

"Rooted in Faith, Grounded in Care"

About Us

Firm Foundation Wellness Center is a faith-inspired chiropractic clinic dedicated to helping our Keller community restore and maintain health through personalized, evidence-based care. We view every patient as uniquely created and deserving of health, balance, and restoration. Whether you're seeking relief from pain, support for your family's wellness, or a trusted partner on your journey toward better health, we're here to walk alongside you.

Our Approach

- Family-Focused: Compassionate care for everyone.
- Personalized Care: Every treatment plan is tailored to individual needs and goals.
- Thorough Evaluations: We take time to listen and assess the whole picture we don't just treat symptoms.
- Community-Centered: Proud to serve and grow alongside the people and businesses of Keller.

A Strong Foundation for a Healthier Keller

We're honored to serve this community and look forward to partnering with local businesses and city leaders to promote wellness, connection, and care that stands firm.

Contact Information

(817)776-1023



www.firmfoundationtx.com



140 Pecan St Keller, TX 76248



@firmfoundationtx

Meet Our Chiropractor Dr. Corey Strunk

At Firm Foundation Wellness
Center, patients often say that
what sets us apart is Dr. Corey. He
is not only a skilled chiropractor
but also a compassionate listener
who takes time to understand the
whole person—not just their
symptoms.

A Chiropractor Who Cares

Dr. Corey's approach goes beyond quick adjustments. He provides a thorough evaluation, asks thoughtful questions, and explains care in a way that makes sense. Patients feel respected and understood, knowing that their treatment is designed around their individual needs.

Skilled and Experienced

With years of hands-on experience, Dr. Corey has helped countless patients find relief from pain, recover from injuries, and restore mobility. His expertise in chiropractic care ensures that every adjustment is precise, safe, and effective.

Quality Care

Proper alignment supports the nervous system, improves movement, and promotes healing throughout the body. With Dr. Corey's care, patients experience not only relief but also renewed energy, better posture, and long-term wellness.



140 Pecan Interior Current:









140 Pecan Interior Future Concepts











140 Pecan Exterior









Written Proposal for Specific Use Permit

Property Address: 140 Pecan Street, Keller, TX 76248

PLAT D218027641

Property Use: Chiropractic Office

Property Type: Existing Commercial Suite

This written proposal outlines all special conditions and additional requirements associated with the Specific Use Permit for the property.

1. Paving and Access

The property has existing paved access to the public street and adequate on-site parking consistent with current City of Keller standards. Driveway access provides safe ingress and egress for patients and staff, with no additional curb cuts or street improvements proposed. Existing sidewalks and drive surfaces will remain as-is and are sufficient for the proposed professional office use.

2. Drainage

The site is part of an existing developed property with approved drainage infrastructure. No grading or site modifications are proposed. All existing drainage patterns and stormwater systems will remain unchanged and continue to function as designed, in compliance with City of Keller regulations.

3. Off-Street Parking, Screening, and Open Space

Adequate off-street parking is already provided as part of the existing commercial development and meets or exceeds the requirements of the Keller Unified Development Code for a professional office use. The site includes 6 designated spaces directly in front of the building, including 1 ADA-accessible space. Across the street are approximately 16 more parking spaces. Existing landscaping and screening around the property will be maintained, and all open space will remain consistent with current site conditions. Open space and green areas on the lot will be preserved.

4. Heights of Structures

The existing single-story structure complies with all applicable height limits. No vertical expansion or exterior additions are proposed.

5. Compatibility of Buildings

The building, originally a residential structure, has been professionally converted to a small-scale office use. Its residential-style architecture and scale make it compatible with both nearby commercial and residential properties, providing a smooth visual and functional transition between zoning districts. No exterior construction or façade modifications are planned.

6. Hours of Operation

The chiropractic office will operate Monday through Friday, with hours varying from 8:00 a.m. to 6:00 p.m. depending on the day. There will be no evening or weekend operations. Typical business activity will consist of scheduled patient appointments and minimal traffic impact.

7. Time Limits

The applicant requests that the Specific Use Permit be granted as a permanent authorization for the ongoing chiropractic office use, subject to continued compliance with all applicable city codes and regulations.

140 Pecan St Survey

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE
PROPERTY LOCATED AT 140 PECAN STREET IN THE COUNTY OF TARRANT, TEXAS.

DESCRIBED AS FOLLOWS:
BEING A 0.46 ACRE TRACT OF LAND OUT OF THE S. NEEDHAM SURVEY, ABSTRACT NO. 1171, IN TARRANT COUNTY,
TEXAS AND BEING PART OF A TRACT OF LAND AS DESCRIBED BY DEED TO LARRY G. WOOD, TRUSTEE, RECORDED IN
VOLUME 6951, PAGE 597, DEED RECORDS, TARRANT COUNTY, TEXAS. SAID 0.46 ACRE TRACT OF LAND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND FOR THE SOUTH RIGHT-OF-WAY OF PECAN STREET AND THE WEST RIGHT-OF-WAY LINE OF WHITLEY ROAD;

THENCE N 87'36'00" W, ALONG THE SOUTH RIGHT-OF-WAY LINE OF PECAN STREET, A DISTANCE OF 89.10 FEET TO A RAIL ROAD SPIKE FOUND FOR THE POINT OF BEGINNING FOR HEREIN TRACT;

THENCE S 00°41'00" W, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF PECAN STREET, A DISTANCE OF 208.60 FEET;

THENCE N 87°36'00" W, A DISTANCE OF 45.00 FEET;

THENCE N 87.00'56" W, A DISTANCE OF 49.65 FEET;

THENCE N $00^{1}4^{3}3^{3}$ W, A DISTANCE OF 208.22 FEET TO A RAIL ROAD SPIKE FOUND WITHIN THE SOUTH RIGHT-OF-WAY LINE OF PECAN STREET;

THENCE S 87°36'00" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF PECAN STREET, A DISTANCE OF 98.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.46 ACRES (20069 SQ. FT.) OF LAND, MORE OR LESS.

PECAN STREET



THIS PROPERTY APPEARS TO LIE WITHIN ZONE X ACCORDING TO FLOOD INSURANCE RATE MAP FOR THE CITY OF KELLER, TEXAS, COMMUNITY PANEL NO. 48439C0190 H, DATED AUGUST 2, 1995

SURVEY 1 ONE

SCALE: 1"=40' DATE: 1/30/02 G.F. NO.: 131892 NAME: LEE PATH: FIELD\D:\TITLE\O2\ JOB #:02020 PHONE: (817) 624-8911 FAX: (817) 624-9198 3518 ROBERTS CUT-OFF LAKE WORTH, TX. 76114

Neighbor Acknowledgment Letter

Dear Neighbor,

Firm Foundation Wellness Center, a chiropractic clinic, is applying for a Specific Use Permit (SUP) with the City of Keller to operate at 140 Pecan Street, Keller, TX 76248.

The property is an established commercial property that has been available to a variety of tenants and businesses. The nature of this business is a small, faith-based chiropractic practice focused on family wellness and preventive care. Operations will be limited to Monday through Friday, hours varying and ranging from 8:00 a.m. to 6:00 p.m. depending on the day, with no late evening or weekend activity.

As part of the City of Keller's application process, we are asked to provide evidence of communicating the proposal with the adjacent neighborhood.

Your signature below simply acknowledges that we have shared information about our proposal with you. It does not represent an endorsement or objection — just recognition that we made contact.

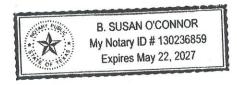
Thank you for your time and neighborly cooperation.

Sincerely, Firm Foundation Wellness Center 140 Pecan Street Keller, TX 76248

Signature	Address	Date
Lux	148 Pecan	10-9
Sharon Dutes	136 Pecan	10-9
Salen Wig	136 Pecan	10-9
Gine Foufal	301 S. Main	10-9
Terem/bilan	255 c S. Main	10/9
Lingtheren	138 olive St	10/9
Emily Gunn	140 olive St	10/9
Meghan.	13501ive St	10/9
Kin Cools	DHI Northmain	10/9
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APPLICANT REPRESENTATIVE

Check one of the following:
I will represent the application myself; or
X I hereby designate COVEY STVUK (name of project representative) to act in the
capacity as the agent for filing, processing, representation, and/or presentation of this permit and/or development application. The designated agent shall be the principal contact person for responding to all
requests for information and for resolving all issues of concern relative to this application.
requests for information and for resolving an issues of concern relative to this application.
I hereby certify that the above-named owner is the rightful owner of the Property. I am either the owner of
the property identified on the application or a representative (point of contact) of the company who is
authorized to act on behalf of the owner. I further certify that the information provided herein and in the
application for the development/permit is true and correct. By signing below, I agree that the City of Keller
is authorized and permitted to provide information contained within this application to the public.
Owner's Signature: Date: 9/19/25 Signature of Representative: Long Seat Date: 9/19/25
Signature of Representative: Long South Date: 9/19/25
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day
personally appeared (), known to me to be the same person whose
name is subscribed to the foreign instrument, and acknowledged to me that s/he executed the same for the
purpose and considerations therein expressed.
Given under my hand and seal of office this 19th day of Olystocher, 2025



B. Quear O. Corner

Notary Public, in and for the State of Texas