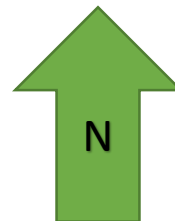
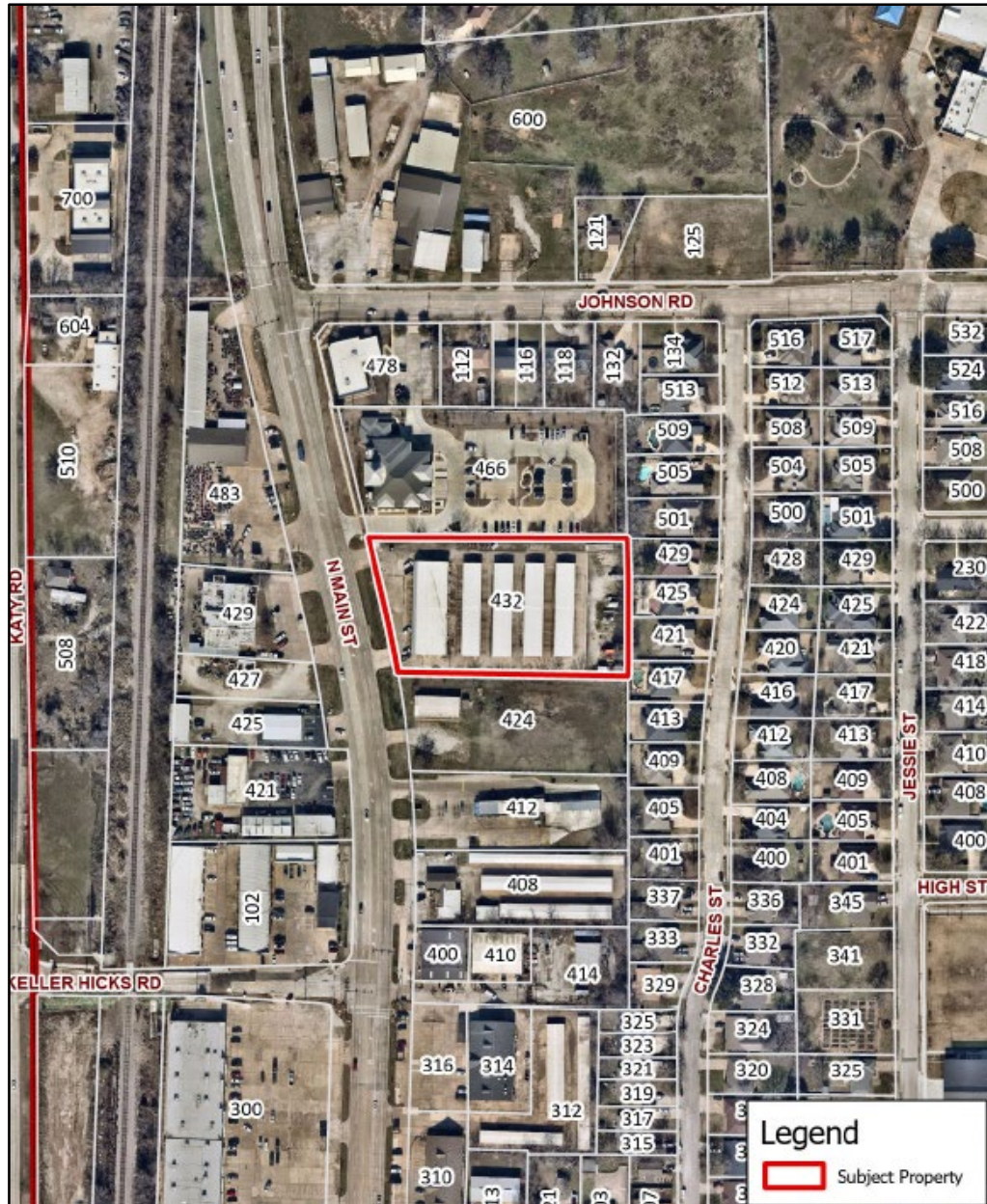


Item H-2

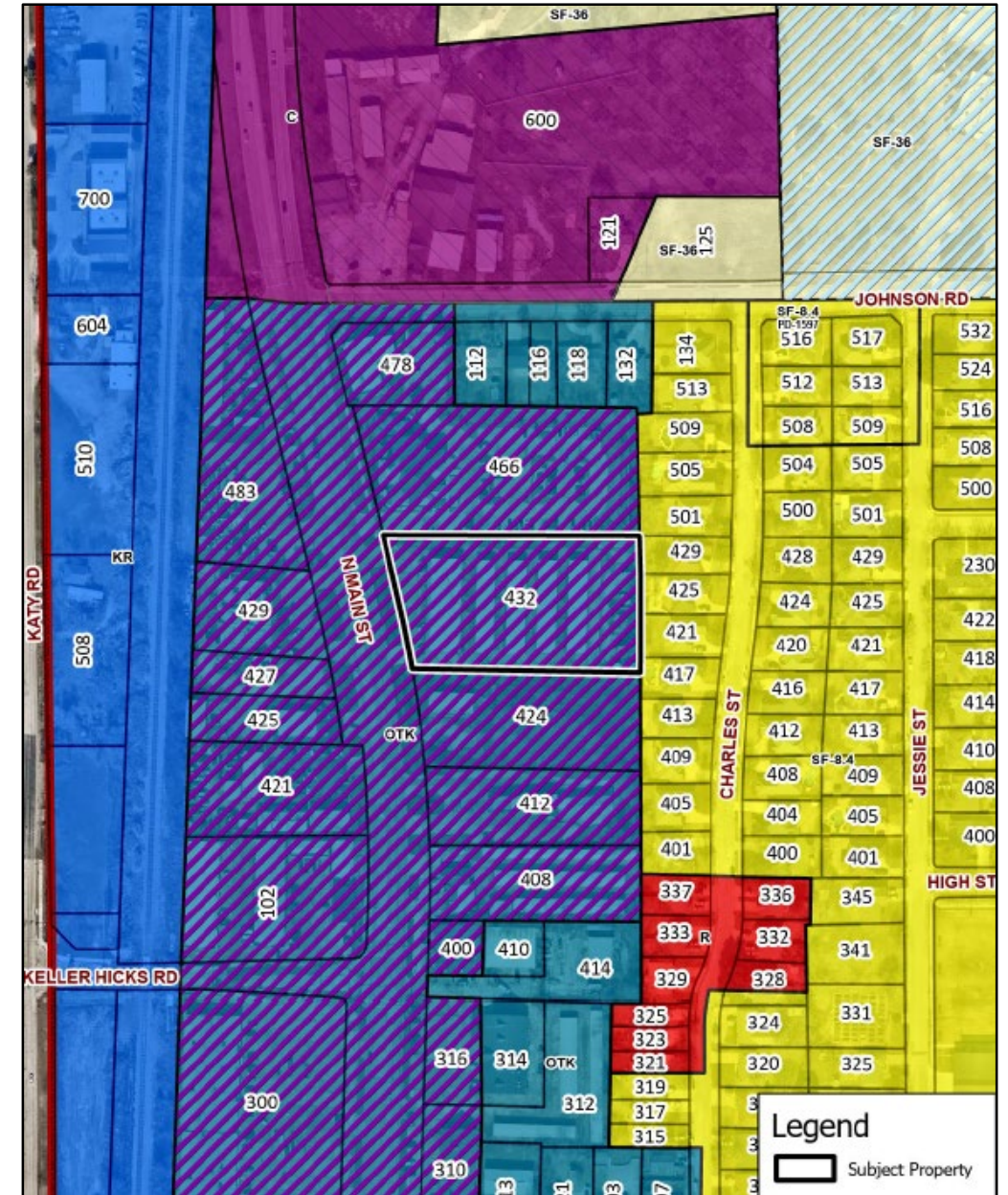
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for Wholesale Plus, to operate a retail store with used goods and merchandise sales, located in an existing multi-tenant building on 1.98 acres, on the east side of N. Main Street, approximately 480 feet southeast of the N. Main Street and Johnson Road intersection, legally described as Lot 1, Block 1, of the Davis-Addition Keller subdivision, zoned Old Town Keller and addressed 432 N. Main Street, Suite 400. Montie Ray Davis, Owner. George Haddad, Applicant. (SUP-2506-0025).

Aerial Map



Zoned:
Old Town
Keller (OTK)

Zoning Map



Item H-2

Background:

- April 2024: Wholesale Plus received a Certificate of Occupancy for the sale of new household goods and sport-related items.
- June 2025: Code Compliance received a complaint of the business selling used goods. A case was opened for the legal non-conforming use.
- An SUP is required to sell used goods in the Old Town Keller (OTK) zoning district.



Item H-2

Site Design:

The Applicant is proposing to continue operation out of an existing 1200-square-foot lease space in the western-most building of 432 N. Main St., Ste. 400. The space was previously occupied by a flower shop.

Parking is shared between the various lease spaces on the lot. The parking requirement for retail use is one space per 200 square feet of floor area, bringing the total number of spaces needed to 6 plus the 1 required accessible space. There are at least 13 parking spaces directly adjacent to the proposed lease space.



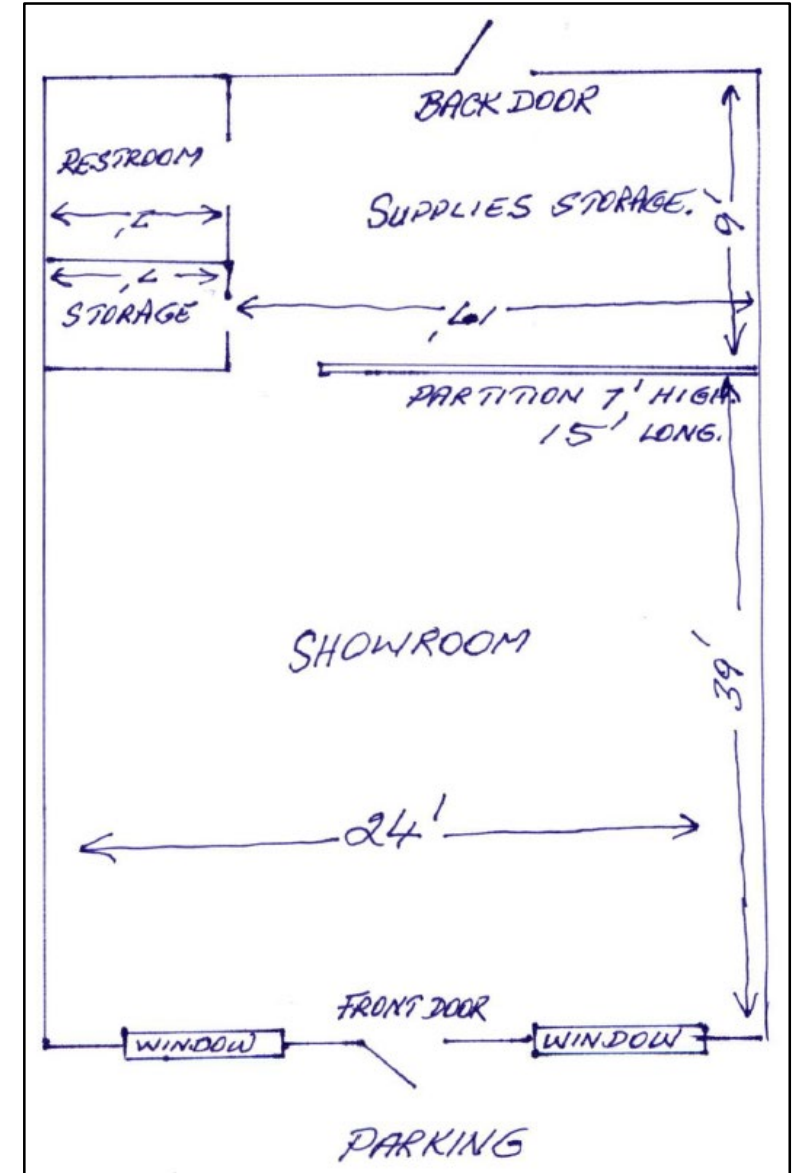
Item H-2

Business Details:

Wholesale Plus offers vintage rare collectibles for a mancave décor and accessories.

Hours of Operation:

Tuesday-Saturday 10 a.m. – 5 p.m.



Floor plan

Item H-2

Surrounding Land Uses:

The subject property is zoned Old Town Keller (OTK) and designated Retail/Commercial (RTC) on the city's Future Land Use Plan (FLUP).

Surrounding FLUP Designations:

North: RTC

East: High-Density Single Family (HD-SF)

South: RTC

West: RTC

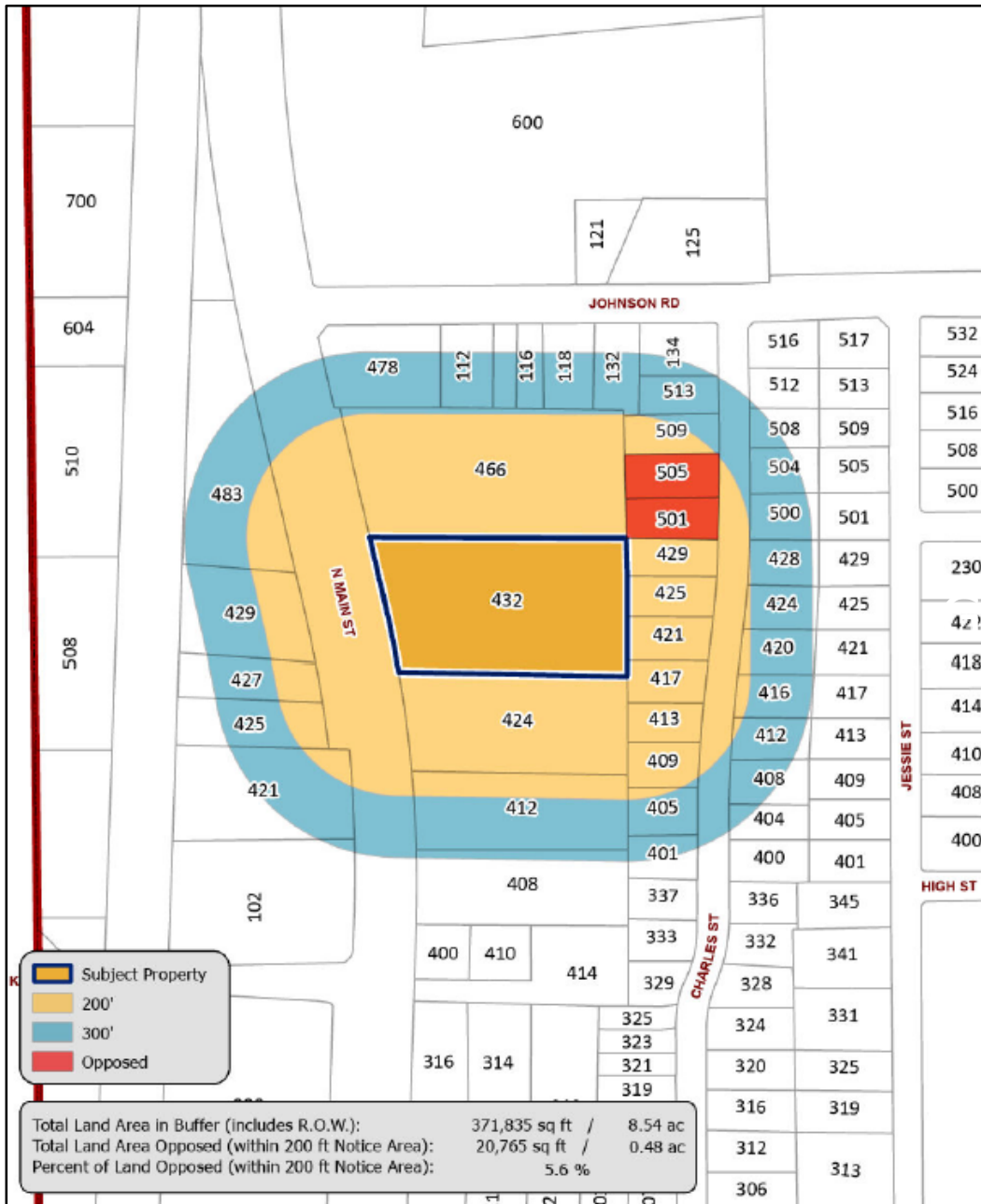


Item H-2

Existing Businesses in OTK Area Selling Used Goods:

County Line Records	600 N. Main St., Bldg. 2	Commercial	Used Goods
A+ Boxes & More	419 N. Main St.	Old Town Keller	Used Goods
CocoDay's Bazaar	138 Olive St.	Old Town Keller	Used Goods
Stepping Stones Foundation	131 Taylor St.	Old Town Keller	Used Goods
PCA Designer Toys	136 S. Main St.	Old Town Keller	Used Goods
Upscale Resale	309 N. Main St.	Old Town Keller	Used Goods
Christ's Haven Resale Shop	301 N. Main St., Suite A	Old Town Keller	Used Goods
Memories N' Treasures	148 Pecan St.	Old Town Keller	Used Goods
The Original Keller Appliance	400 N. Main St.	Old Town Keller	Used Goods

Item H-2

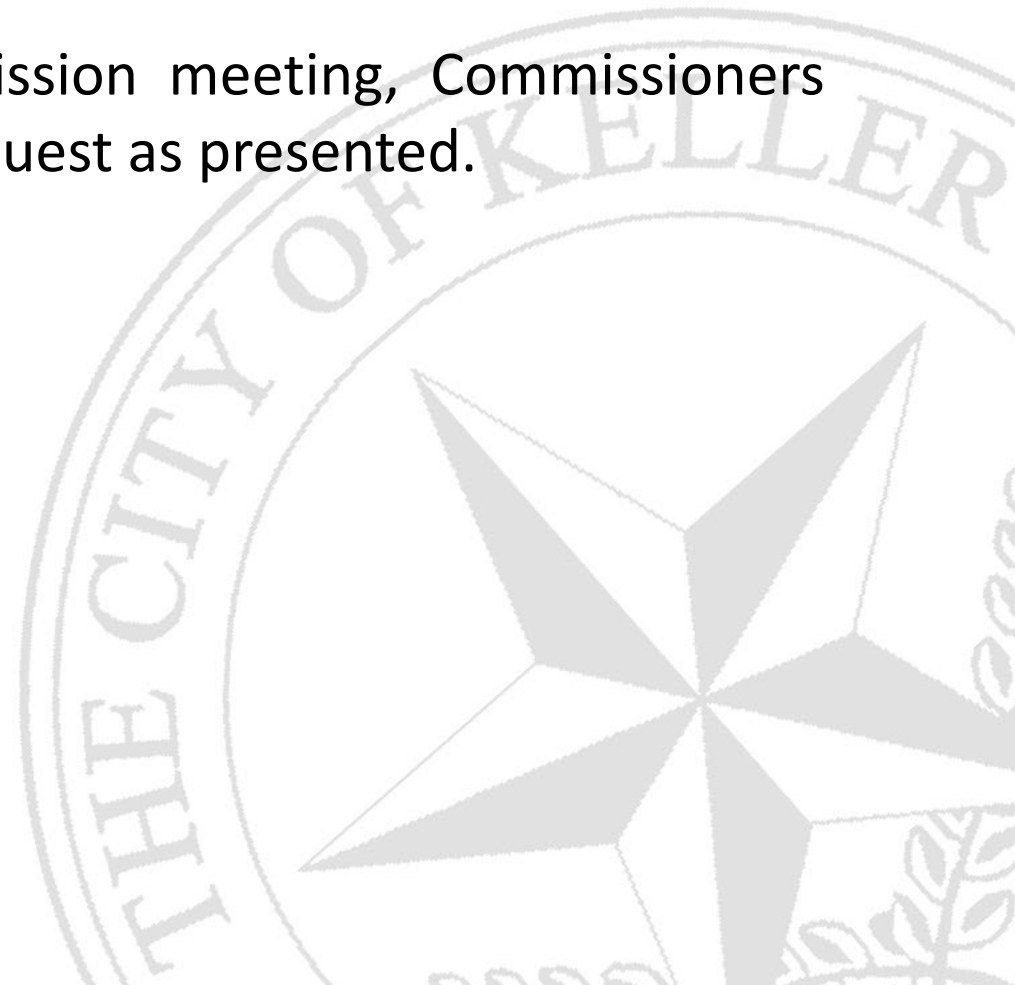


- On June 26, 2025, the City mailed 39 letters of notification to all property owners within 300' of the property. A public hearing notice sign was also placed on the property.
- Staff has received two letters of opposition in response to this request.

Item H-2

Planning and Zoning Commission Recommendation:

At the July 8, 2025, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP request as presented.



Item H-2

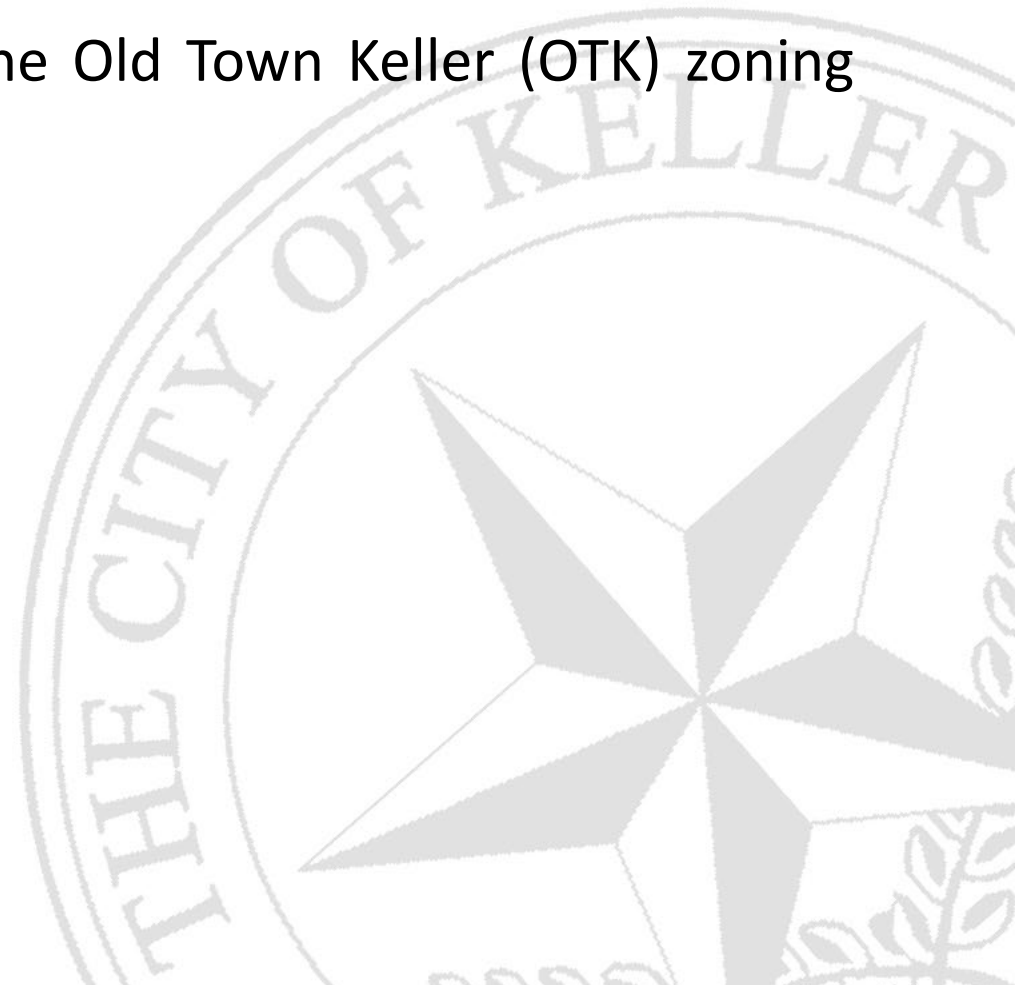
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the Planning and Zoning Commission and City Council shall consider the following factors:

- 1) The use is harmonious and compatible with surrounding existing uses or proposed uses;
- 2) The activities requested by the applicant are normally associated with the permitted uses in the base district;
- 3) The nature of the use is reasonable and appropriate in the immediate area;
- 4) Any negative impact on the surrounding area has been mitigated; and
- 5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.

Item H-2

Request:

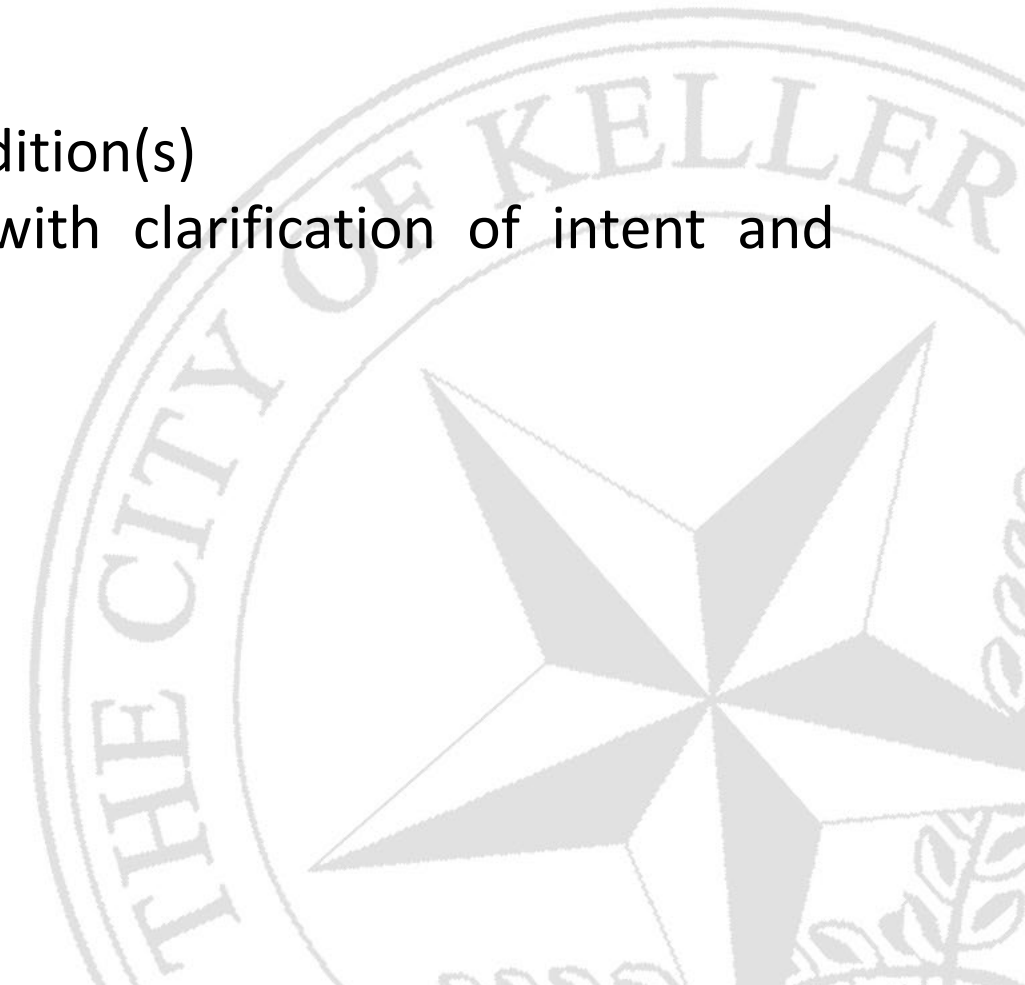
A Specific Use Permit (SUP) to sell used goods in the Old Town Keller (OTK) zoning district.



Item H-2

The City Council has the following options when considering an SUP request:

- Approve as submitted
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny





Questions?
Alexis Russell
817-743-4130