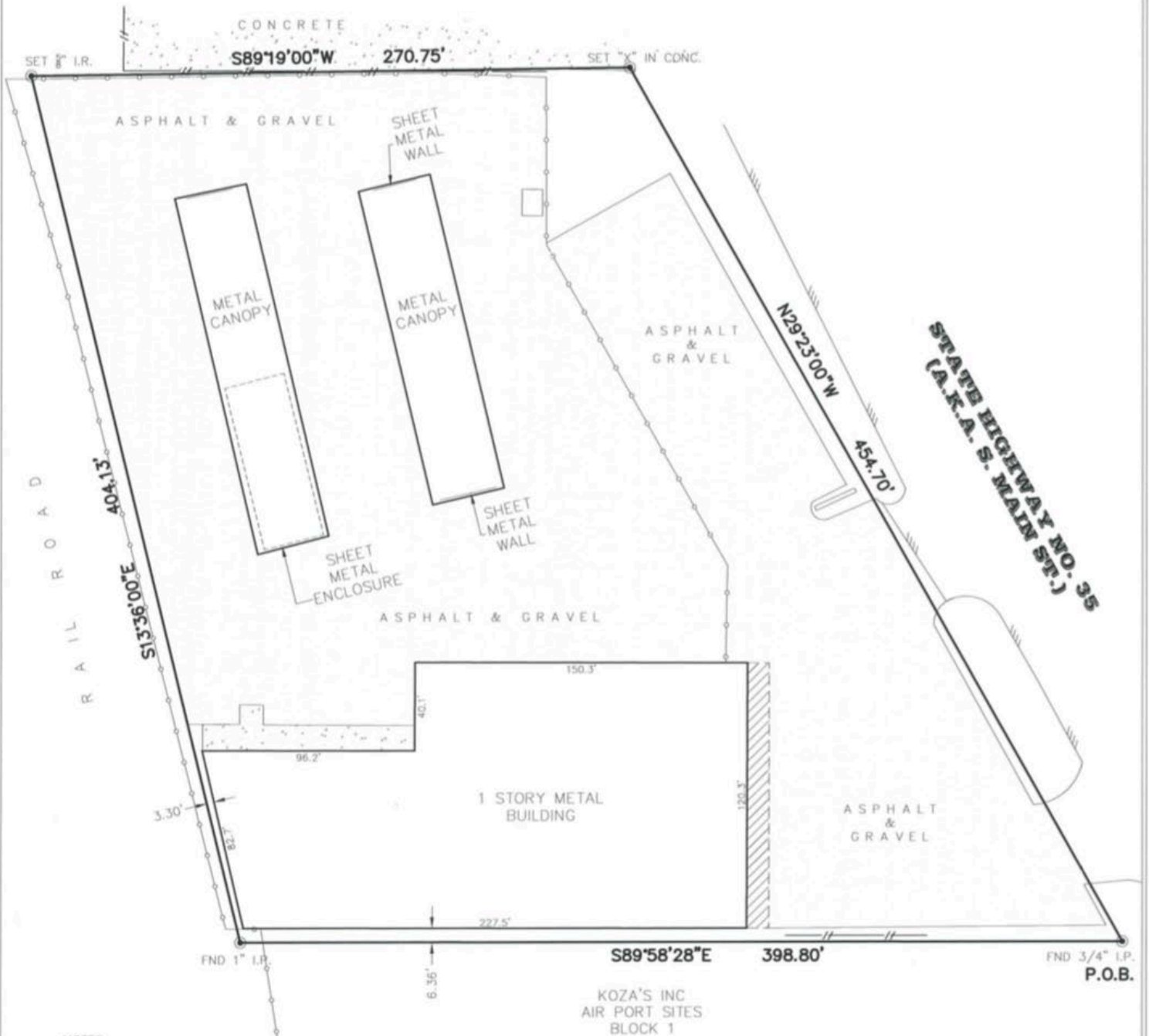
SCALE: 1" = 50'

LEGEND

- B.L. - BUILDING LINE
- EA - EDGE OF ASPHALT
- FL - FLOW LINE
- HB - HIGH BANK
- NG - NATURAL GRADE
- R.O.W. - RIGHT-OF-WAY
- U.E. - UTILITY EASEMENT



KILLEN'S RESTAURANT  
 AIRPORT SUBDIVISION NO. 1



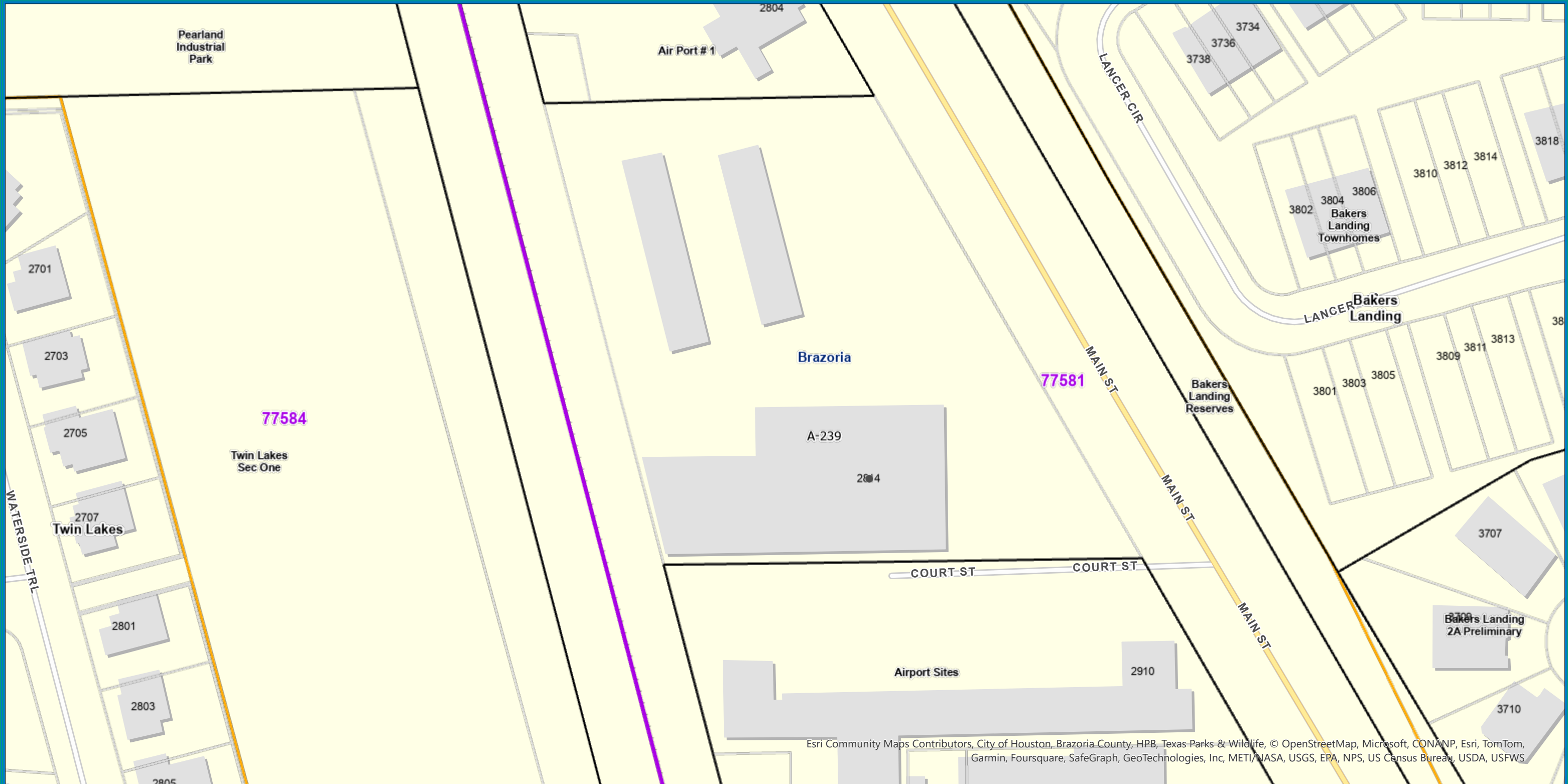
NOTES:

1. BASIS FOR BEARINGS ARE ASSUMED
2. DISTANCES SHOWN ARE GROUND DISTANCES
3. SURVEY BASED ON BEST OF EVIDENCE FOUND



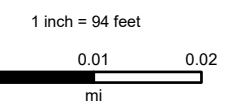
I MICHAEL D. MORTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON CORRECTLY REPRESENTS THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.





**CITY OF PEARLAND**  
 2814 Main Street Pearland, TX 77581

- Addresses
- Plats
- Abstracts
- Zip Codes
- County Lines
- Subdivisions
- Parcels



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

MAP PREPARED: OCTOBER 2024  
 CREATED WITH WEB PRINT TOOL