



“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.

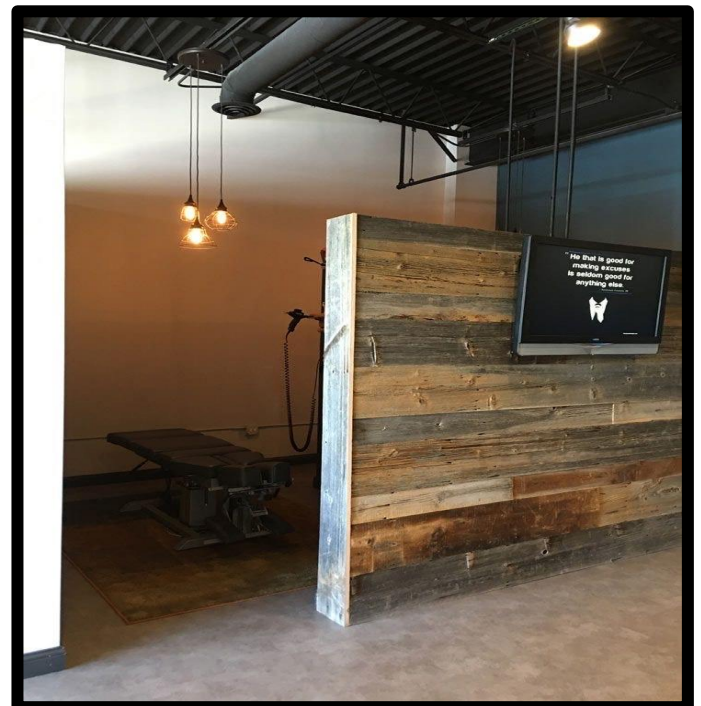


140 Pecan Interior Current:





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;

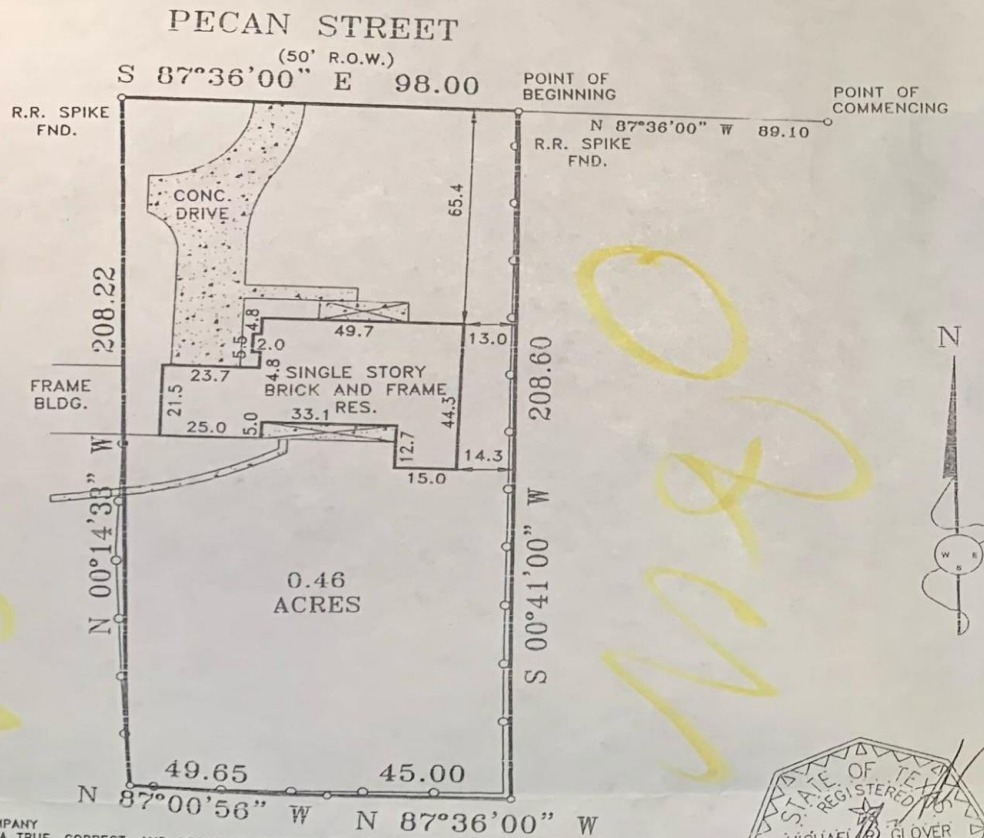
THENCE S 00°41'00" W, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF PECAN STREET, A DISTANCE OF 208.60
FEET;

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°14'33" 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.



TO: SAFECO TITLE COMPANY
THE PLAT HEREON IS A TRUE, CORRECT, AND ACCURATE REPRESENTATION
OF THE PROPERTY AS DETERMINED BY SURVEY. THE LINES AND DIMENSIONS
OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION
AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN. ALL IMPROVEMENTS
BEING WITH THE BOUNDARIES OF THE PROPERTY, SET BACK FROM THE PROPERTY
LINES THE DISTANCE INDICATED, AND THE DISTANCE FROM THE NEAREST
INTERSECTING STREET, OR ROAD, IS AS SHOWN ON SAID PLAT.

THERE ARE NO ENCROACHMENTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

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\02\ 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

[illegible]

Check one of the following:

X I hereby designate Corey Strunk (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.

Owner's Signature: Ronald W. Lee 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.



B. SUSAN O'CONNOR
My Notary ID # 130236859
Expires May 22, 2027

B. Quana O. Connor
Notary Public, in and for the State of Texas