

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) FOR FIRM FOUNDATION WELLNESS CENTER, TO OPERATE A CHIROPRACTIC OFFICE IN AN EXISTING 1,744 SQUARE-FOOT BUILDING, ON APPROXIMATELY 0.47 ACRES, LOCATED ON THE SOUTH SIDE OF PECAN STREET, APPROXIMATELY 100 FEET WEST OF THE PECAN STREET AND SOUTH ELM STREET INTERSECTION, LEGALLY DESCRIBED AS ABSTRACT 1171, TRACT 19 OF THE SAMUEL NEEDHAM SURVEY, ZONED OLD TOWN KELLER (OTK), AND ADDRESSED 140 PECAN STREET, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Corey Strunk, Applicant, and Phyllis and Ronald Lee, Owner, submitted a request for a Specific Use Permit (SUP-2510-0041) to operate a medical office at the property located at 140 Pecan Street; and

WHEREAS, the City's Planning and Zoning Commission and the City Council, in accordance with the Charter of the City of Keller, State Law, and the ordinances of the City of Keller, have given the required notices and have held the required public hearings regarding the SUP application described in this ordinance; and

WHEREAS, the City Council is of the opinion the SUP request herein effectuated furthers the purpose of zoning as set forth in the Unified Development Code and is in the best interest of the citizens of the City of Keller.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS:

Section 1: THAT, the above findings are hereby found to be true and correct and are incorporated herein in their entirety.

Section 2: THAT, in accordance with the Unified Development Code, the City Council of the City of Keller, Texas hereby authorizes approval of an Specific Use Permit (SUP) for Firm Foundation Wellness Center, to operate a chiropractic office in an existing 1,744 square-foot building, on approximately 0.47 acres, located on the south side of Pecan Street, approximately 100 feet west of the Pecan Street and South Elm Street intersection, legally described as Abstract 1171, Tract 19 of the Samuel Needham Survey, zoned Old Town Keller (OTK), and addressed 140 Pecan Street.

Section 3: THAT, any person, firm or corporation violating any of the provisions of this Ordinance shall be guilty of a misdemeanor and upon final conviction therefor, shall be fined in a sum not to exceed two thousand

dollars (\$2,000.00). Each and every day any such violation continues shall constitute a separate offense and shall be punishable as such hereunder.

Section 4: THAT, the City Secretary is hereby authorized and directed to cause publication of the descriptive caption hereof as an alternative method of publication provided by law.

AND IT IS SO ORDAINED.

Passed and approved by a vote of ___ to ___ on this the 2nd day of December, 2025.

CITY OF KELLER, TEXAS

BY: _____
Armin R. Mizani, Mayor

ATTEST:

Kelly Ballard, City Secretary

Approved as to Form and Legality:

L. Stanton Lowry, City Attorney