

City of Tomball
Community Development Department

TREBUS LISA
201 RAYMOND ST
TOMBALL, TX 77375-4561

NOTICE OF PUBLIC HEARING

RE: Conditional Use Permit Case CUP25-06

7/28/2025

The Planning & Zoning Commission will hold a public hearing on **August 11, 2025 at 6:00 PM**, in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas to recommend approval or denial to the City Council on a request by H&L PLAZA LLC, represented by Tom Nguyen, for a Conditional Use Permit to allow the land use of "Amusement devices/arcade" within the City of Tomball's General Retail (GR) zoning district. This request affects approximately 1.0532 acres of land legally described as being a tract of land situated in the J. House Survey, Abstract No. 34. The property is located at 1101 Alma Street, within the City of Tomball, Harris County, Texas.

This hearing is open to any interested person. Opinions, objections, and/or comments relative to this matter may be expressed in writing or in person at the hearing. At the bottom of this letter is a form that you may cut off, fill out, and mail. Comments are also accepted by email as listed below. All responses must be signed.

The attached map shows the area of this request. Only the area which is highlighted in green on the map is being considered for a **Conditional Use Permit**. The blue area is the notification area. All owners of property within 300 feet of the subject property, as indicated by the most recently approved city tax roll, are required to be notified. Whether recommended for approval or denial by the Planning & Zoning Commission, this case will be heard by the City Council for First Reading with public hearing on **August 18, 2025 at 6:00 PM** in the City Council Chambers at City Hall, 401 Market Street, Tomball, Texas.

If you have any questions please contact Benjamin Lashley, Assistant City Planner, by telephone (281-290-1477) or by email address blashley@tomballtx.gov.

For the PLANNING & ZONING COMMISSION

Please call (281) 290-1477 if you have any questions about this notice.

CASE #: CUP25-06

You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Mailing To: Community Development Department
501 James St., Tomball TX 77375

Name: TREBUS LISA
Parcel I.D.: 0670990080012
Address: 201 RAYMOND ST

Email: blashley@tomballtx.gov

I am in favor ☐

I am opposed ☒

Additional Comments:

Signature: 

Kimberly Chandler

To: Benjamin Lashley
Subject: RE: Case CUP 25-06; Notification of Conditional Use Permit for H&L Plaza LLC (Tom Nguyen)

From: ltrebus@comcast.net <ltrebus@comcast.net>

Sent: Sunday, August 10, 2025 2:26 PM

To: Benjamin Lashley <blashley@tomballtx.gov>

Subject: Case CUP 25-06; Notification of Conditional Use Permit for H&L Plaza LLC (Tom Nguyen)

Caution: This is an external email and may be malicious. Please take care when clicking links or opening attachments.

Mr. Lashley,

I own 201 Raymond in Tomball, which is impacted by the above-referenced Conditional Use Permit (CUP) Application. My property is situated in the Old Town & Mixed Use zone and is across from The Equip Church. I write to indicate that I am opposed to the above-referenced CUP.

After reviewing Mr. Nguyen's application, I have serious concerns.

1. Business intent
2. Floor plan
3. Parking
4. Foot traffic
5. Hours of operation
6. Targeted audience

An "arcade-style game/machine and general retail" establishment does not appear to be appropriate in the context of residential development. All of the surrounding businesses are appropriate in a residential setting. For example, a church and a restaurant very much coincide with the intention of neighborhood commercial properties. They complement each other. Professional medical and legal offices with hours of operation during the day (and not at night), with low impact street traffic, likewise complement neighborhood properties. An arcade-style game/machine operation, presumably with late night hours and high impact street traffic, does not seem an appropriate fit within the spirit and intention of the zoning rules promulgated by Tomball.

Again, I respectfully submit my opposition to the CUP.

Thank you for your time,

Lisa Trebus
201 Raymond St.
281.221.0982

Kimberly Chandler

To: Benjamin Lashley; Jennifer LeMaster
Cc: spine96tx@gmail.com
Subject: RE: Case CUP 25-06; Notification of Conditional Use Permit for H&L Plaza LLC (Tom Nguyen)

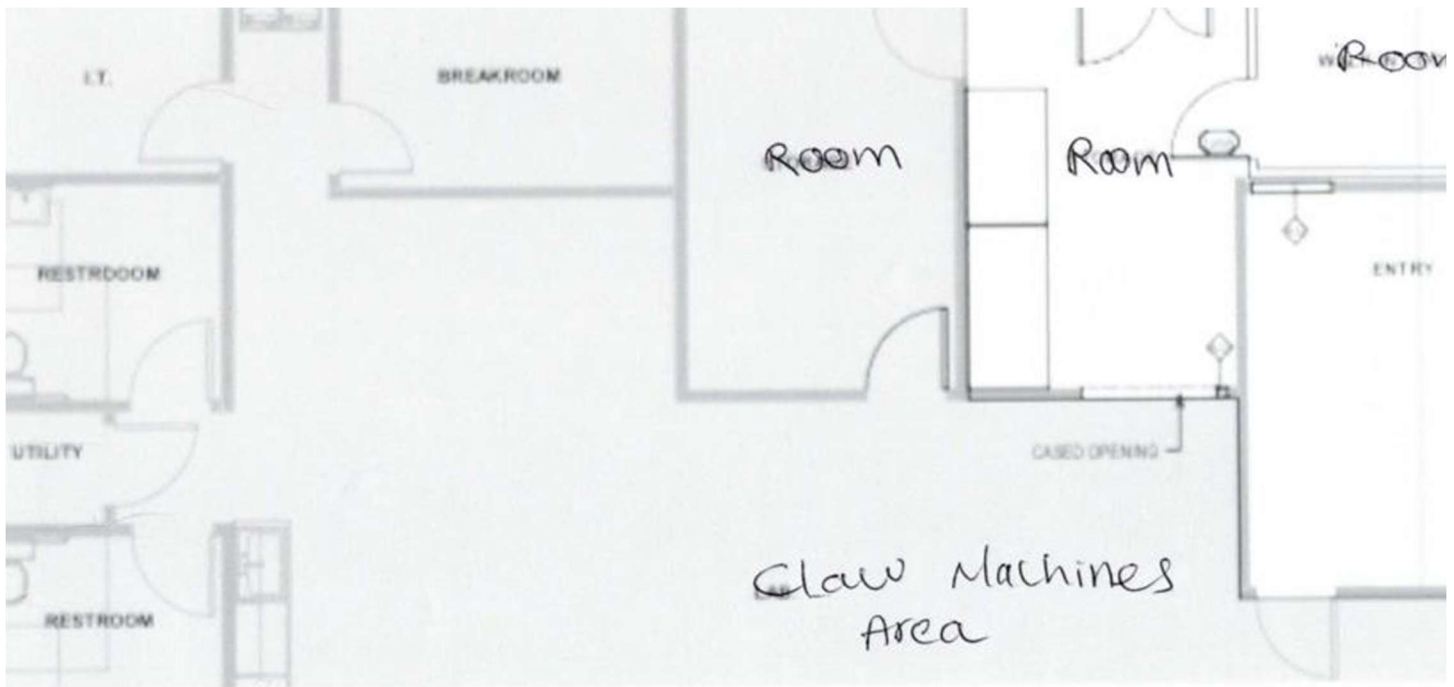
From: Jennifer LeMaster <jennifer@lemasterlawfirm.com>
Sent: Friday, August 8, 2025 8:53 PM
To: Benjamin Lashley <blashley@tomballtx.gov>
Cc: spine96tx@gmail.com <spine96tx@gmail.com>
Subject: Case CUP 25-06; Notification of Conditional Use Permit for H&L Plaza LLC (Tom Nguyen)

Caution: This is an external email and may be malicious. Please take care when clicking links or opening attachments.

Good evening, Mr. Lashley. As you may recall, I own 203 Raymond in Tomball, which is impacted by the above-referenced Conditional Use Permit Application. My property is situated in the Old Town & Mixed Use zone and is across from a church. I write to indicate that I am opposed to the above-referenced CUP.

After reviewing the submission by the applicant, I do have serious concerns relating to the compatibility to the use with surrounding properties. As I understand it, the applicant desires to have an "amusement devices / arcade." As noted in the submission, "[t]he Neighborhood Commercial designation is intended for commercial uses that are developed with the appropriate context, scale and design to complement residential development." An "arcade-style game/machine and general retail" establishment does not appear to be appropriate in the context of residential development. All of the surrounding businesses are appropriate in a residential setting. For example, a church and a restaurant very much coincide with the intention of neighborhood commercial properties. They complement each other. Professional medical and legal offices with hours of operation during the day (and not at night), with low impact street traffic, likewise complement neighborhood properties. An arcade-style game/machine operation, presumably with late night hours and high impact street traffic, does not seem an appropriate fit within the spirit and intention of the zoning rules promulgated by Tomball.

I have specific concern with the proposed diagram for the business operation. What arcade-style games will exist in the "rooms"?



Again, I respectfully submit my opposition to the CUP. Please let me know Monday if I am required to submit any further document to preserve my objection and I will make sure it is submitted right away.

Best,



Jennifer LeMaster

LeMaster Law Firm | Attorneys at Law
8777 W Rayford Rd., Suite 200 PMB 303,
The Woodlands, TX 77389

713.568.5381 | Direct
832.356.7983 | Main
832.653.9360 | Fax
www.lemasterlawfirm.com

Please call (281) 290-1477 if you have any questions about this notice.

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You may indicate your position on the above request by detaching this sheet at the dotted line and returning it to the address below. You may attach additional sheets if needed. You may also email your position to the email address listed below. All correspondence must include your name and address.

Name: CORAZON HOLDINGS LLC
Parcel I.D.: 1386650020001
Address: 400 HOLDERRIETH BLVD SUITE 104

Mailing To: Community Development Department
501 James St., Tomball TX 77375

Email: blashley@tomballtx.gov

I am in favor ☐

I am opposed ☒

Additional Comments:

Signature: 

501 James Street • TOMBALL, TEXAS 77375

For the PLANNING & ZONING COMMISSION

Please call (281) 290-1477 if you have any questions about this notice.

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Mailing To: Community Development Department
501 James St., Tomball TX 77375

Name: H&L PLAZA LLC
Parcel I.D.: 0402700010736
Address: 103 E BLACK KNIGHT DR

Email: blashley@tomballtx.gov

I am in favor ☒

I am opposed ☐

Additional Comments:

Signature: _____



501 James Street • TOMBALL, TEXAS 77375

Kimberly Chandler

To: Benjamin Lashley
Subject: RE: In favor

From: Sue Fox <sue.norway@gmail.com>
Sent: Saturday, August 9, 2025 12:44 PM
To: Benjamin Lashley <blashley@tomballtx.gov>
Subject: In favor

Caution: This is an external email and may be malicious. Please take care when clicking links or opening attachments.

Fox Clifton R and Susan K.
Parcel ID 1124660040001
1014 Graham Dr Apt I-1

We are in favor.