

June 29, 2025

Tom Nguyen

1101 Alma St., Unit 100

Tomball, TX 77375

City of Tomball

401 Market Street

Tomball, TX 77375

Subject: Request for Approval of Conditional Use Permit for Arcade and Retail Business

Dear Members of the Planning and City Council,

I respectfully submit this application for a Conditional Use Permit (CUP) for a proposed arcade and retail business located at 1101 Alma St., Suite 100. This commercial unit, zoned as GR – General Retail District, has been vacant for almost two years. With your approval, we intend to transform this unused retail location into a vibrant and family-friendly spot that adds value to the community.

We're planning to install arcade-style game machines and retail business including but not limited to toys, clothes, and refreshments to create a casual and family-friendly location that gives people a reason to stop by and enjoy themselves. We believe it could add a little extra energy to the area, support nearby businesses, generate new jobs, and bring in some extra tax revenue for the city too.

We'll make sure everything we do follows the city's guidelines, and we're happy to provide anything else you might need from us during the process. We are looking forward to bringing something positive to the community and to partnering with the city to turn this long unused space into a positive asset for Tomball.

We respectfully ask for your thoughtful consideration and support of this application

Sincerely,

A handwritten signature in blue ink, appearing to be 'Tom Nguyen', written over a horizontal line.

Tom Nguyen