

6-11-2025

To whom it may concern.

I am hoping & asking for your approval to be able to sell vintage and collectible sports good. I am not & will not operate my store as a thrift store nor will I compete with the local community gift stores. My merchandise is strictly vintage rare collectibles for a man cave decor & accessories.

I have been a resident of Keller for decades and owned several businesses known as PAPA G'S SPORTS BAR & THE LOCAL WATERING HOLE and I have paid my share of taxes to Keller.

My operation is not a consignment store nor is it a thrift store. My few used inventory as I mentioned earlier is not compatible with the average thrift store.

Please consider my application & I'm praying that it will meet your approval.

Sincerely -

GEORGE HADDAD

*George Haddad*



## CERTIFICATE OF OCCUPANCY

*This certificate issued pursuant to the requirements of the 2021 International Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use.*

Name: **WHOLESALE PLUS**

Address: **432 N MAIN ST SUITE 400**

Permit No.: **MISC24-0025**

Name of Contact: GEORGE HADDAD

Classification: MERCANTILE: M

Use: RETAIL

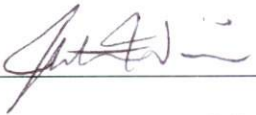
Date of Issuance: 4/4/2024


Occupant Load: 12

Automatic Sprinkler System: Required? NO

Type of Construction: V-B

Special Conditions:

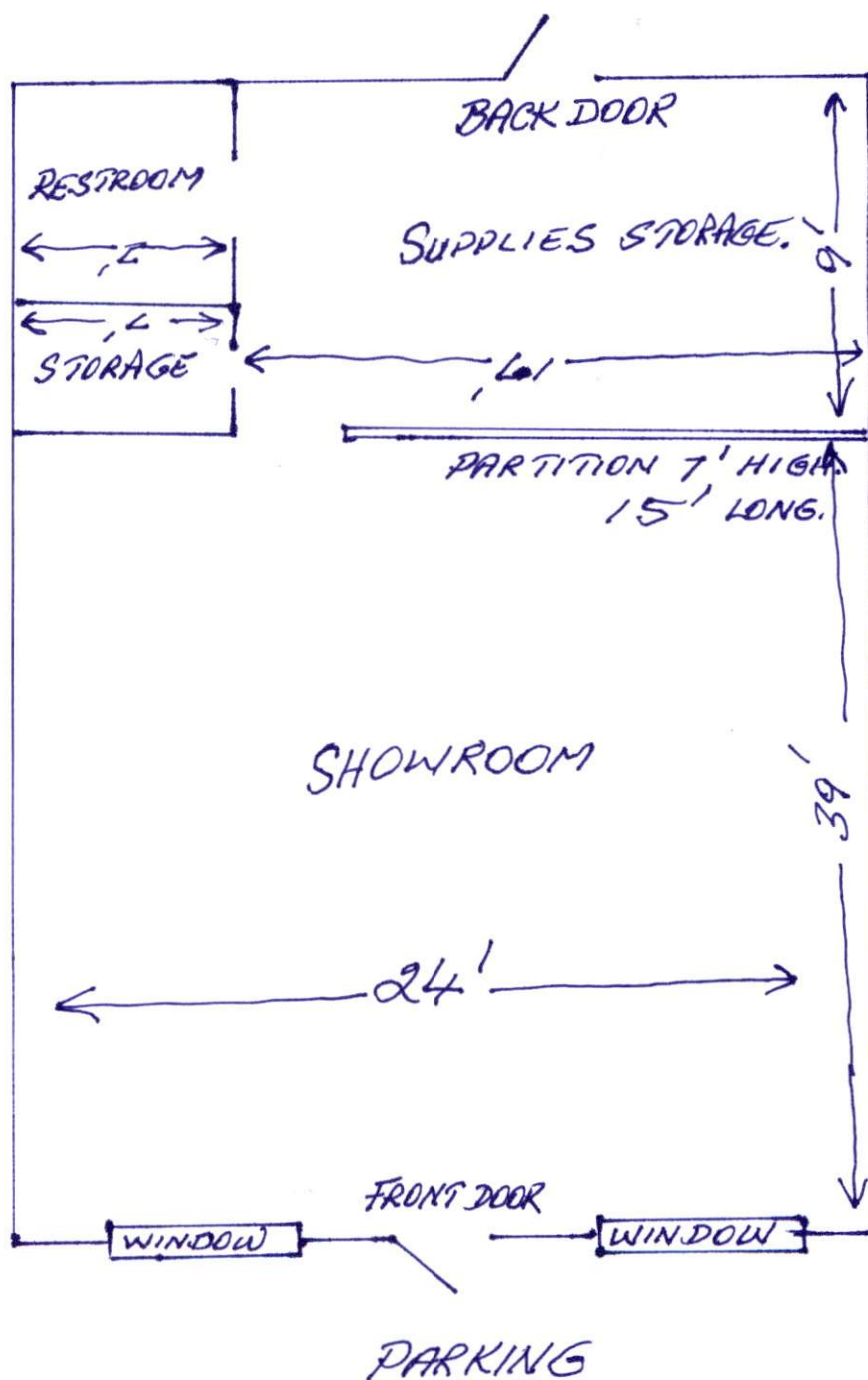
  
Justin Wilkins, Building Official

  
Debra Crafton, Fire Marshal

~ POST IN A CONSPICUOUS PLACE ~

WHOLESALE PLUS  
432 N. MAIN STREET #400  
KELLER, TEXAS. 76248

LOT# 1 BLOCK# 1  
DAVIS ADDITION-KELLER



**WHOLESALE PLUS**  
**MANCAVE MERCHANDISE**

432 North Main Street Suite #400  
06/03/2025 11:10 a.m.

400

**SORRY**  
NO PUBLIC  
RESTROOM

OUTSIDE  
BATHROOM

ALLIED  
846 355 4378

WE ACCEPT  
VISA MASTERCARD DISCOVER

Business Hours  
MONDAY CLOSED  
TUESDAY 10:00-5:00  
WEDNESDAY 10:00-5:00  
THURSDAY 10:00-5:00  
FRIDAY 10:00-5:00  
SATURDAY 10:00-5:00  
SUNDAY CLOSED

W  
E  
L  
C  
O  
M  
E



432 North Main Street Suite #400

06/03/2025 11:10 a.m.



432 North Main Street Suite #400

06/03/2025 11:10 a.m.

400

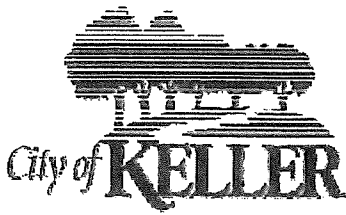
**SORRY**  
**NO PUBLIC**  
**RESTROOM**



*Business Hours*

MONDAY: CLOSED  
TUESDAY: 10:00-5:00  
WEDNESDAY: 10:00-5:00  
THURSDAY: 10:00-5:00  
FRIDAY: 10:00-5:00  
SATURDAY: 10:00-5:00  
SUNDAY: CLOSED

**432 North Main Street Suite #400**  
**06/03/2025 11:10 a.m.**



# CERTIFICATE OF OCCUPANCY APPLICATION

BUILDING SERVICES

FORM #1404

APPLICATION TYPE - check one

- ☒ New Tenant  
☐ Temporary Utility

- ☐ Name Change  
☐ Ownership Change

If Temporary Utility request, then reason for request: \_\_\_\_\_

Proposed Business Hours: \_\_\_\_\_

\*Temporary Utility Request are for 30 days. At the conclusion of 30 days the power and gas will be shut off unless a new permit has been established with the city or a C/O has been issued.

BUSINESS ADDRESS 432 N. MAIN ST. #100 KELLER BUSINESS PHONE# 76248

BUSINESS NAME WHOLESALE PLUS BUSINESS FAX# N/A

SQUARE FOOTAGE OF OCCUPIED SPACE 1200 TYPE OF BUSINESS/USAGE NEW MERCHANDISE

SPRINKLERED BUILDING: Yes ☐ No ☒

## TENANT INFORMATION

Name(s): GEORGE N. HADDAD

Home Phone #: 817-565-2656

Home Address: 1337 GATEWOOD DR.

City / ST / Zip KELLER TX. 76248

Fax #: N/A

E-Mail: [REDACTED]

## PROPERTY OWNER INFORMATION

Name(s): MONDIE DAVIS

Phone#: 817-380-5011

Address: 432 N. MAIN ST. #100

City / ST / Zip KELLER TX 76248

Fax #: N/A

E-Mail: \_\_\_\_\_

## SITE USAGE

CHECK ALL THAT APPLY

- |  |   |
|--|---|
| <input type="checkbox"/> Flammable/Combustible Liquids | <input type="checkbox"/> Within 300' of City Sewer          |
| <input type="checkbox"/> Spray Painting                | <input type="checkbox"/> Outdoor Display                    |
| <input type="checkbox"/> Hazardous/Toxic Chemicals     | <input type="checkbox"/> Outdoor Storage                    |
| <input type="checkbox"/> Warehouse Storage             | <input type="checkbox"/> Vehicle Washing                    |
| <input type="checkbox"/> Food Preparation              | <input type="checkbox"/> Dumpster                           |
| <input type="checkbox"/> Alcoholic Beverages Served    | <input type="checkbox"/> Signage - REQUIRES SEPARATE PERMIT |
| <input type="checkbox"/> Septic Tank                   |   |

ELECTRICAL UTILITY PROVIDER (CIRCLE ONE)

TRI-COUNTY

ONCOR

\*Signing of this application does not authorize occupancy of the space and/or structure. If the premise is occupied before a Certificate of Occupancy is issued, the Owner/Applicant agrees that utilities will be disconnected without notice.

APPLICANT SIGNATURE: [Signature]

DATE: 2-13-2024

APPLICANT NAME (Please Print): GEORGE HADDAD

## FOR OFFICE USE ONLY

PERMIT NO: \_\_\_\_\_ APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_

1100 Bear Creek Pkwy.  
KELLER TEXAS 76248

P. O. Box 770  
KELLER TEXAS 76244

building@services@cityofkeller.com  
TELEPHONE: 817-743-4110

www.cityofkeller.com  
FAX: 817-743-4123



## CERTIFICATE OF OCCUPANCY APPLICATION

**BUILDING SERVICES**

**FORM #1404**

### APPLICATION APPROVAL PROCESS

This Certificate of Occupancy (C/O) Application needs to be completed in full, signed and dated; then can be submitted with payment of a \$50.00 fee.

Applications are reviewed by the Planning Department to determine the zoning of the property and if the usage is allowable for the zoning district. Please allow a minimum of 10 working days for review. Upon approval you will be contacted by email with inspection instructions.

**Food establishments and/or food handling businesses are required to obtain approval from the Tarrant County Health Department prior to scheduling a C/O inspection.**

### REQUIRED INSPECTIONS

#### PERM POWER INSPECTION and/or TEMPORARY UTILITY

Power must be on in order for the Fire and C/O inspections to be performed. In the event electricity has been turned off by the utility company, then a "Perm Power" inspection is required. Once this inspection passes, the applicant will need to contact the utility provider to have service re-connected.

#### FIRE INSPECTION – PLEASE READ FIRE DEPT REQUIREMENTS (ENCLOSED)

A passing Fire Inspection is required from the Fire Marshal. This inspection is scheduled by contacting the Fire Administration office.

HEALTH DEPARTMENT INSPECTION (for food establishments and/or food handling businesses) passing results must be turned into the city before a C/O inspection can be scheduled.

#### C/O - BUILDING INSPECTION

Prior to issuing the Certificate of Occupancy, the Building Inspector shall inspect the premises for emergency lights, exit lights, smoke detectors and items related to health and safety. This consists of checking the proposed business for compliance with applicable building, fire, health, plumbing, mechanical, electrical and any other codes as adopted by the City of Keller.

### REVOCATION OF CERTIFICATE OF OCCUPANCY

The Building Official may, in writing, suspend or revoke a Certificate of Occupancy issued under the provisions of this ordinance whenever the Certificate of Occupancy is issued in error, or on the basis of incorrect information supplied, or when it is determined the building or structure or portion thereof is in violation of any code, regulation or ordinance.

I, the undersigned, release and agree to indemnify and hold harmless the City of Keller from any and all liability of every kind and nature for damage to person(s) and/or property which may occur from premise or from failure to inspect premise.

Applicant Signature

Print Name

Date

2-12-2024

GEORGE M. HADDAD

## Alexis Russell

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**From:** [REDACTED]  
**Sent:** Tuesday, February 13, 2024 11:26 AM  
**To:** Alexis Russell  
**Subject:** Re: 432 N Main St #400

Items that I will be selling:  
New household goods.  
Sports related items such as Mancave new decor .  
Thank you.  
George Haddad  
817-565-2656

[Sent from the all-new AOL app for iOS](#)

On Tuesday, February 13, 2024, 9:37 am, Alexis Russell <arussell@cityofkeller.com> wrote:

Good morning,

Thank you for talking with me. We will still need a list of sales and services that you will providing so that we can place it with your new application.

**Alexis Russell | Planner I**

P: 817-743-4130

City of Keller, Texas

[www.cityofkeller.com](http://www.cityofkeller.com)

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**From:** [REDACTED]  
**Sent:** Tuesday, February 13, 2024 8:10 AM  
**To:** Alexis Russell <arussell@cityofkeller.com>  
**Subject:** Re: 432 N Main St #400