

Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: August 11, 2025

Topic:

Conduct a public hearing and consideration to approve **Conditional Use Permit Case CUP25-06**: 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.

Background:

The subject property is currently home to a multi-tenant office/retail center. The applicant desires to operate four or more amusement/arcade devices in conjunction with retail sales. This application for a CUP is the product of the properties current zoning district (General Retail) which only allows the land use of "Amusement devices/arcade" with the approval of a CUP by City Council.

Origination: H&L PLAZA LLC, represented by Tom Nguyen

Recommendation:

See Analysis in the Staff Report.

Party(ies) responsible for placing this item on agenda: Benjamin Lashley (Assistant City Planner)

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____

If yes, specify Account Number: # _____

If no, funds will be transferred from account: # _____ To Account: # _____

Signed: _____ **Approved by:** _____
Staff Member Date City Manager Date