



City of Colleyville Planning and Zoning Commission Worksession Agenda

City Hall
100 Main Street
Colleyville, Texas 76034
817. 503.1000
www.colleyville.com

Monday, April 25, 2022
6:15 PM

Executive Conference Room
Third Floor – City Hall

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Special Use Permit for an accessory building to exceed the permitted lot coverage and height for accessory buildings on Lot 3, Block 5, Woodbriar Estates Addition, located at 3708 Briarhaven Lane, Case ZC22-013
- 2b** Presentation and discussion of a Zoning Change from R-10 Single Family Residential to R-30 Single Family Residential zoning district for Lot 1, Block 1, Brown Addition Colleyville, located at 5412 Pleasant Run Road, Case ZC22-014
- 2c** Presentation and discussion of a Special Use Permit for Alcoholic Beverage Sales for On-Premise Consumption on Lot 3, Block 1, Tara Village, located at 1101 Cheek-Sparger Road, Suite 110, Case ZC22-015
- 2d** Presentation and discussion of a Zoning Change from R-20 Single Family Residential to RE Single Family "Estate" Residential zoning district for Lot 1R1R, Block 1, Redus Addition, located at 4502 Bill Simmons Road, Case ZC22-016
- 2e** Presentation and discussion of a Zoning Change from ML Light Manufacturing to CC-1 Village Retail zoning district for Lot 16R1A, Block 1, Colleyville Industrial Park, located at 6407 Colleyville Boulevard, Case ZC22-017
- 2f** Presentation and discussion of a Special Use Permit for a Massage Therapy use on Lot 16R1A, Block 1, Colleyville Industrial Park, located at 6407 Colleyville Boulevard, Case ZC22-018

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards April 22, 2022 by 5:00 p.m.



Dakari Hill
Planning Technician

A quorum of the Colleyville City Council may be in attendance at this meeting.

Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the City Secretary at least 48 hours in advance at 817.503.1133, and reasonable accommodations will be made to assist you.



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 2a

Agenda Date 4/25/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Special Use Permit for an accessory building to exceed the permitted lot coverage and height for accessory buildings on Lot 3, Block 5, Woodbriar Estates Addition, located at 3708 Briarhaven Lane, Case ZC22-013

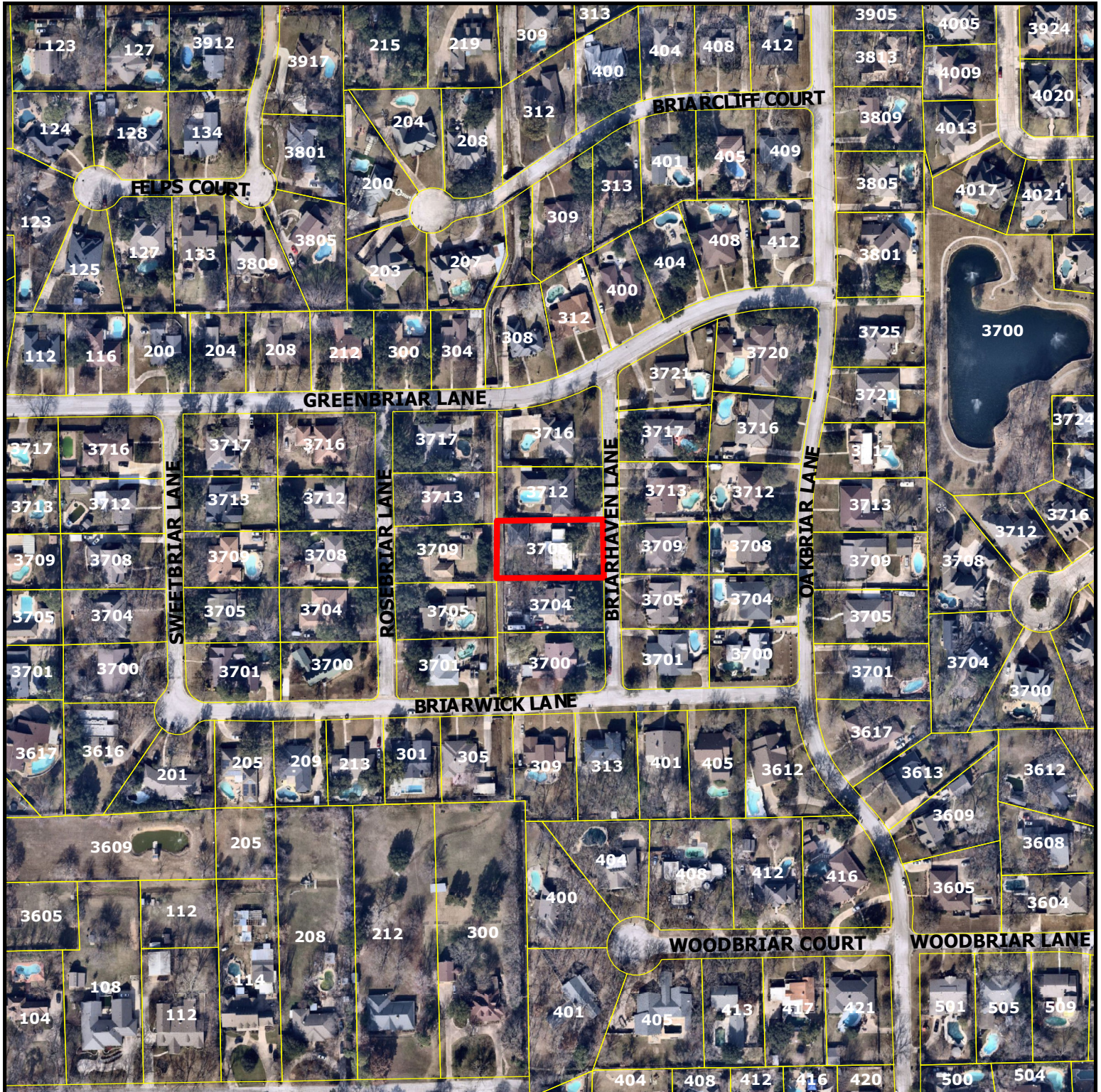
Explanation

The purpose of the Special Use Permit (SUP) request is to allow for an existing, oversized accessory building to remain that was modified with a taller wall and roofline to penetrate the vertical height envelope for accessory buildings. The maximum height of the wall allowed at the 5-foot setback is 8 feet tall. The maximum size for accessory buildings is 4% of the lot area.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Survey
5. Structure Exhibit

Aerial Map



ZC22-013

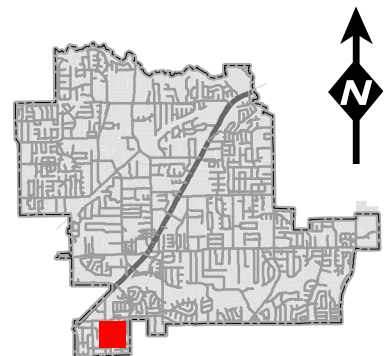
3708 Briarhaven Lane

DISCLAIMER:

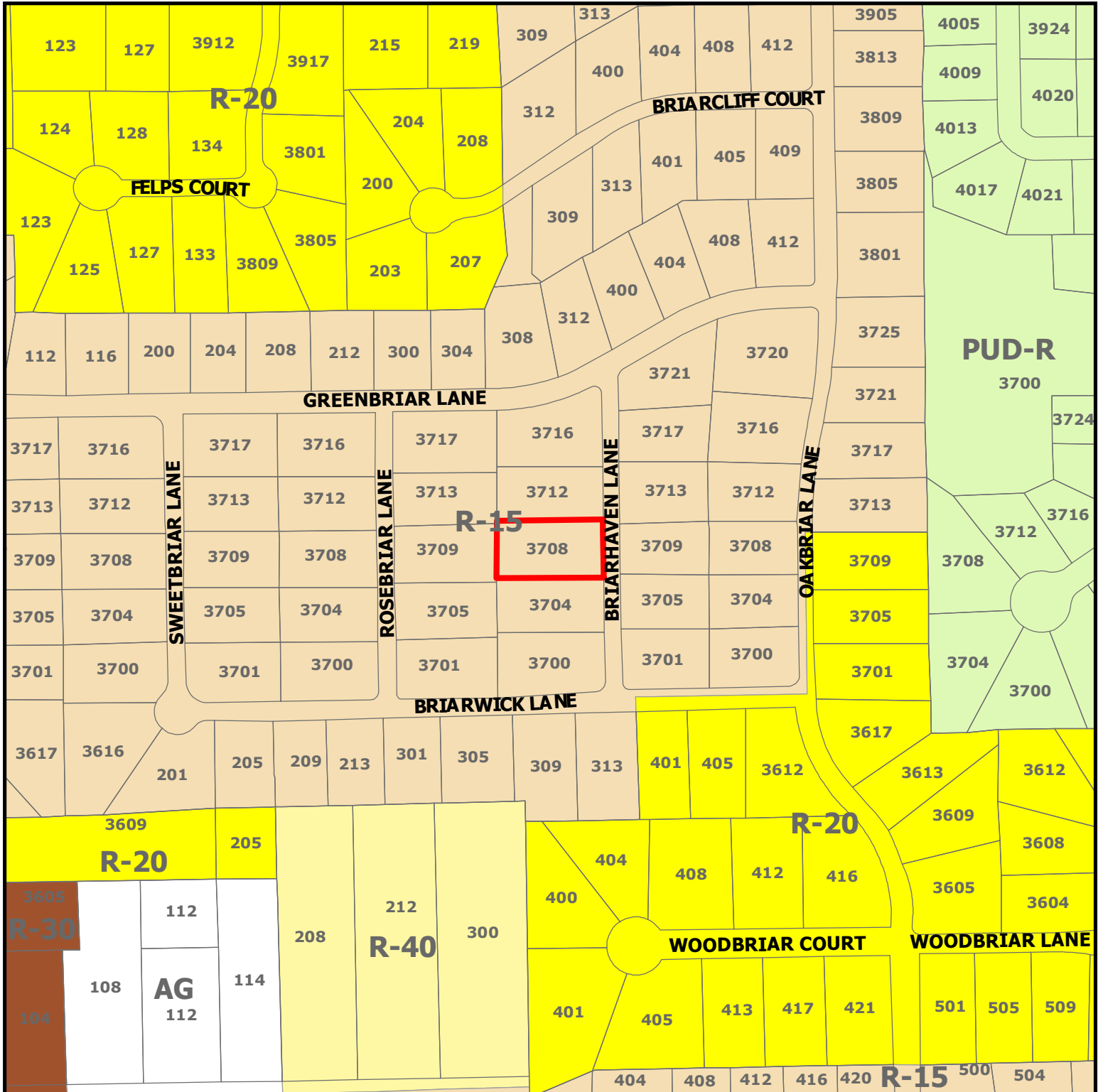
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Subject Property



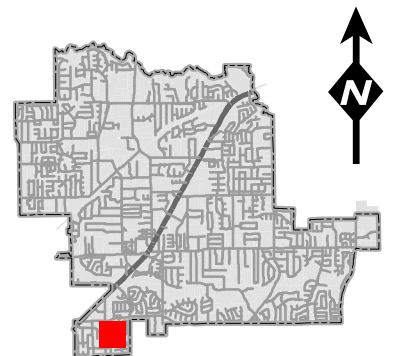
Zoning Map



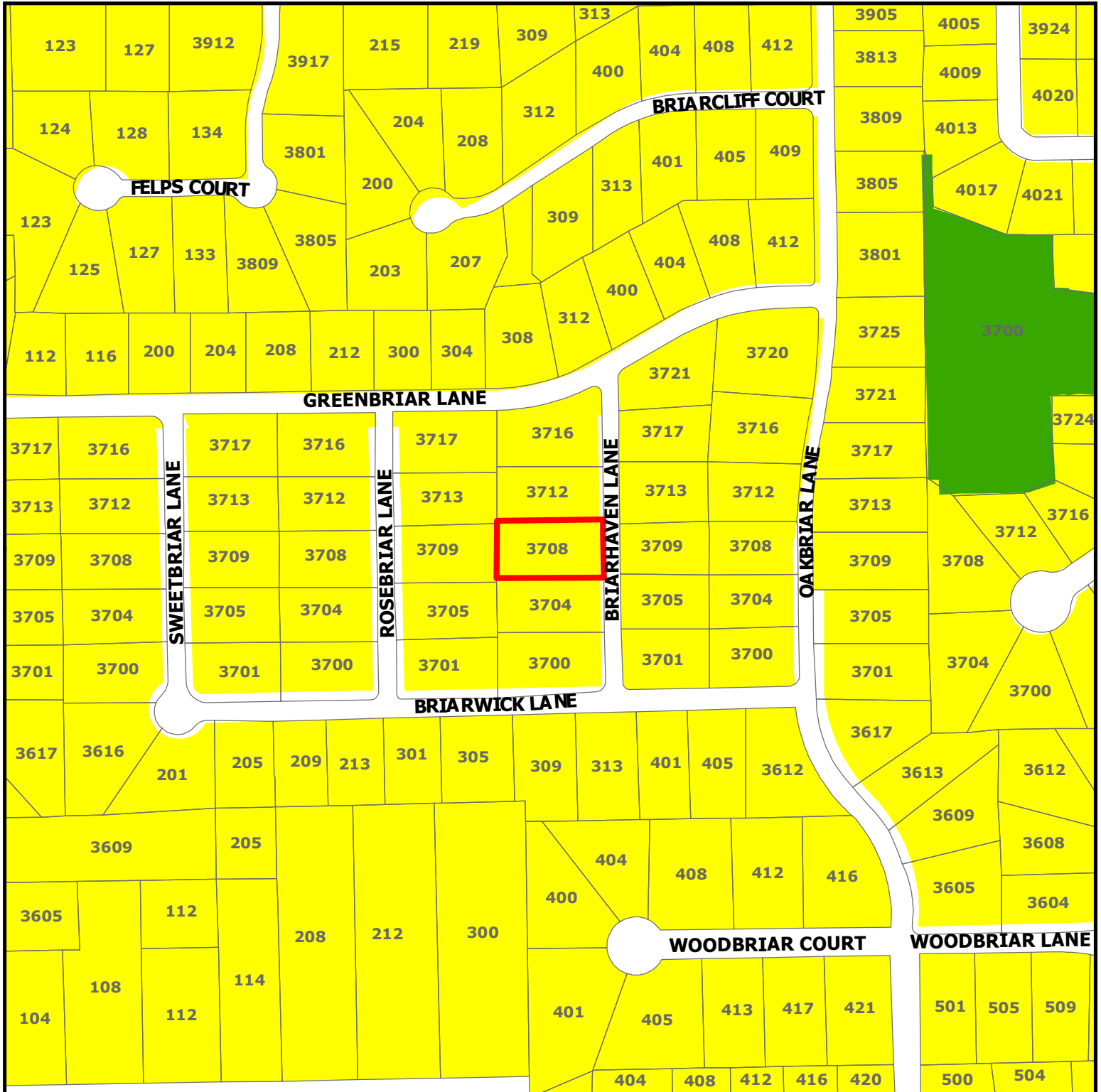
ZC22-013
3708 Briarhaven Lane

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 Subject Property



Future Land Use Map



ZC22-013

3708 Briarhaven Lane

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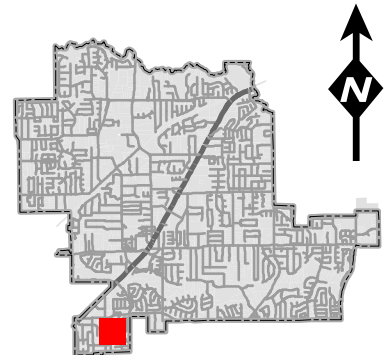


Subject Property

Residential



Open Space; Parks



Surveyed By:

TerraCorp

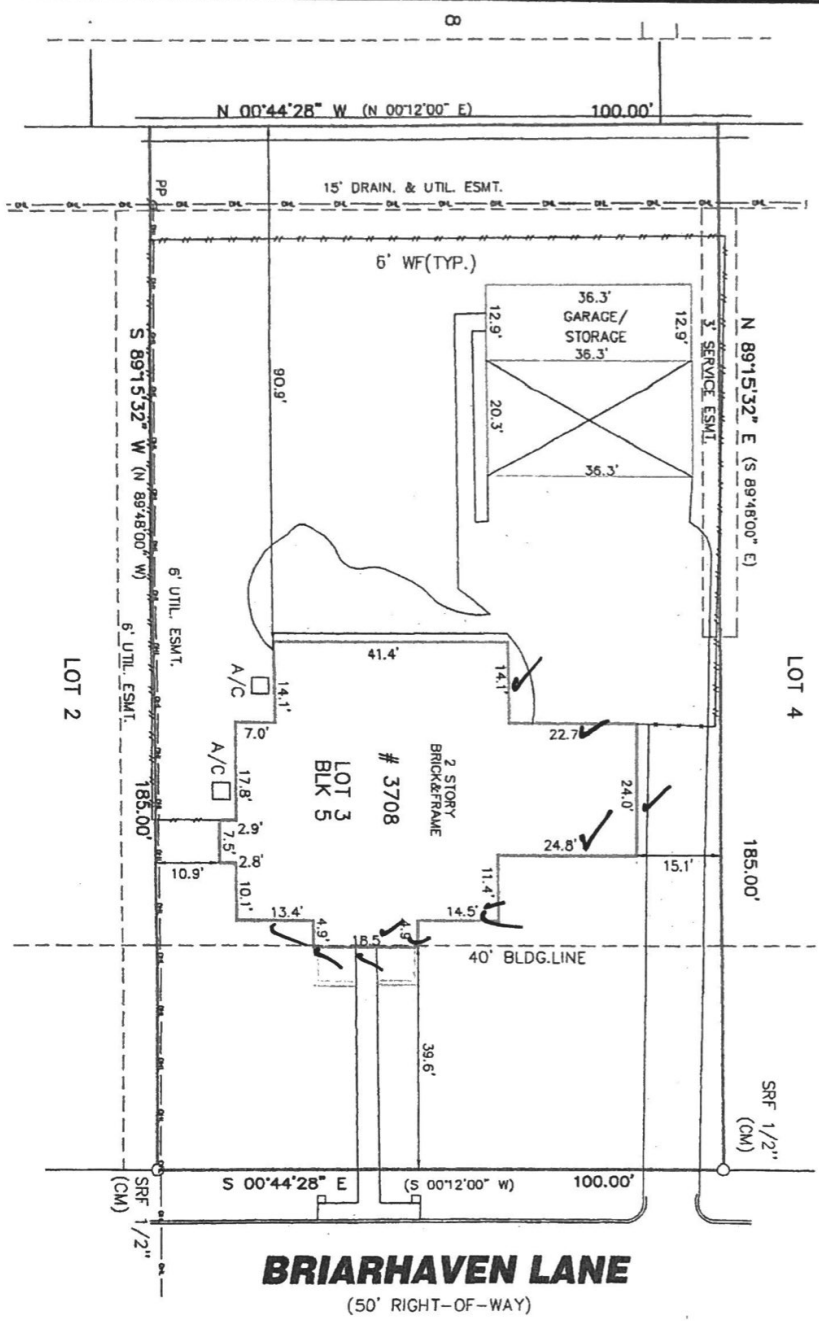
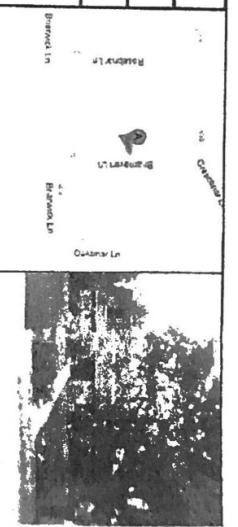
terraCorp Associates LLC #101855-00
3180 Broadway Blvd
Suite 216
Dallas, TX 75201
www.terraCorpsurvey.com
enr@terraCorpsurvey.com
972-866-4526
972-866-4527

Ordered By:

Marcus Rush
Addison Branch
16301 Quorum Drive, Suite 1208
Addison, TX 75001
Phone 214-445-2936
marcus.rush@imortgage.com

imortgage

Property Address:	3708 Briarhaven Lane, Colleyville, TX 76034
TerraCorp Order No.:	TX1204-1176
Client Order Number:	CV12030948
Completed Date:	04/20/12
Surveyed For:	Walter Family Trust, Header - Fair First American Title: IMORTGAGE.COM
Legal Description:	LOT 3, BLOCK 5, WOODBRIAR ESTATES, SECTION II, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 388-80, PAGE(S) 18, OF THE MAP AND/OR PLAT RECORDS OF TARRANT COUNTY, TEXAS.



BRIARHAVEN LANE
(50' RIGHT-OF-WAY)

NOTES

1. Bearings shown hereon are based on NAD83/CORR96, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using the Geospatial RTX GPS Network.

2. The following items are from Schedule B, Commitment for Title Insurance, First American Title Insurance Company, CF No. CV12030948, Issued April 27, 2012.

10c. A levy foot building line along the front property line as set out on plat recorded in Volume 388-80, Page 18 of the Plat Records of Tarrant County, Texas.

10b. A lot utility easement along the South property line, as shown on plat recorded in Volume 388-80, Page 18 of the Plat Records of Tarrant County, Texas.

FLOOD NOTE

According to the FEMA 44048C200K the property does lie in "Zone X" and does not lie within the 100-year flood zone.



I hereby certify that this plat represents the results of a survey made on the ground on the 20th day of April, 2012.

Signed 20th day of April, 2012

Neil D. Culver

NEIL D. CULVER
STATE OF TEXAS
LAND SURVEYOR
5211







City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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100 Main Street
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www.colleyville.com

Agenda Number 2b

Agenda Date 4/25/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Zoning Change from R-10 Single Family Residential to R-30 Single Family Residential zoning district for Lot 1, Block 1, Brown Addition Colleyville, located at 5412 Pleasant Run Road, Case ZC22-014

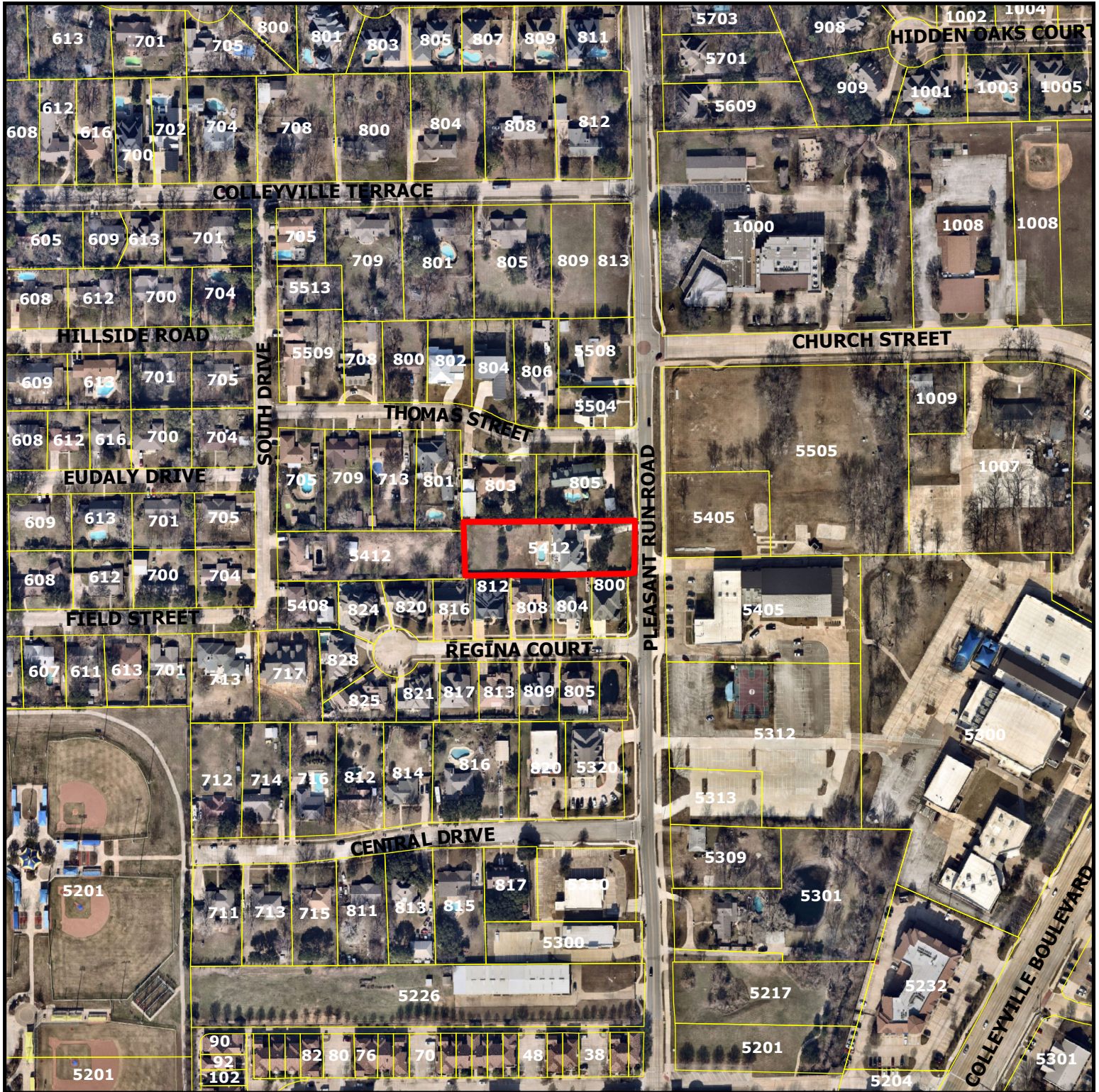
Explanation

The request is to rezone the property to allow for a zoning district consistent with the lot as it exists. The property owner made an application to rezone the property at the request of the City Council.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Survey

Aerial Map



ZC22-014

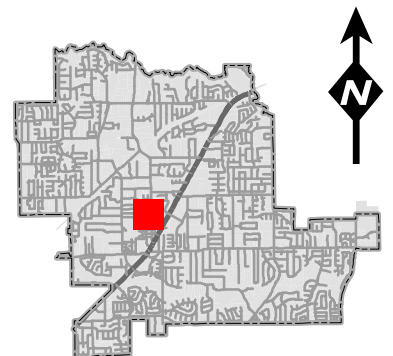
5412 Pleasant Run Road

DISCLAIMER:

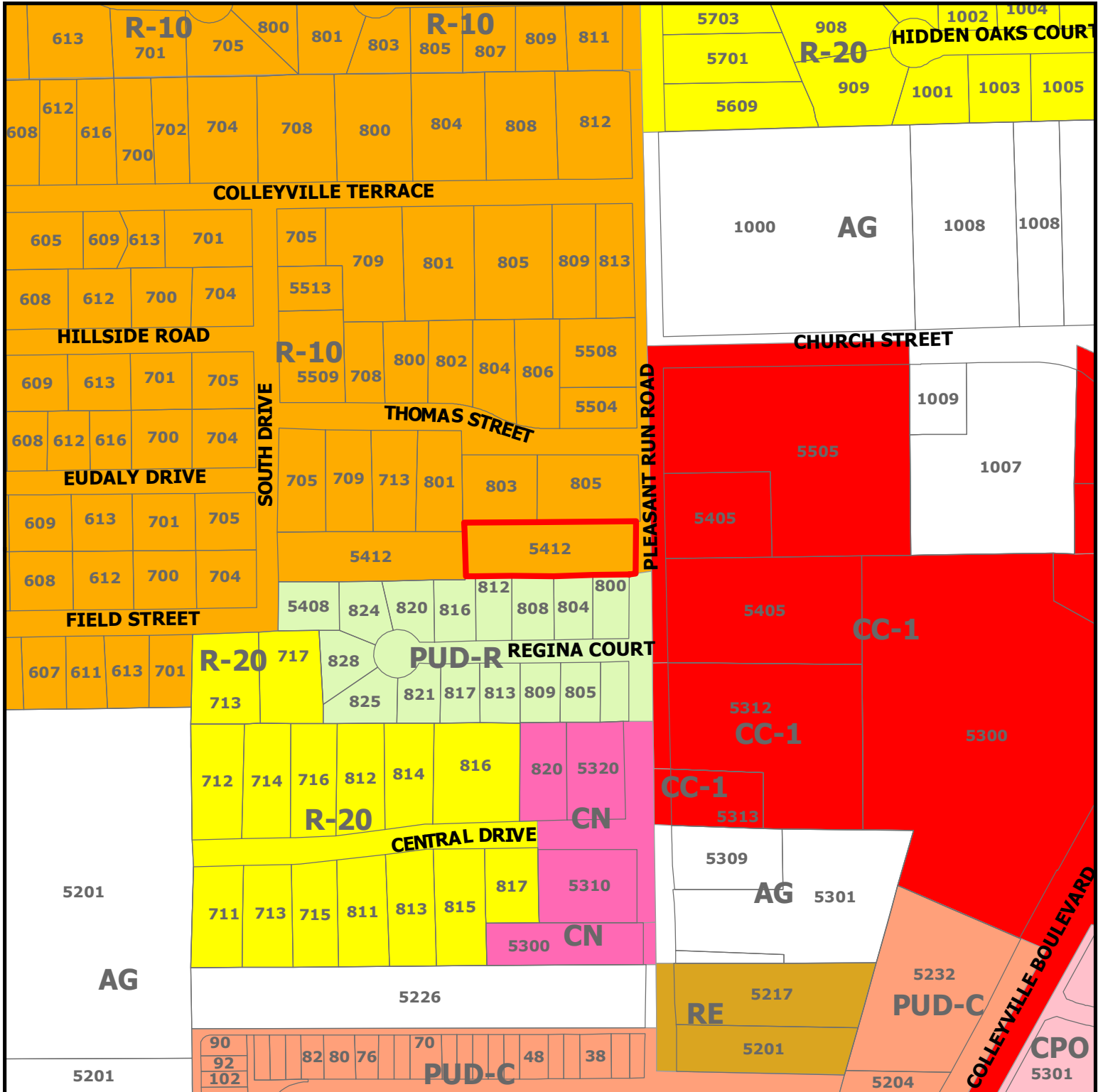
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Subject Property



Zoning Map



ZC22-014

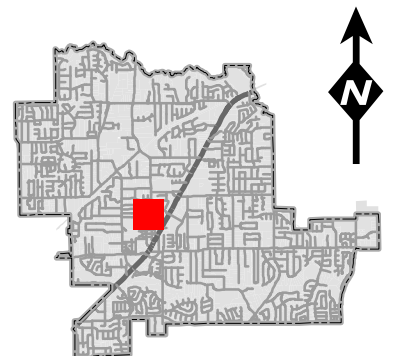
5412 Pleasant Run Road

DISCLAIMER:

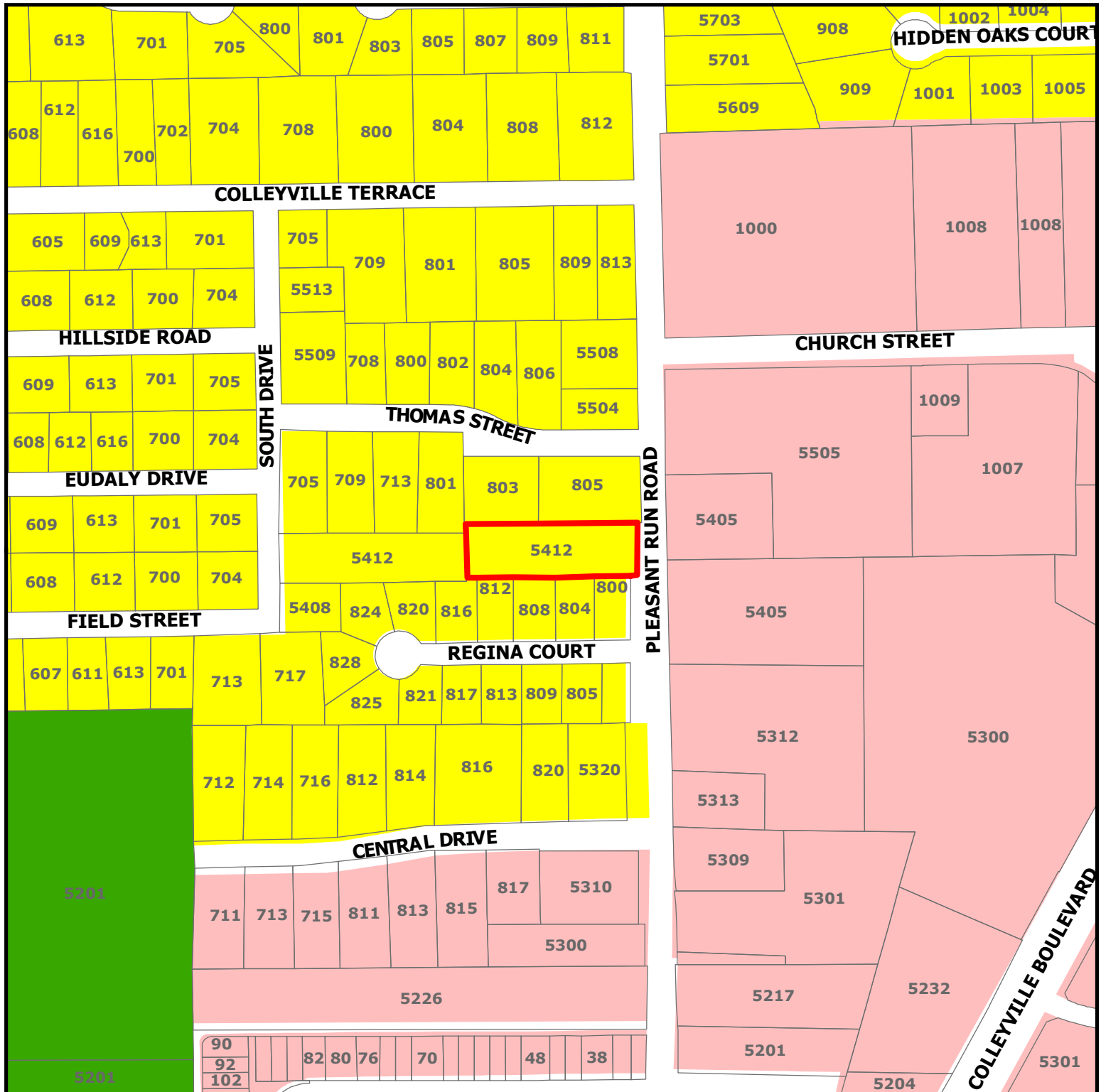
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Subject Property



Future Land Use Map



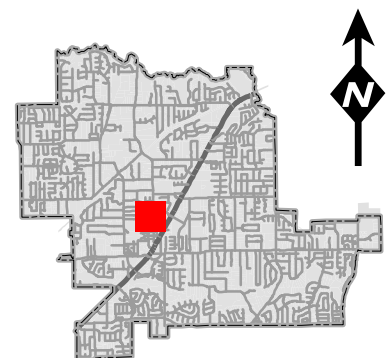
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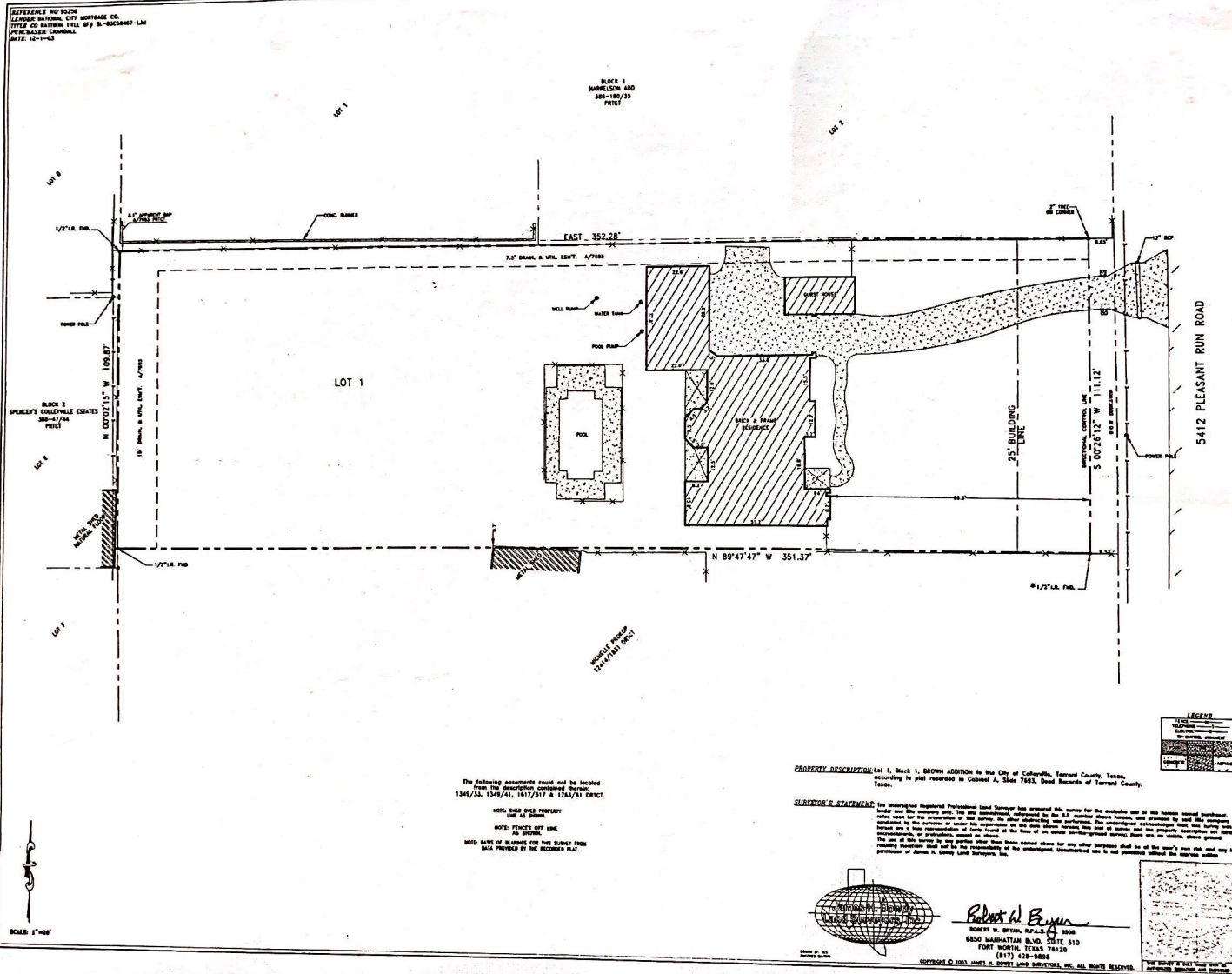
ZC22-014

5412 Pleasant Run Road

-  Subject Property
-  Residential
-  Colleyville Blvd Corridor
-  Open Space; Parks



REFERENCE NO: 80270
LENDER: NATIONAL CITY MORTGAGE CO.
TITLE CO: RATHEN TITLE OF FL 80C54467-LM
PURCHASER: CRANDALL
DATE: 12-1-83



The following easements could not be located from the description contained therein:
1349/33, 1349/41, 1617/317 & 1763/81 ORTCT.

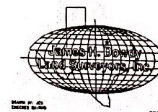
NOTE: SHIELD OVER PROPERLY
LINE AS SHOWN.

NOTE: FENCE'S OFF LINE
AS SHOWN.

NOTE: BASIS OF BLASTING FOR THIS SURVEY FROM DATA PROVIDED BY THE RECORDED PLAT.

PROPERTY DESCRIPTION: Lot 1, Block 1, BROWN ADDITION to the City of Colleyville, Tarrant County, Texas, according to plat recorded in Cabinet A, Sheet 7693, Deed Records of Tarrant County, Texas.

SURVEYOR'S STATEMENT: The undersigned Registered Professional Land Surveyor has prepared this survey for the exclusive use of the herein named purchaser, and the conveyance only. This title commitment, referenced by the 6.7 number above herein, was obtained by and granted by me, the undersigned, after the proper legal proceedings had been conducted by the surveyor or under his supervision in the presence of the undersigned, and the undersigned acknowledges that this survey and the herein are a true representation of facts found at the time of an actual on-the-ground survey and the property description set forth is correct, of professional opinion, and is true and correct. The use of this survey by any parties other than those named above for any other purpose shall be at the user's own risk and the undersigned hereby disclaims any responsibility for the same. The undersigned, Unsubscribed to is not permitted without the express written permission of James H. Dandy Land Surveyors, Inc.



Robert W. Bryan
ROBERT W. BRYAN, R.P.S. # 8808
6850 MANHATTAN BLVD. SUITE 310
FORT WORTH, TEXAS 76120
(817) 429-8888

(817) 429-3898
 COPYRIGHT © 2003 JAMES H. DOWDY LAND SURVEYORS, INC. ALL RIGHTS RESERVED.

LEGEND

1. WIRE ——— 1 ———
TELEPHONE ——— 2 ———
ELECTRIC ——— 3 ———
W-CONTROL WIRE ——— 4 ———

5. CONCRETE
6. ASPHALT



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 2c

Agenda Date 4/25/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Special Use Permit for Alcoholic Beverage Sales for On-Premise Consumption on Lot 3, Block 1, Tara Village, located at 1101 Cheek-Sparger Road, Suite 110, Case ZC22-015

Explanation

The purpose is to allow for the on-premise consumption of alcohol for an existing restaurant business, From Across the Pond. A change in ownership of the restaurant is prompting the request.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives

Aerial Map



ZC22-015

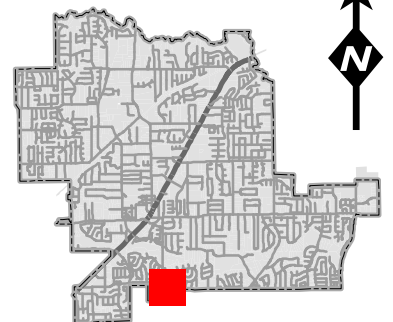
1101 Cheek-Sparger Road, Suite 110

DISCLAIMER:

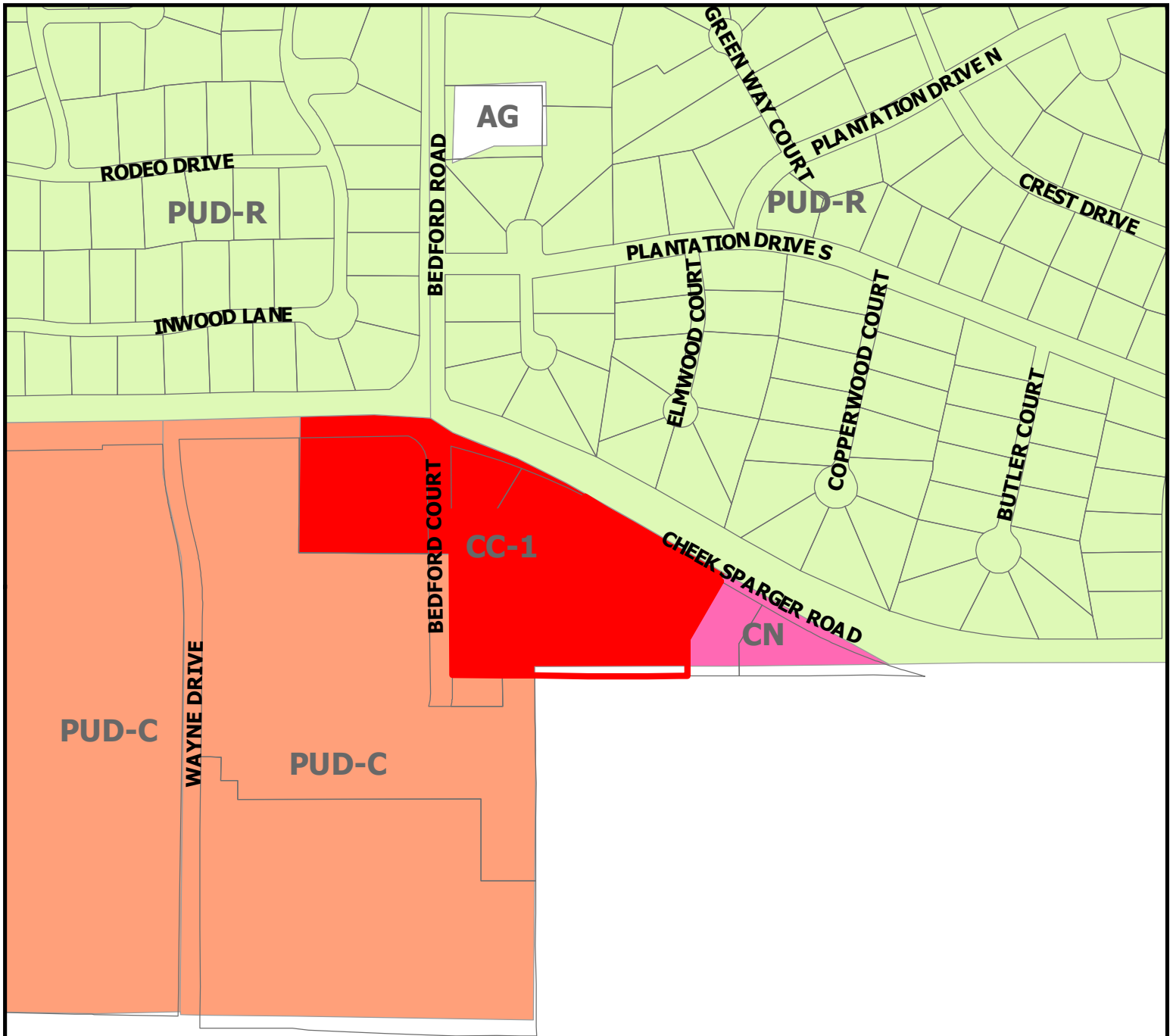
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Subject Property



Zoning Map



ZC22-015

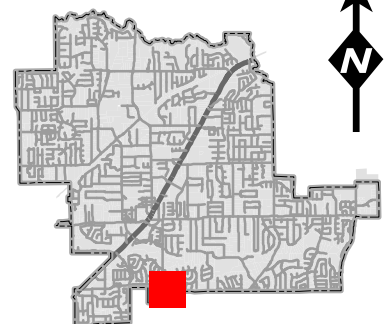
1101 Cheek-Sparger Road, Suite 110

DISCLAIMER:

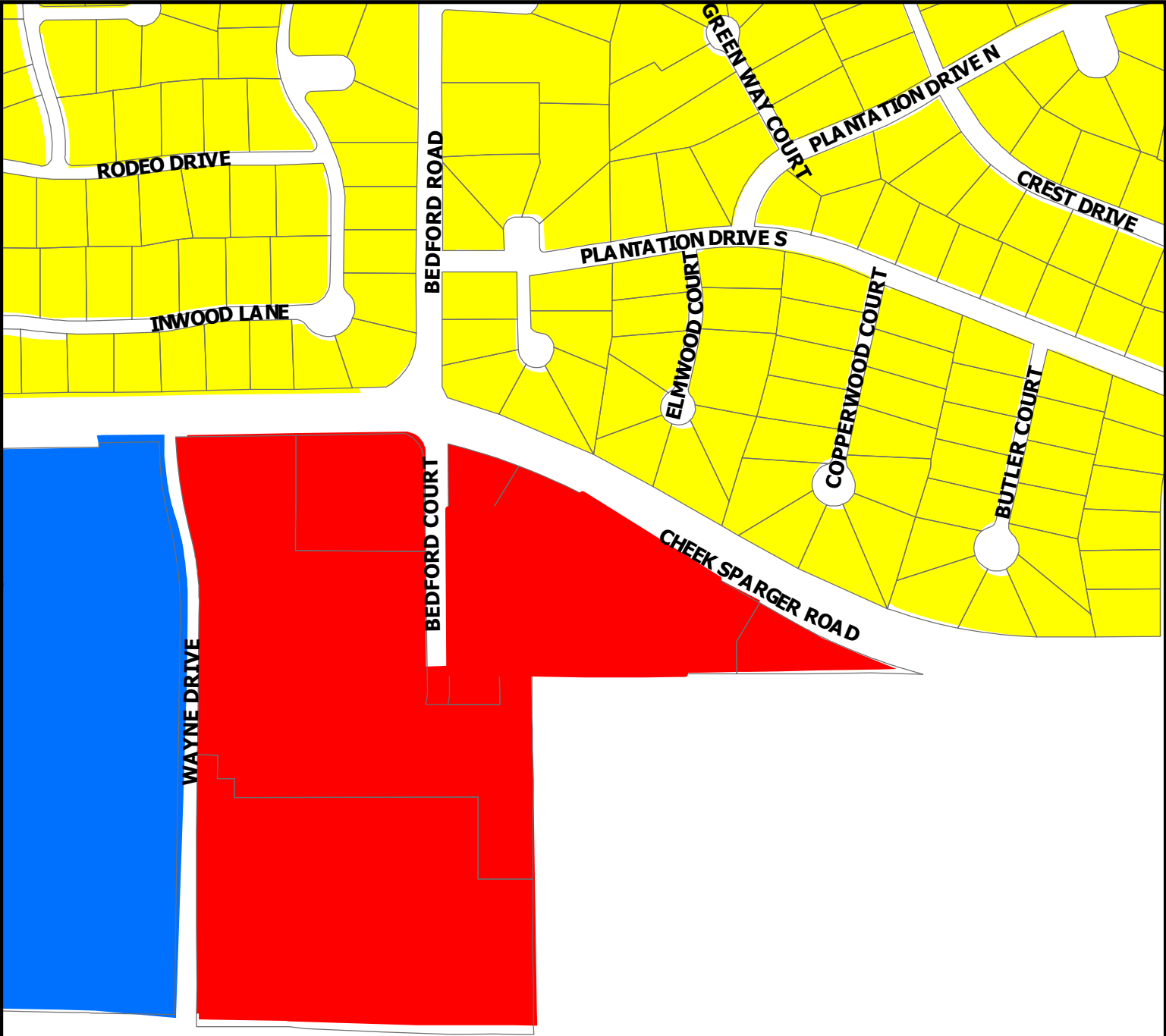
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Subject Property



Future Land Use Map

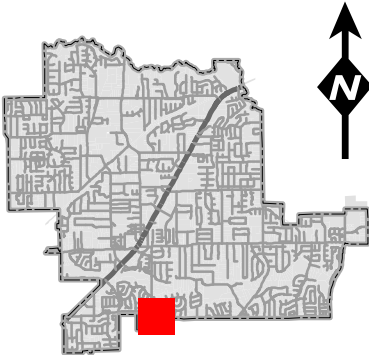


ZC22-015

1101 Cheek-Sparger Road, Suite 110

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-  Subject Property
-  Residential
-  Commercial
-  Institutional



Statement of Planning Objectives

In support of Special Use Permit for Alcohol Sales

John Humphreys is in the process of purchasing the restaurant, *From Across the Pond*, which is located at 1101 Cheek-Sparger Road Ste. 110 in Colleyville. This British-themed restaurant and pub has been offering award-winning cuisine, classic drinks and exceptional service for several years. They have weathered the pandemic without compromising their core values of providing quality even to the extent of being featured on the television show, *Restaurant Impossible*.

The purpose of this SUP application is to allow the continuation of alcohol sales to compliment the fine food and great service that Colleyville has come to expect. John is an enthusiastic military veteran of 25 years, who intends to use his academic degrees and vast experience in management/leadership to carry the business into a thriving future.



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

City Hall
100 Main Street
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www.colleyville.com

Agenda Number 2d

Agenda Date 4/25/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Zoning Change from R-20 Single Family Residential to RE Single Family "Estate" Residential zoning district for Lot 1R1R, Block 1, Redus Addition, located at 4502 Bill Simmons Road, Case ZC22-016

Explanation

The request is to rezone the property to allow for a zoning district consistent with the lot as it exists. Accessory dwellings are allowed by right in the RE district.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibit
6. Site Plan
7. Aerial View

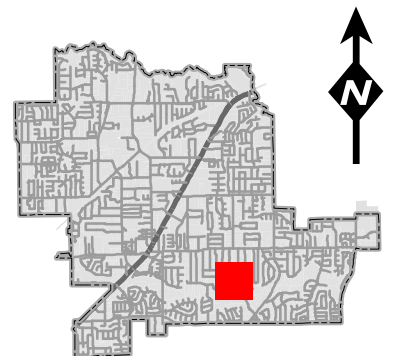
Aerial Map



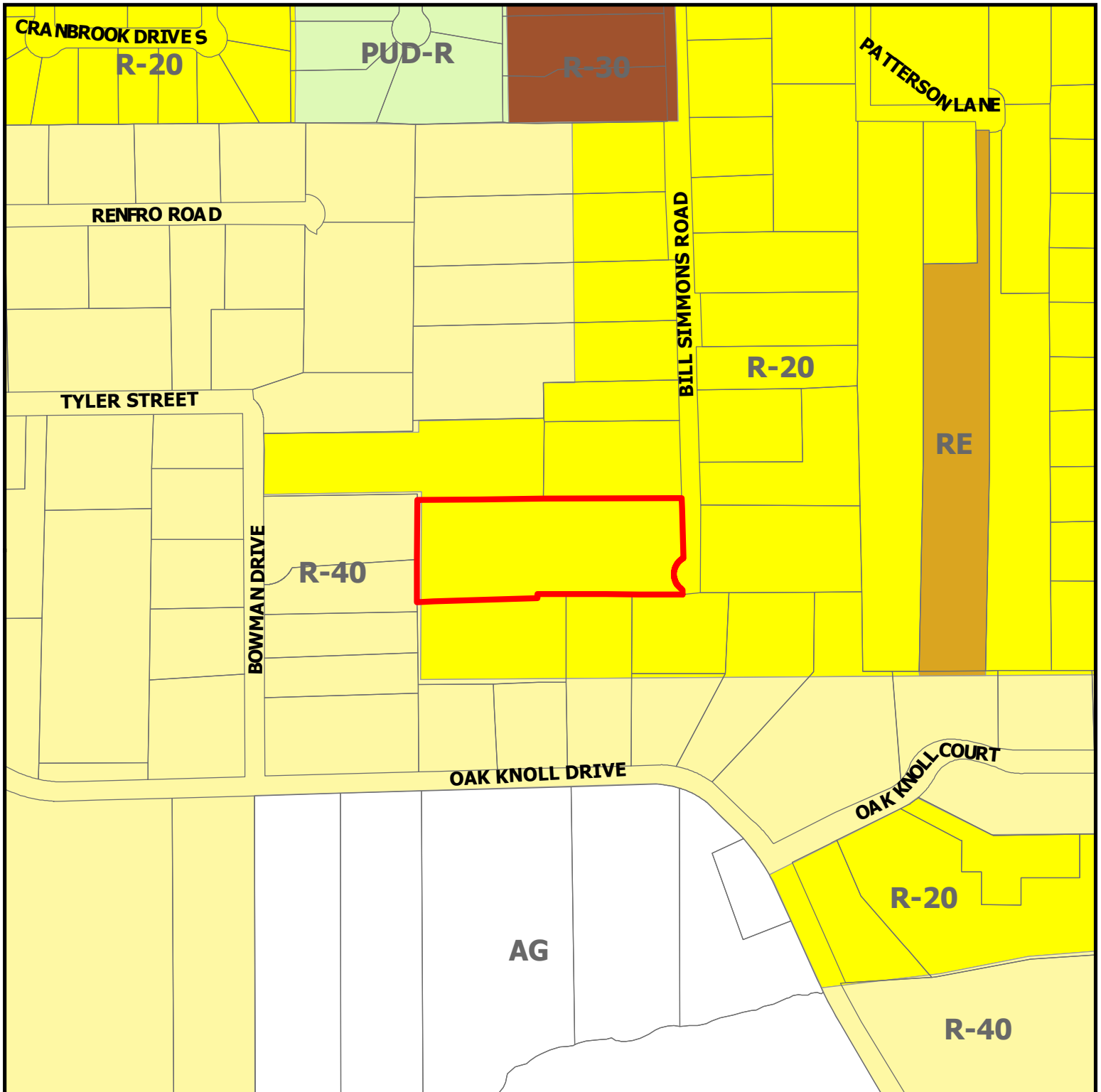
ZC22-016
4502 Bill Simmons Road

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 Subject Property



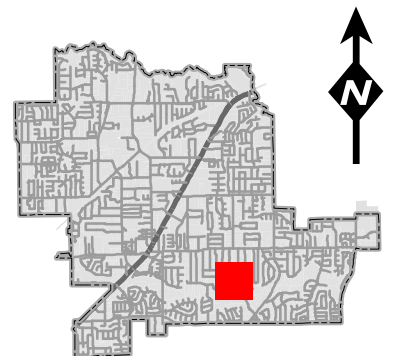
Zoning Map



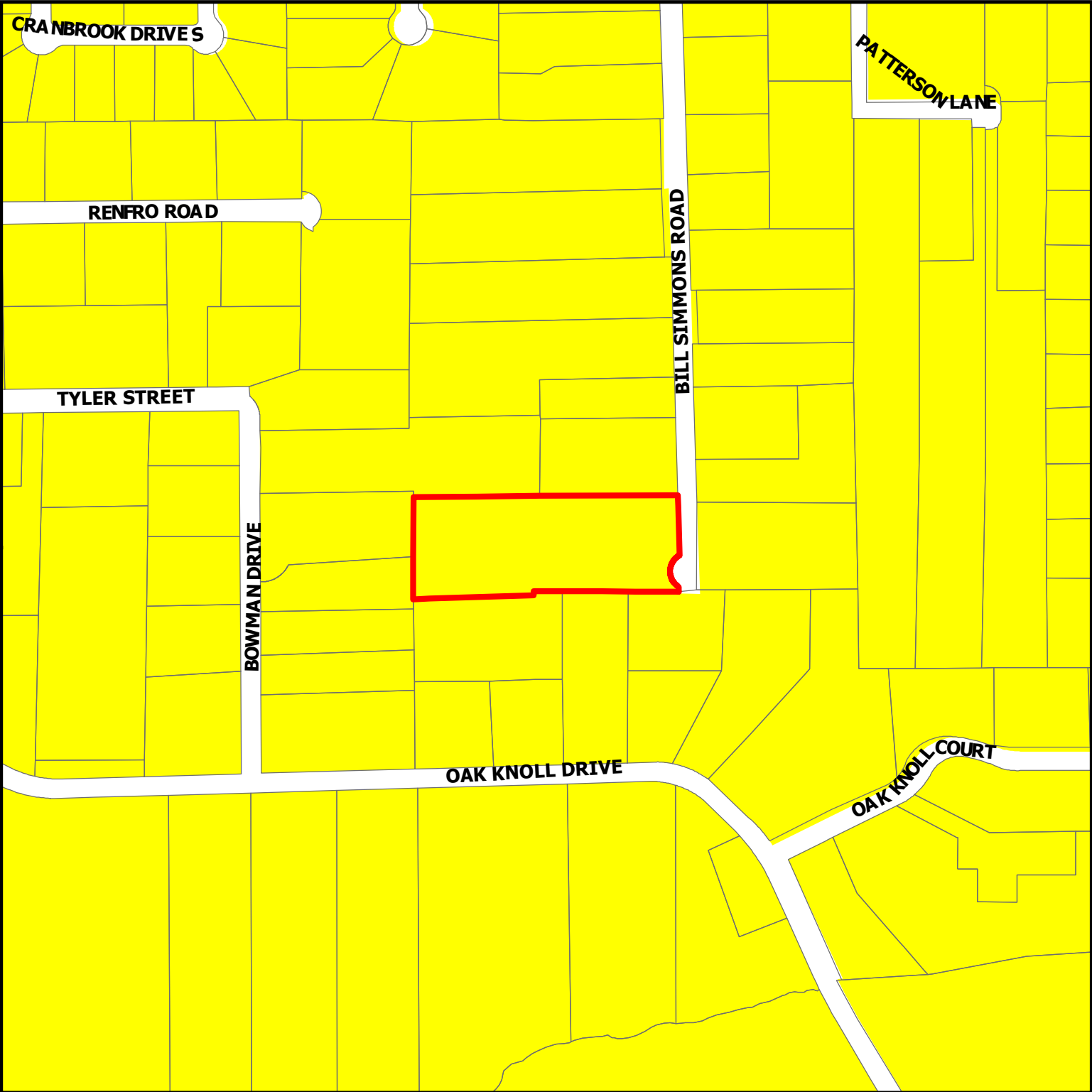
ZC22-016
4502 Bill Simmons Road

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 Subject Property



Future Land Use Map

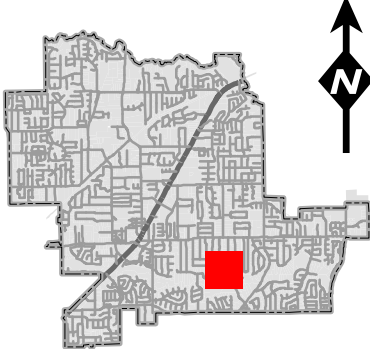


ZC22-016

4502 Bill Simmons Road

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-  Subject Property
-  Residential



ZONING EXHIBIT FOR ZONING CHANGE

Request From R20 to RE

Owner/Applicant

Nick & Lacy Bossinakis

1712 Oak Knoll

Colleyville, TX 76034

Statement of Planning Objectives

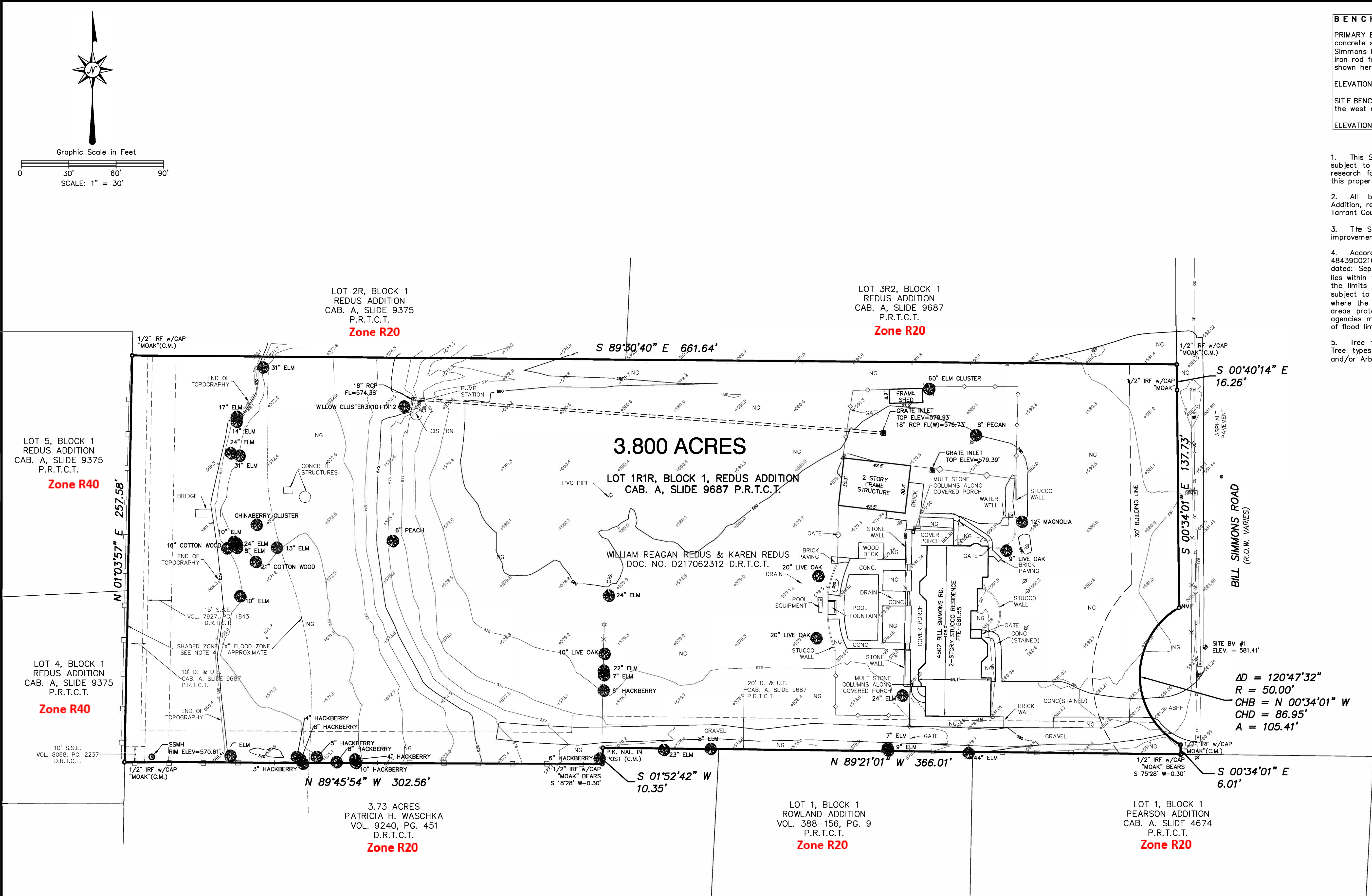
Applicant is requesting zoning change from R20 to RE for the purpose of building a single family residential home. The existing structure shown on the Zoning exhibit will be demolished and replaced by the structure shown on the Site Plan. We are seeking the RE zoning to give us flexibility and to accommodate the accessory dwelling on the property.

Development Schedule-

The new home is currently in the design stages and we anticipate construction will begin late summer early fall.

Traffic-

There should be no traffic impact as the proposed use of single family residential is the same as the existing use.



BENCHMARKS	
PRIMARY BENCHMARK: City of Colleyville BM-98 is a brass disc set in concrete sidewalk at the southwest intersection of Glade Road and Bill Simmons Road. It is 20' north of fire hydrant and 2.8' north of the 1/2" iron rod found for the northeast corner of the surveyed property, and as shown hereon.	
ELEVATION = 617.98'	
SITE BENCHMARK 1 - PK Nail with shiner set ±10' north of a mailbox along the west right-of-way line of Bill Simmons Road.	
ELEVATION = 581.41'	

NOTES

- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- All bearings shown hereon are based on the Plat of Redus Addition, recorded in Document Number D204354188, in the Plat Records of Tarrant County, Texas.
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- According to the Flood Insurance Rate Map Nos. 48439C0095K & 48439C0210K, published by the Federal Emergency Management Agency, dated: September 25, 2009, a portion of the surveyed property shown hereon lies within the special flood hazard area shaded "X", defined as areas between the limits of the 100-year flood and the 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one (1) square mile; or areas protected by levees from the base flood. Further, local permitting agencies may require actual topographic support data for final determination of flood limits, regarding construction permits..
- Tree types shown hereon are to the best knowledge of the surveyor. Tree types have not been confirmed with a Licensed Landscape Architect and/or Arborist.

LEGEND

- BOUNDARY CORNER
- SITE BENCHMARK
- GRATE INLET
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- IRRIGATION CONTROL VALVE
- POWER POLE
- GUY WIRE
- LIGHT POLE
- POWER POLE WITH LIGHT
- ELECTRICAL JUNCTION BOX
- ELECTRICAL METER
- COMMUNICATION PEDESTAL
- CLEAN OUT
- SANITARY SEWER MANHOLE
- TREE
- MAIL BOX

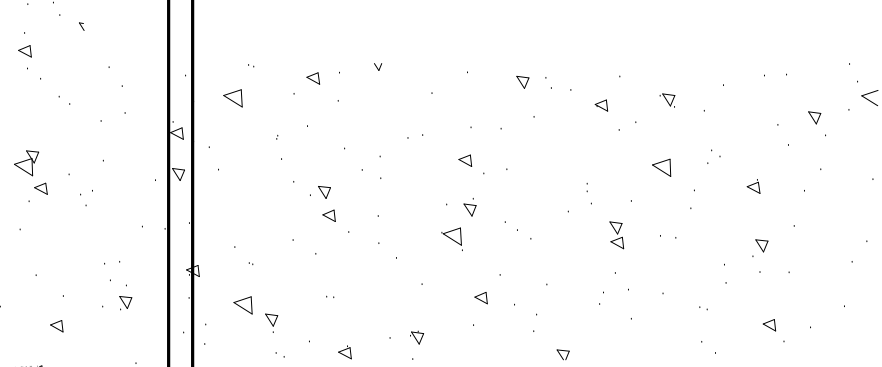
LINETYPES

- OVERHEAD UTILITY LINE
- WIRE FENCE
- CHAIN LINK FENCE
- WROUGHT IRON FENCE

DATE	REVISION NOTES
SPRY SURVEYORS	
8241 Mid-Cities Blvd., Suite 102 - North Richland Hills, TX 76182 Firm Reg. No. 10112000 - PH: 817.776.4049 - spry@sprysurveyors.com - www.sprysurveyors.com	
TOPOGRAPHIC SURVEY	
3.800 ACRES	
4502 BILL SIMMONS ROAD	
LOT 1R1R, BLOCK 1, REDUS ADDITION IN THE SIMON COTRIAL SURVEY, A-328 CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS	
ORIGINAL ISSUE DATE: 12/24/2021	SCALE: 1" = 30' PROJECT NO.: 105-004-20

ZONING EXHIBIT FOR ZONING CHANGE
Request From R20 to RE

Owner/Applicant
Nick & Lacy Bossinakis
1712 Oak Knoll
Colleyville, TX 76034



S 01°52'42" N
10.35'

N 89°45'54" W 302.56'

N 89°21'01" W 366.01'

R= 50.00'
A=105.41'

30' FRONT B.L.

514 Contour Line

25' SIDE B.L.

S 89°30'40" E 661.64'

N 01°03'57" E 257.58'

25' SIDE B.L.

Client: Nick & Lady Boeslin/Kas
Builder: Nick & Lady Boeslin/Kas
Date: 4-5-22
Plan: 4th Cad Dev. Drawing

4th Cad Dev. Drawing

Job Number: 15
File Name: (220093)
Lot/Block: R/R, 1
Subdivision: Collegeville

Address

4502 Bill Simmons Rd

Sheet: C-101

ibolton
and associates
INC. ENGINEERS, ARCHITECTS, PLANNERS
700 N. Carroll Avenue, Suite 100, Southlake, TX 76092
817-251-4993 Metro 817-329-6025

COPYRIGHT 2022

These plans are intended to provide the basic construction information necessary to substantially build the structure. These plans must be verified and checked by the builder or general contractor of this job. Any error and/or omission, if found, is to be brought to the immediate attention of the Designer before construction. Builder should obtain complete engineering and surveying information from the Designer before construction. These plans and their use are the property of J. BOLTON & ASSOCIATES and ARE NOT TO BE USED FOR CONSTRUCTION, REUSED, TRACED, OR REPRODUCED BY ANY MEANS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF J. BOLTON & ASSOCIATES DIVERSIFIED PLANNING & DEVELOPMENT, INC.

4502 Bill Simmons Road Zoning change request- Surrounding/Adjacent area





City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

City Hall
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Agenda Number 2e

Agenda Date 4/25/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Zoning Change from ML Light Manufacturing to CC-1 Village Retail zoning district for Lot 16R1A, Block 1, Colleyville Industrial Park, located at 6407 Colleyville Boulevard, Case ZC22-017

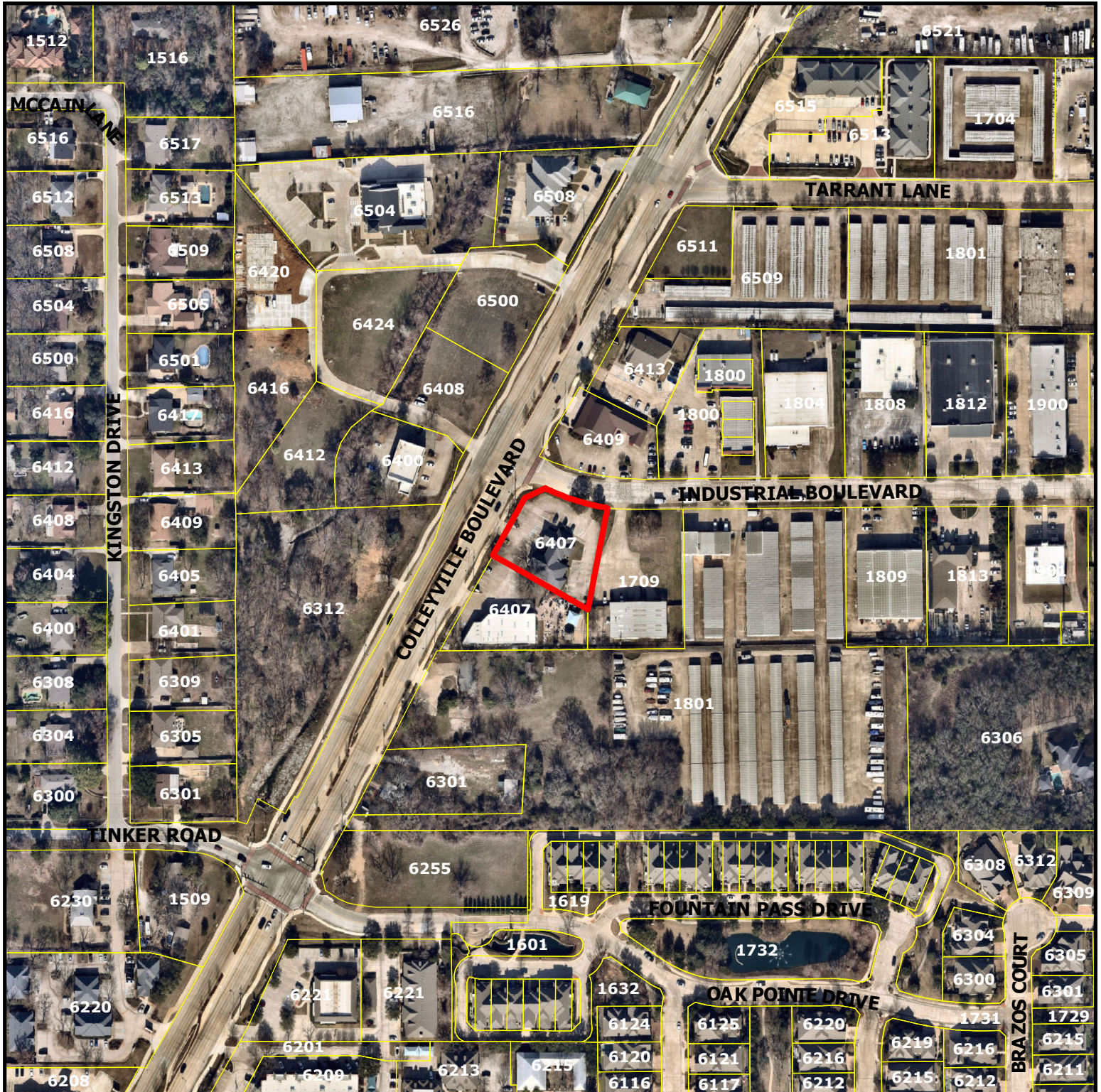
Explanation

The request is to rezone the property to allow for retail and office uses. The 'massage therapy' use is allowed with approval of a Special Use Permit in the CC-1 district.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Survey
6. Front View
7. Rear View

Aerial Map



ZC22-017

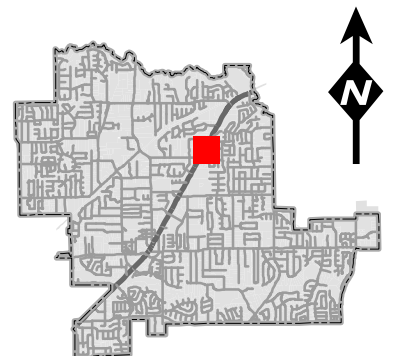
6407 Colleyville Boulevard

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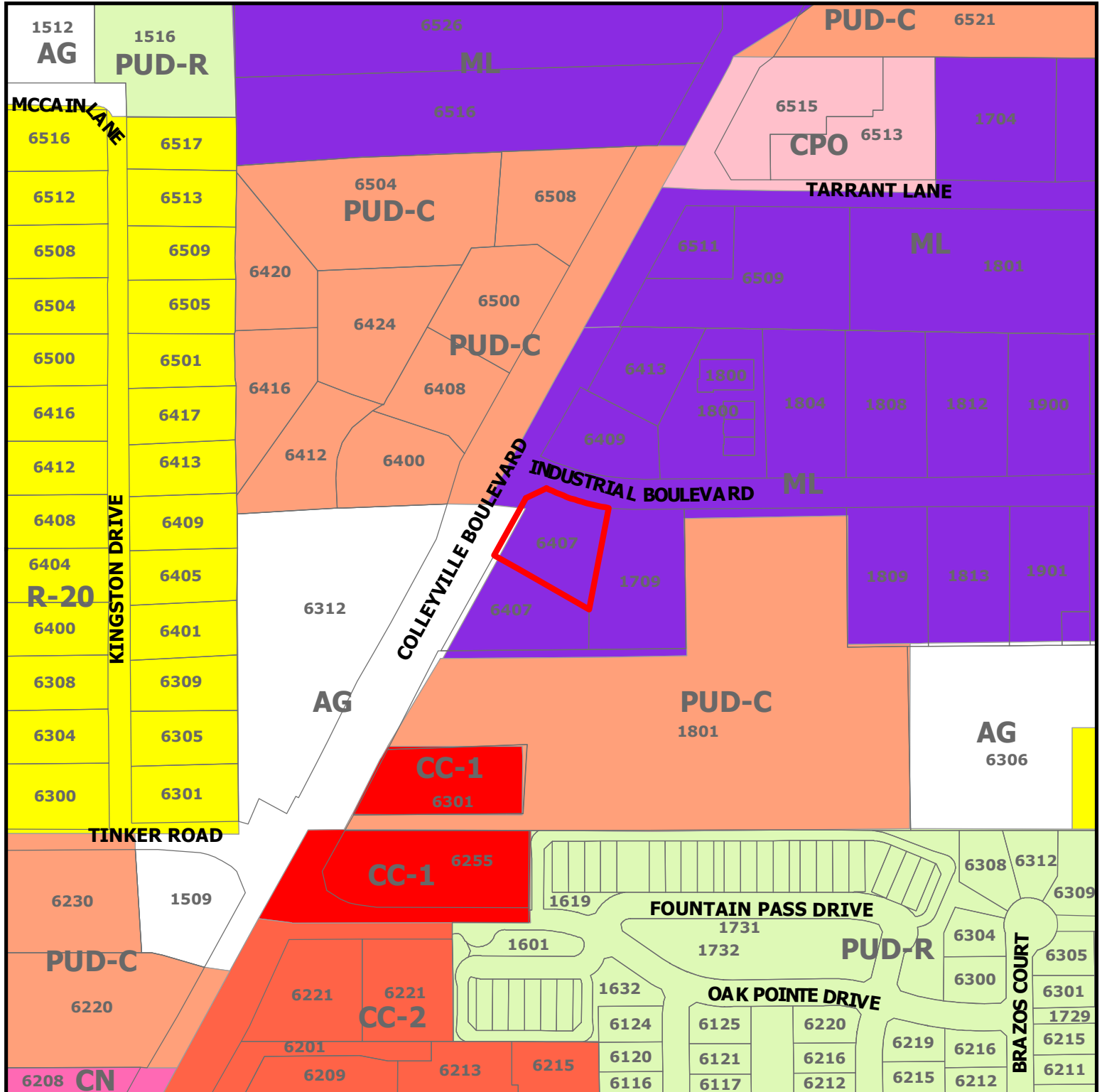
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Subject Property



Zoning Map



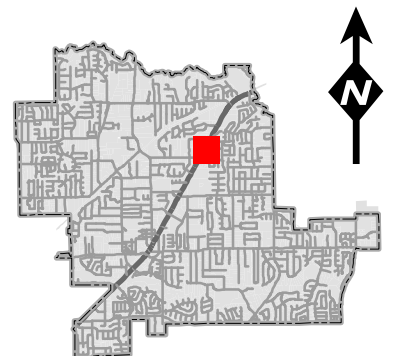
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6407 Colleyville Boulevard

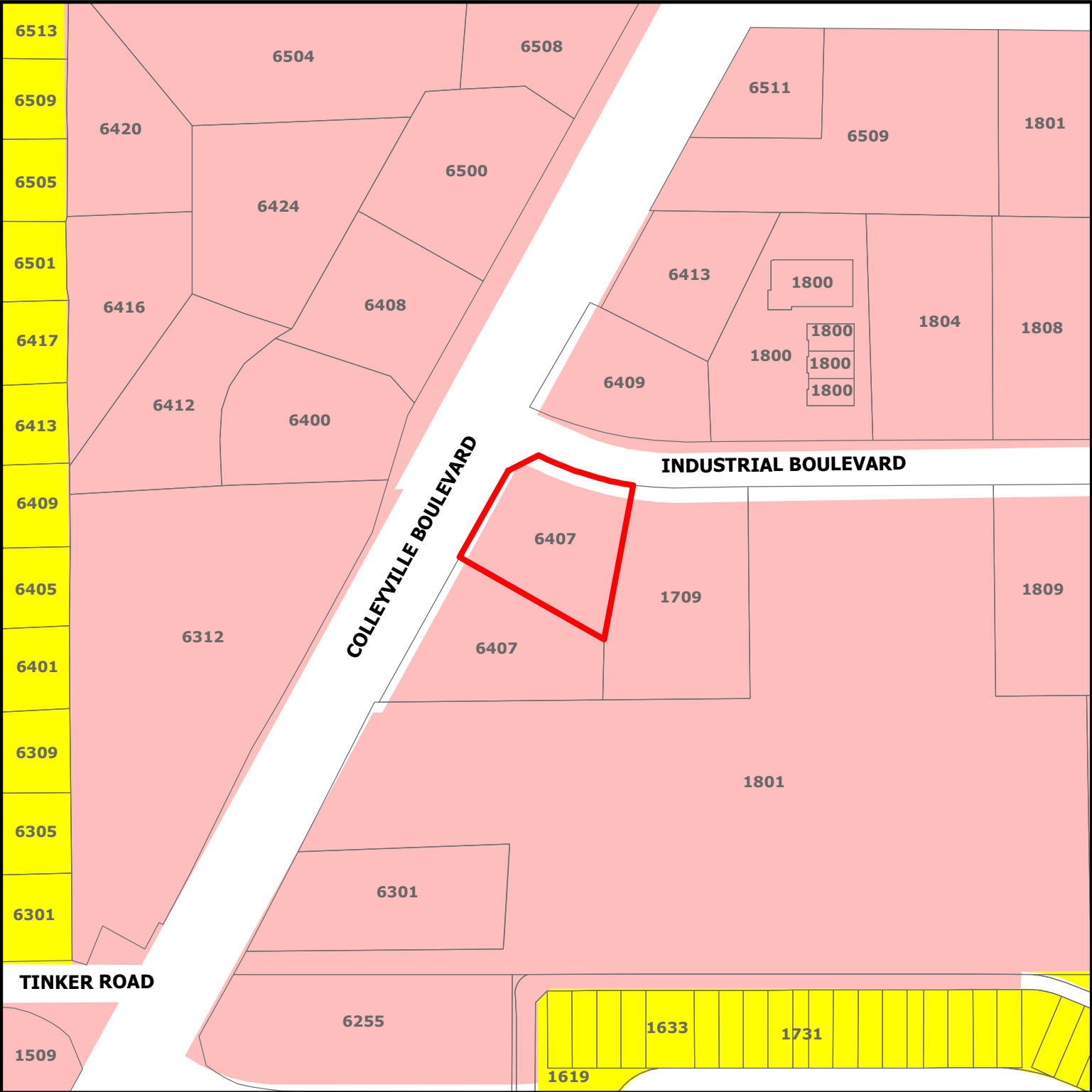


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 Subject Property



Future Land Use Map

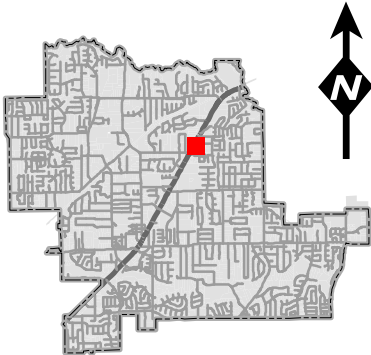


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6407 Colleyville Boulevard

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-  Subject Property
-  Residential
-  Colleyville Blvd Corridor



What we primarily offer at Vitality Wellness Clinic?

We offer acupuncture performed by the medical board licensed acupuncturist and oriental medical doctor Jason Tsing who has been also trained by God father of acupuncture Dr. Wu Wei Ping. .

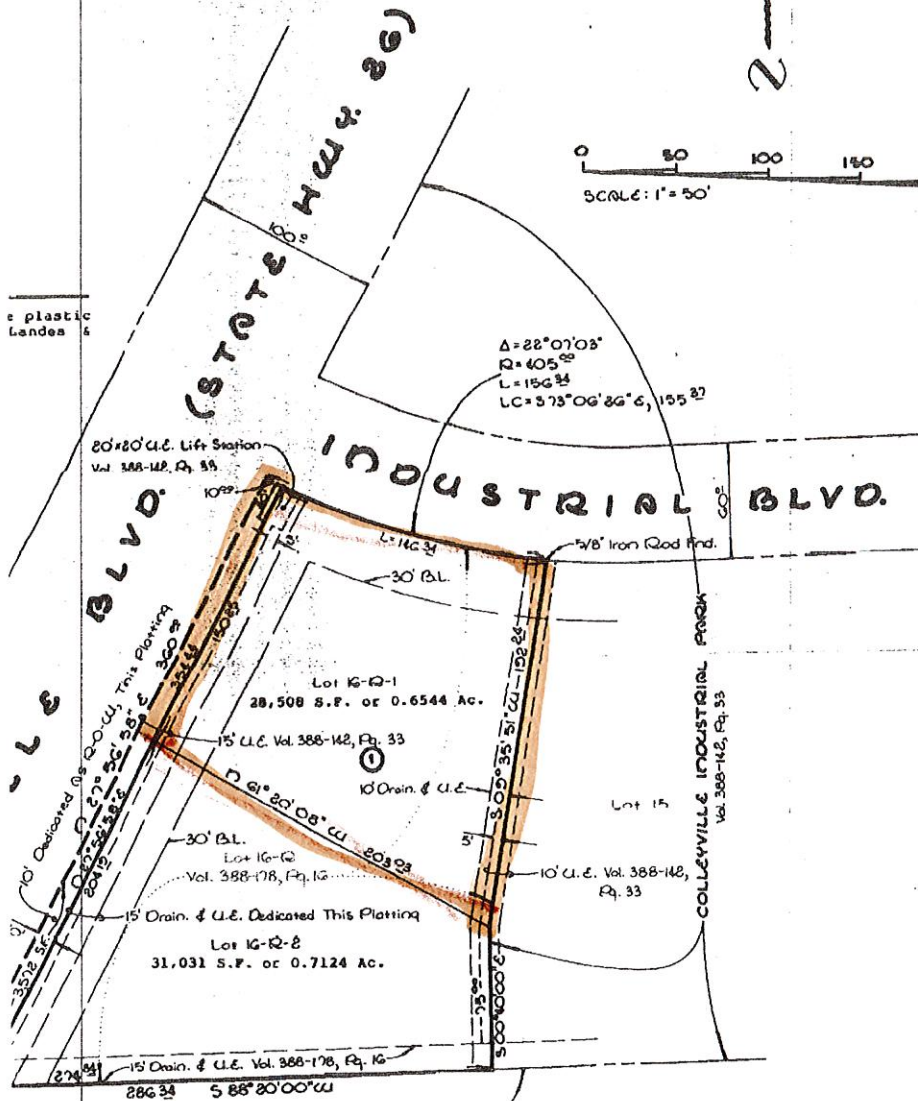
What is Acupuncture?

Traditional Chinese medicine explains acupuncture as a technique for balancing the flow of energy or life force — known as chi or qi (chee) — believed to flow through pathways (meridians) in your body. By inserting needles into specific points along these meridians, acupuncture practitioners believe that your energy flow will re-balance.

How are acupuncture treatments done?

Acupuncture involves the insertion of FDA approved very thin needles through your skin at strategic points on your body. A key component of traditional Chinese medicine, acupuncture is most commonly used to treat pain. Increasingly, it is being used for overall wellness, including stress management.

In contrast, many Western practitioners view the acupuncture points as places to stimulate nerves, muscles and connective tissue. Some believe that this stimulation boosts your body's natural painkillers.



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J.A. REYNOLDS
Vol. 4500, Pg. 467
(Unplatted Land)



CERTIFICATION

"All required monuments and markers actually exist in accordance with the provisions of Chapter 9 of the Colleyville City Code and that their location, size and material are correctly shown on the plat."

Coy D. Landes
Coy D. Landes, R.P.L.S. #1886

ATES, INC.
SURVEYORS

A Replat of
16-R-1 & 16-R-2,
COLLEYVILLE

an addition to
being a replat
Industrial Park
Colleyville,
recorded in Vol
of Tarrant Cou

OWNER:
James A. Titus
T&M Development
5110 Montclair

SUBJECT PROPERTY PHOTOGRAPHS
6407 Colleyville Boulevard



Front View



Rear View



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 2f

Agenda Date 4/25/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Special Use Permit for a Massage Therapy use on Lot 16R1A, Block 1, Colleyville Industrial Park, located at 6407 Colleyville Boulevard, Case ZC22-018

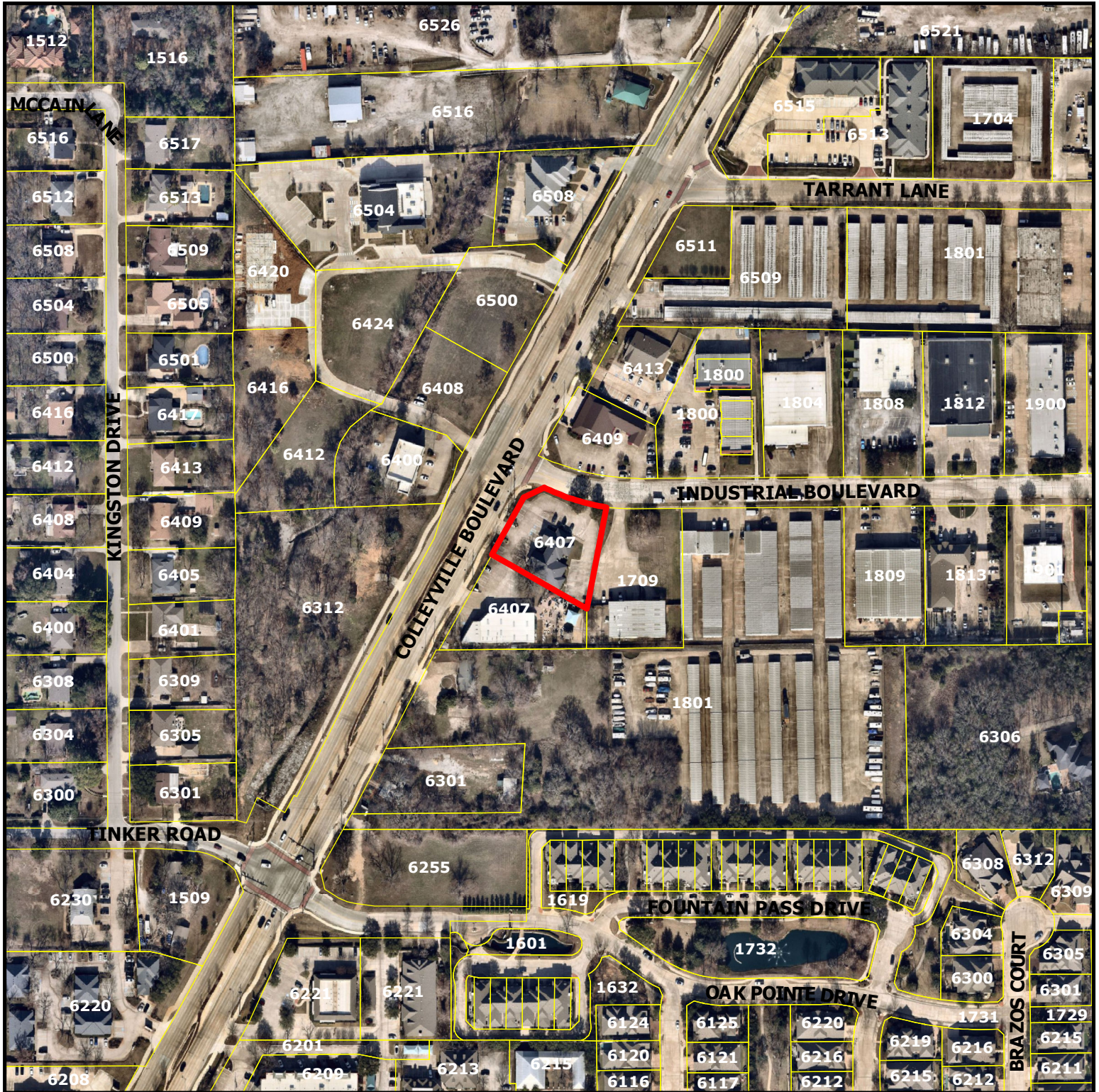
Explanation

The request is to allow for a new acupuncture business, classified as a 'massage therapy' use, known as Vitality Wellness Center.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Survey
6. Front View
7. Rear View
8. Business Plan

Aerial Map



ZC22-018

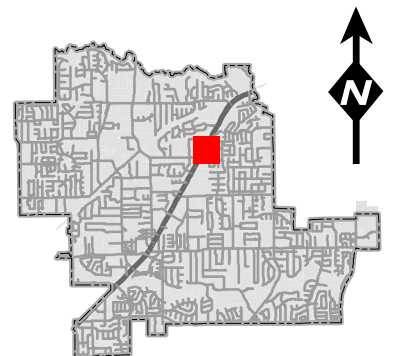
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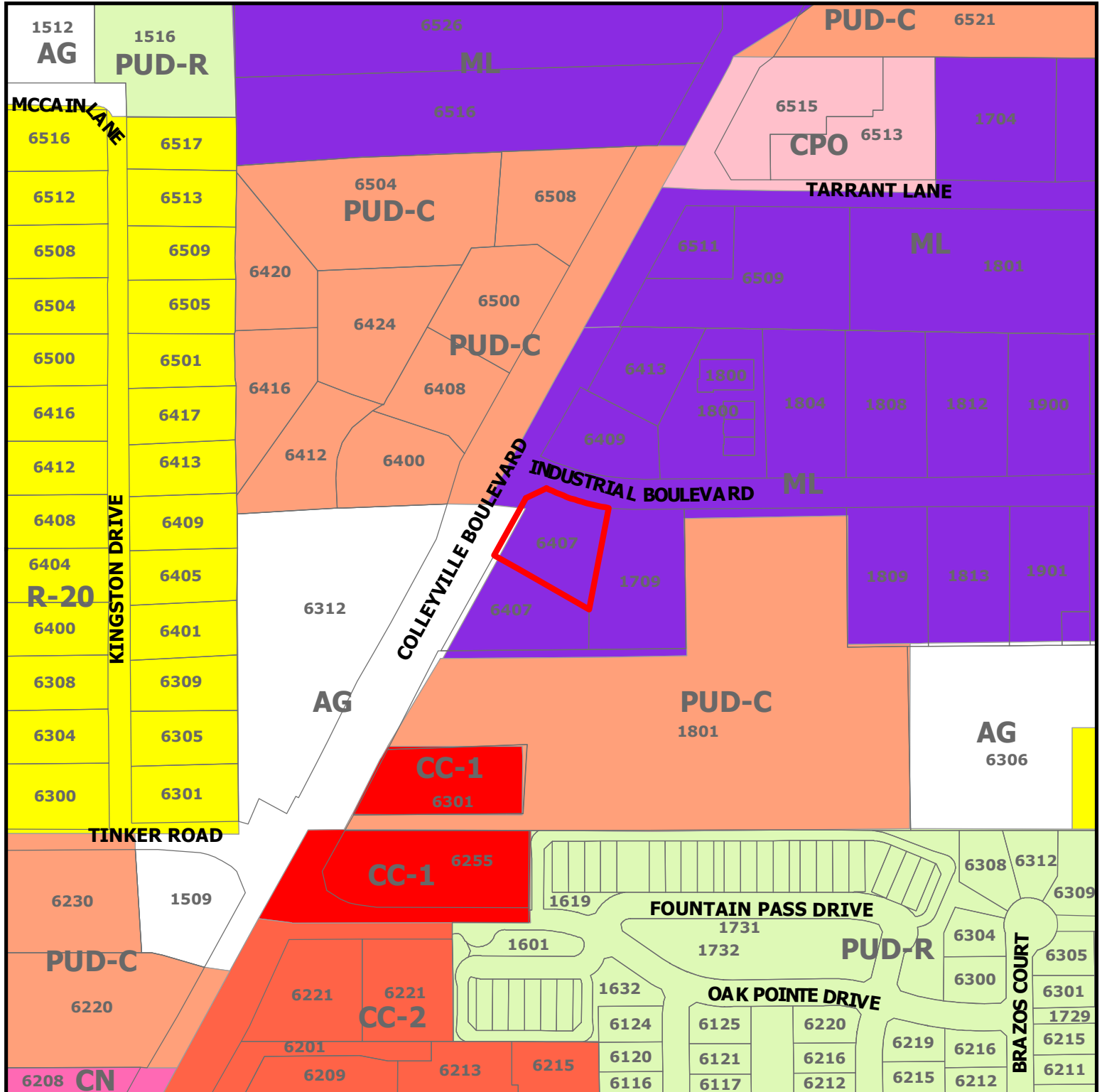
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Subject Property



Zoning Map

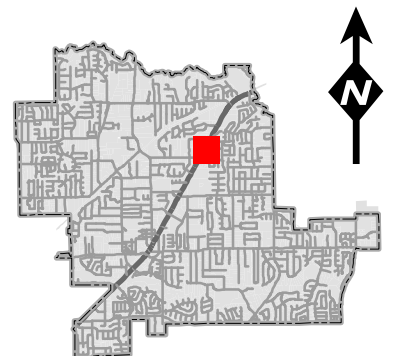


ZC22-018

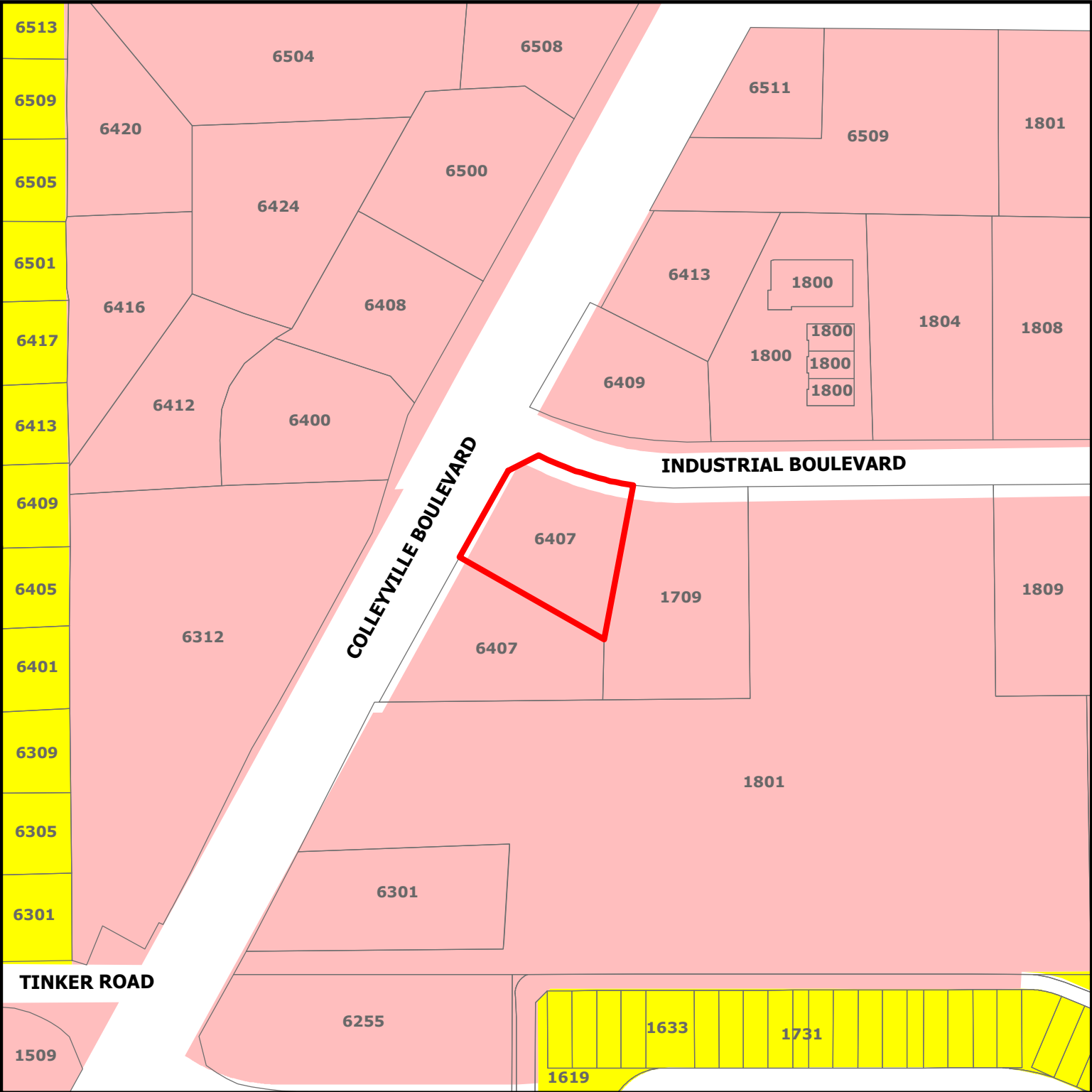
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 Subject Property



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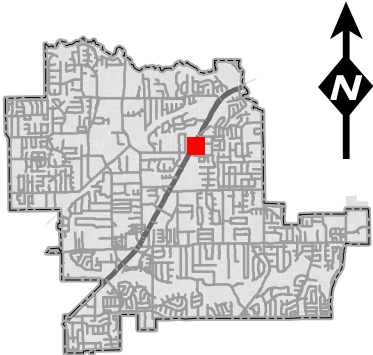


ZC22-018

6407 Colleyville Boulevard

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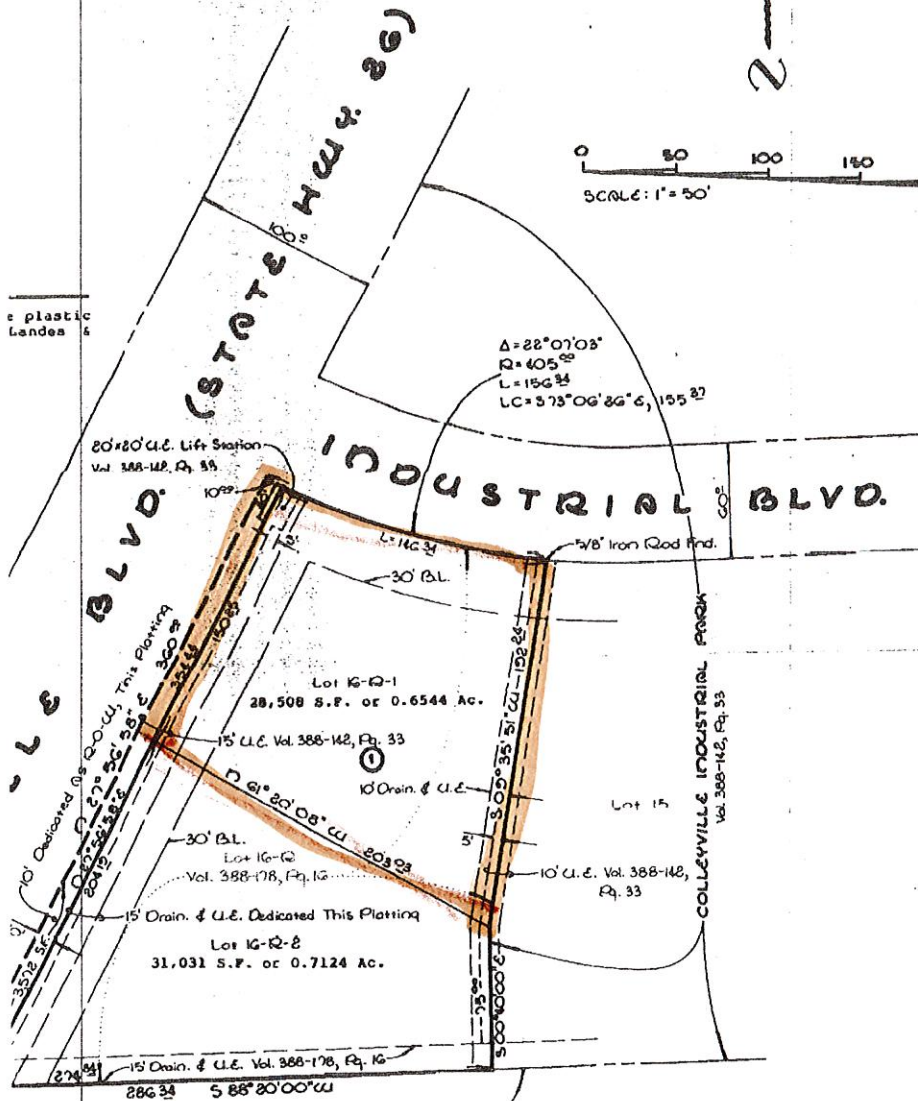
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OWNER:
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T&M Development
5110 Montclair

SUBJECT PROPERTY PHOTOGRAPHS
6407 Colleyville Boulevard



Front View



Rear View





Mission Statement

Our mission is simple. We are committed to bring you an affordable, low risk, long term solution to health challenges that conventional medicine has failed while improving your natural immune response preventing further illness and injury.

How we began...

**Our journey started 11 years ago under the ownership of Dr. Tsing. I had the privilege of learning the ins and out of the business under the most affluent acupuncturist in Texas. My very first office which I became part owner is located at 1500 W Southlake Blvd Suite 180 Southlake TX 76092
Tell. 817-488-9613**

A little bit about me...

- ☐ **My name is Zareena Samidon. Growing up in a small village named Hambantota, Sri Lanka I've always believed in proper food choices and non pharmaceutical medicine.**
- ☐ **I've practiced and believed in natural healing and wellness for well over 11 years.**
- ☐ **I TAKE PRIDE IN WHAT I DO AND IT IS MY PASSION TO PROMOTE HEALTH AND WELLNESS. Therefore I know I am the right person for this job.**

About the staff- Dr. Jason Tsing

- ☐ Over 35 years of experience in the field
- ☐ Caring loving and kind
- ☐ Only Acupuncturist trained by the Godfather of Acupuncture Dr. Wu Wei Ping
- ☐ 2 Masters degrees in Chinese medicine followed by over 30 specialized certifications in Chinese medicine such as palpitation, one needling, stroke therapy, and five element acupuncture
- ☐ Travels all around the world on missions providing free health clinic treating hundred of thousand of patients for FREE.

Who we are & What we do...

- ☐ **The best Acupuncture center in Texas**
- ☐ **Over 35 years of experience in the acupuncture & Chinese medicine field.**
- ☐ **We provide acupuncture, cupping, massage and wellness services to Grapevine, Bedford, Keller, Colleyville and Southlake!**

Our Services

- ☐ **Pain management**
- ☐ **Cosmetic Acupuncture**
- ☐ **Treatments for relaxation**
- ☐ **Preventing & eliminating addiction**
- ☐ **Weight loss & management**
- ☐ **Sports Injury treatment**
- ☐ **Overall well being and restore harmony**

How effective is this type of medicine?

-Dr. Shanely's Testimony



Testimony

DR.SHANELY -CHIROPRACTOR

Another testimony



-Carmen Drew

How are we doing?

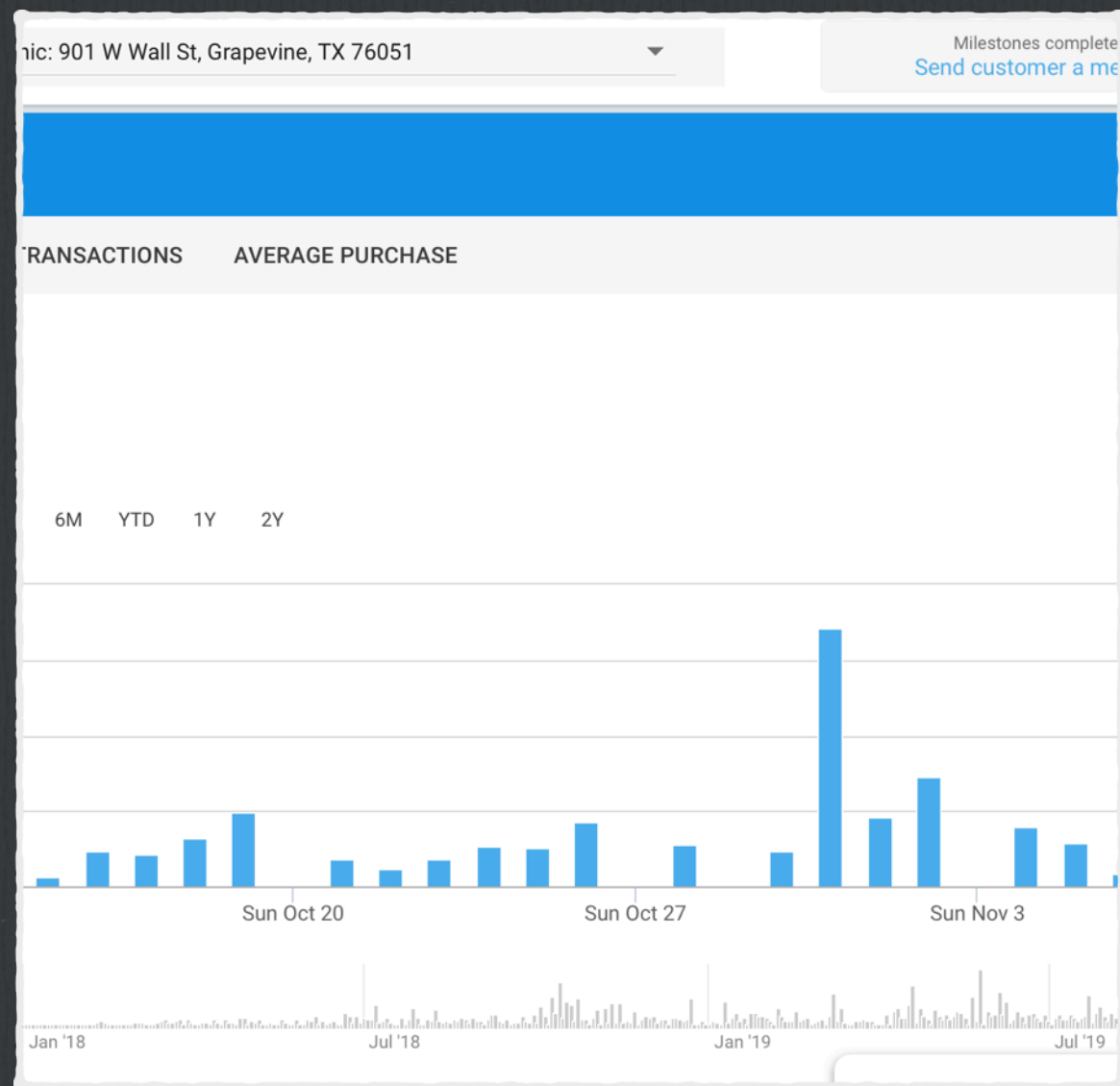


- ☐ **Vitality Wellness Clinic opened its first location on February 13 2018. Within the first year the company broke even!**
- ☐ **2019 2nd quarter revenue has topped the last year's total earnings outperforming projections**

What do the company's financials look like?

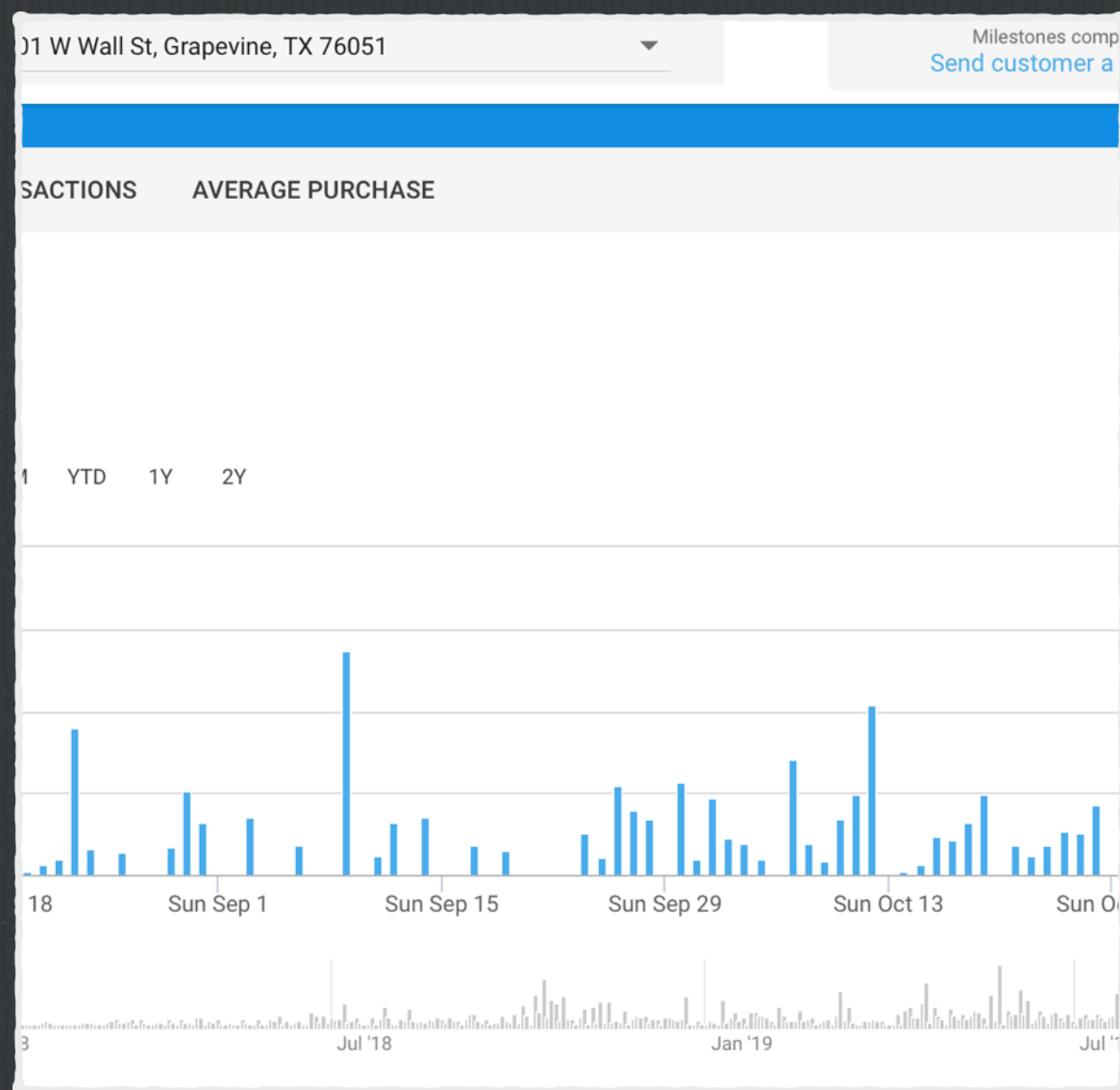
☐ Let's take a closer look

Last 28 days



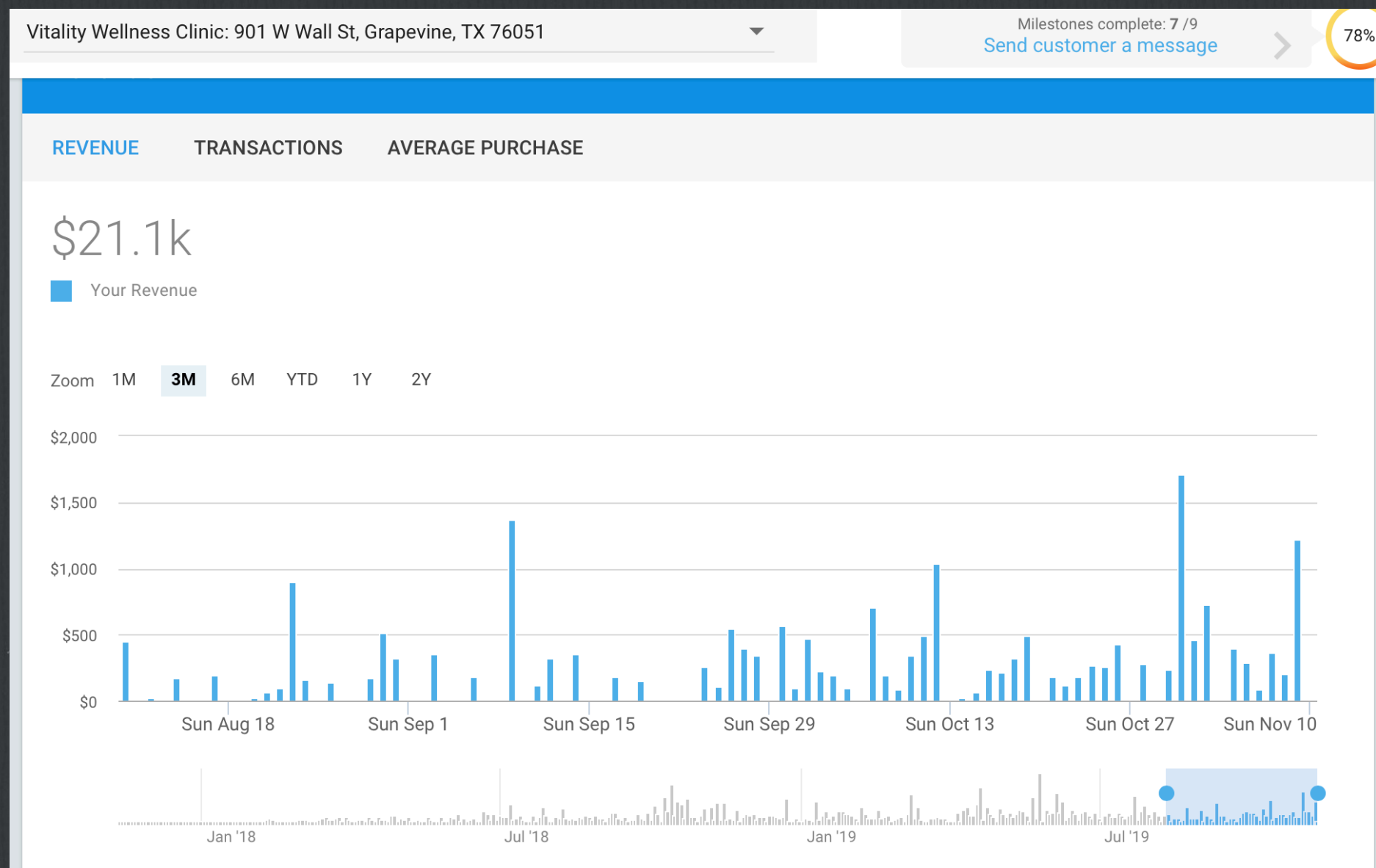
- 77 transactions
- Over \$9000 in gross revenue
- \$126 average sales ticket

3 months- \$31,000 total revenue

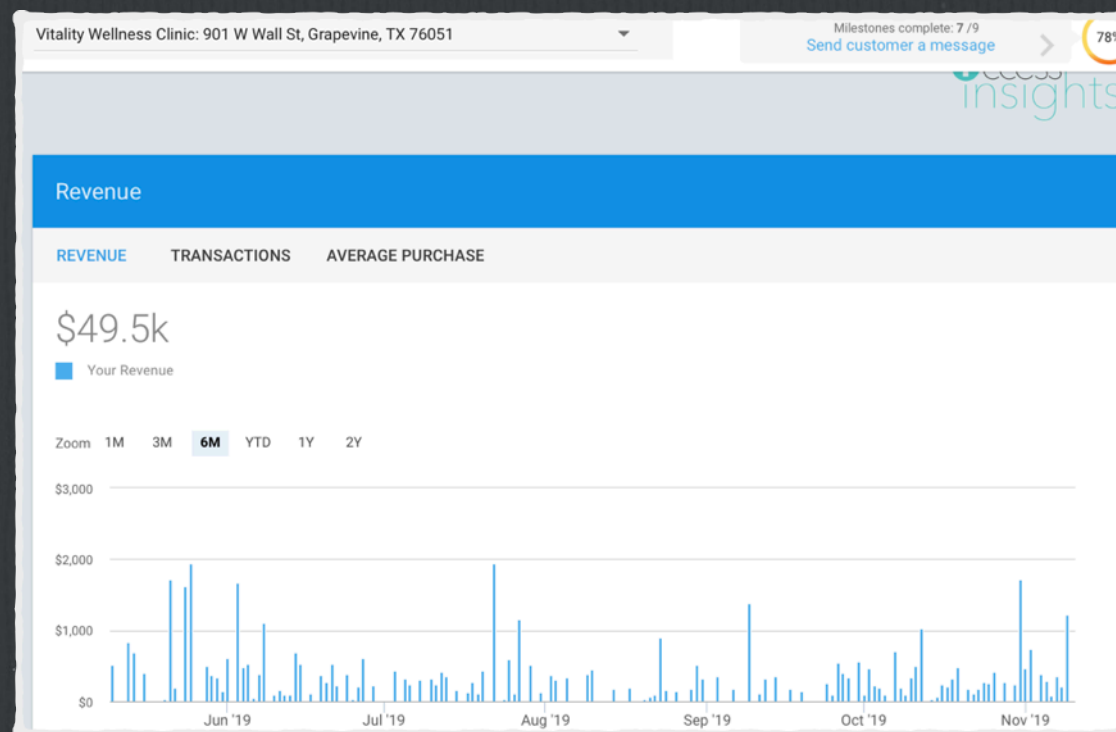


- ☐ \$21,100 in cash revenue
- ☐ \$6000 insurance reimbursement
- ☐ 189 sales purchases
- ☐ \$4000 in products sales

3 months cash revenue



6 months \$67,200



- ☐ Over \$49,000 in credit card sales
- ☐ \$12000 insurance reimbursements
- ☐ \$5000 product sales
- ☐ \$1200 other income

Target market



Market size \$7.8M

- Parents age 35-65
- Retirees
- College students
- Young families
- Children/infants

Competitive landscape

Competitors	How our solution is better
<i>On point Acupuncture</i>	Years of experience,Chinese practitioner
<i>Southlake family</i>	Founder of Texas ACUPUNCTURE, training
<i>Chiro & Acupuncture</i>	Customized healthcare solution

Purpose

Sales channels

- In- office
- Mobile acupuncture
- Festivals and fairs
- carnivals and shows
- Local large corporations

Marketing activities

- Community Impact magazine 440,000/month
- Website, SEO Optimization
- Facebook, Twitter, Instagram Ads
- Google Adwords ad
- Local Chambers, events, 1 on 1 network

Expansion-

- Acupuncture & Weight loss