

**TOWN OF ADDISON, TEXAS**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO GRANT A SPECIAL USE PERMIT FOR COMMERCIAL AMUSEMENT, FOR A “FREE ROAM” VIRTUAL REALITY GAMING EXPERIENCE, FOR PROPERTY LOCATED AT 5100 BELT LINE ROAD, SUITE 510; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; SAVINGS, NO SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the property located at 5100 Belt Line Road, Suite 510, is zoned PD, Planned Development, through Ordinance Number O12-001; and

**WHEREAS**, at its regular meeting held on May 21, 2019, the Planning & Zoning Commission considered and made recommendations on a request for a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption (Case No.1797-SUP); and

**WHEREAS**, this change of zoning is in accordance with the adopted Comprehensive Plan of the Town of Addison, as amended; and

**WHEREAS**, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this amendment promotes the general welfare and safety of this community.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:**

**Section 1.** That the recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

**Section 2.** That a Special Use Permit authorizing commercial amusement for “free roam” virtual reality gaming experience, on the property located at 5100 Belt Line Road, Suite 510, is hereby granted subject to the following condition:

- (a) Prior to the issuance of a Certificate of Occupancy, said Property shall be improved in accordance with the site plan, floor plan, and building elevations, which are attached hereto as **Exhibit A** and made a part hereof for all purposes.

- (b) The Special Use Permit granted herein for commercial amusement shall be limited to that particular area designated on the final site plan as encompassing a total area not to exceed 3,281 square feet.
- (c) If the property for which this Special Use Permit is granted is not used for the purposes for which said permits were granted within one (1) year after the adoption of this ordinance, the City Council may authorize hearings to be held for the purpose of considering a change of zoning and repeal of the Special Use Permits granted herein.

**Section 3.** That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

**Section 4.** That it is the intention of the City Council that this ordinance be considered in its entirety, as one ordinance, and should any portion of this ordinance be held to be void or unconstitutional, then said ordinance shall be void in its entirety, and the City Council would not have adopted said ordinance if any part or portion of said ordinance should be held to be unconstitutional or void.

**Section 5.** That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

**Section 6.** That this Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 11th day of June 2019.**

\_\_\_\_\_  
Joe Chow, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Irma Parker, City Secretary

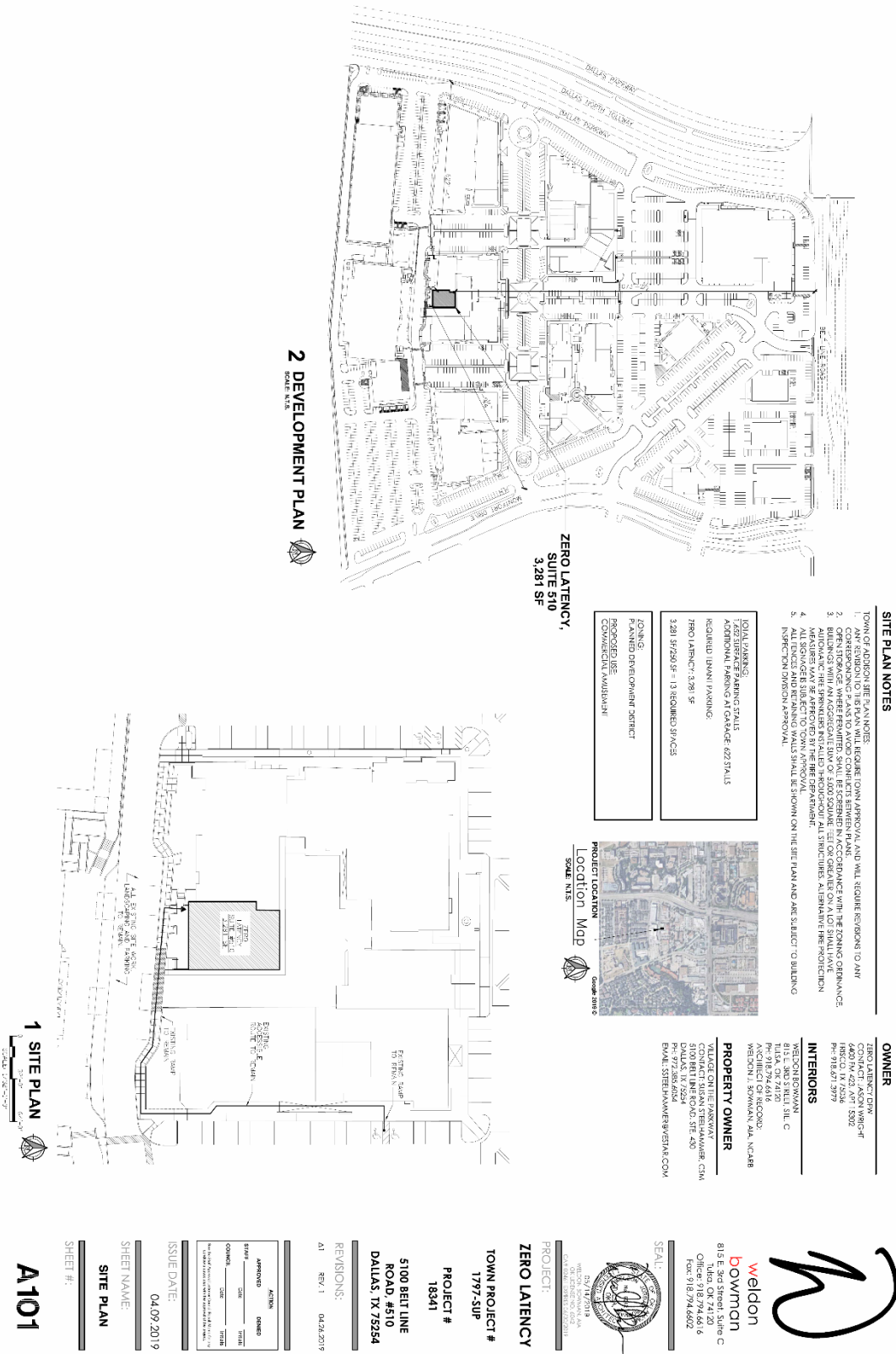
\_\_\_\_\_  
Brenda N. McDonald, City Attorney

CASE NO: 1797-SUP/Zero Latency

PUBLISHED ON:  
\_\_\_\_\_

Ordinance No. \_\_\_\_\_

EXHIBIT A



SITE PLAN NOTES

- 1. OWNER OF ZERO LATENCY SUITE 510 WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- 2. BUILDINGS WITH AN AGGREGATE SUM OF 3,000 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLER INSTALLATION THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION SHALL BE SUBJECT TO TOWN APPROVAL.
- 3. ALL SPACES ARE SUBJECT TO TOWN APPROVAL.
- 4. ALL SPACES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

ADDITIONAL NOTES:  
FLOOR TERRACE PARKING STALLS  
ADDITIONAL PARKING AT GARAGE 623 STALLS  
REQUIRED MINIMUM PARKING:  
3,281 SF/250 SF = 13 REQUIRED SPACES  
3,281 SF/250 SF = 13 REQUIRED SPACES

LOADING:  
PLANNED DEVELOPMENT DISTRICT  
PROPOSED USE:  
COMMERCIAL (AMUSEMENT)

ZERO LATENCY,  
SUITE 510  
3,281 SF

OWNER

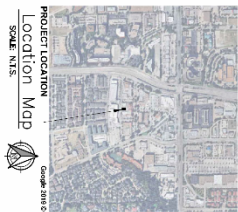
ZERO LATENCY, LLC  
CONTACT: JASON WRIGHT  
4400 W. 32ND AVE. SUITE 500  
DALLAS, TX 75247  
PH: 972.271.3977

INTERIORS

WELDON BOWMAN  
1815 E. 3RD STREET, SUITE C  
TULSA, OK 74120  
PH: 918.794.616  
WELDON.BOWMAN@WELDONA.COM

PROPERTY OWNER

VALUED ON THE PARKWAY  
CONTACT: SUEAN STEPHANOWICZ, CLM  
3500 W. 11TH STREET, SUITE 400  
DALLAS, TX 75254  
PH: 972.286.6154  
EMAIL: STEPHANOWICZ@VALUEDON.COM



PROJECT LOCATION  
LOCATION MAP  
SCALE: 1" = 500'



weldon  
bowman  
815 E. 3RD STREET, SUITE C  
TULSA, OK 74120  
Office: 918.794.616  
Fax: 918.794.6602



PROJECT:  
ZERO LATENCY

TOWN PROJECT #  
1797-SUP

PROJECT #  
18341

5100 BEU LINE  
ROAD, #510  
DALLAS, TX 75254

REVISIONS:

A1 REV. 1 04.26.2019

ACTION	
APPROVED	OWNED
STAMP	DATE
OWNER	DATE
OWNER	DATE

ISSUE DATE:  
04.09.2019

SHEET NAME:  
SITE PLAN

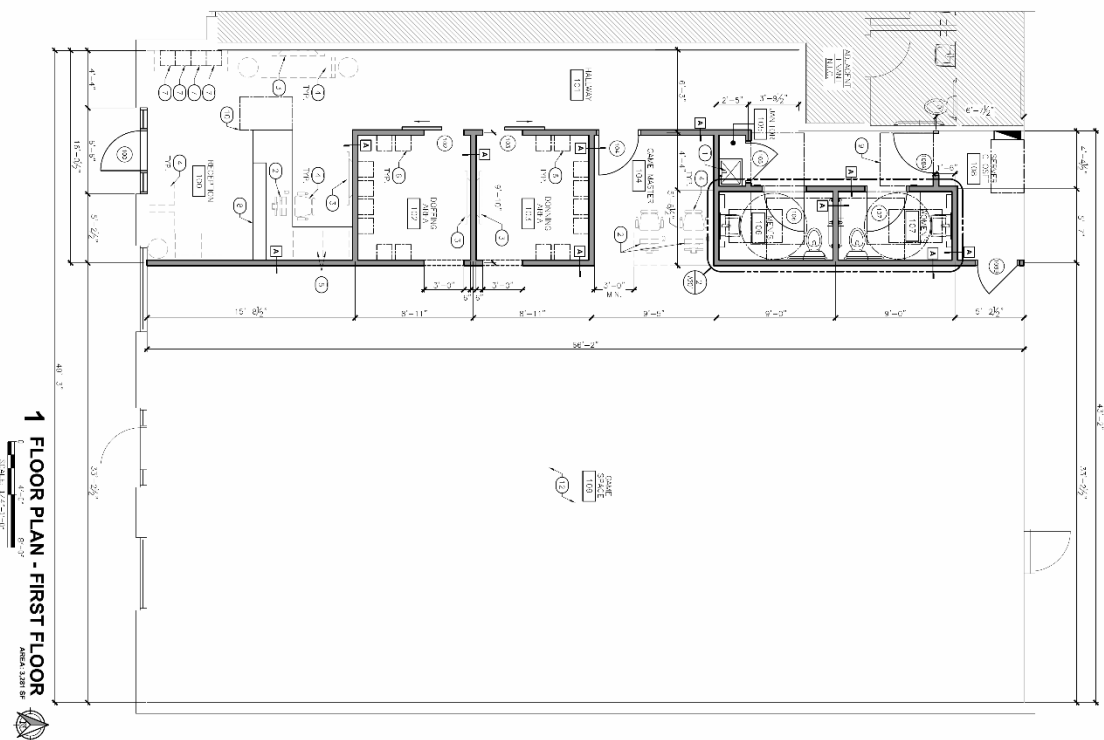
SHEET #:  
A101


DAWN B. CAG

## EXHIBIT A

[illegible]

**PROPERTY OWNER**  
 VILLAGE ON THE PARKWAY  
 CONTACT: SUSAN STEEL HAMMER, CSM  
 5100 BELT LINE ROAD, STE. 400  
 DALLAS, TX 75204  
 PH: 972.385.6564  
 EMAIL: SSTEEL@VILLAGEONTPARKWAY.COM





**weldon  
bowman**  
815 E. 30th Street, Suite C  
Dallas, TX 75201  
Office: (214) 742-1000  
Fax: (214) 742-6602

**ISSUE DATE:**  
04.09.2019

**FLOOR PLAN:**

**SHEET #:**  
**A201**

**PROJECT:**  
**ZERO LATENCY**

**TOWN PROJECT #**  
1797-50P


**PROJECT #**  
18341

**5100 BELT LINE  
ROAD #510  
DALLAS, TX 75254**

**REVISIONS:**

AI	REV. 1	DATE: 04.06.2019
APPROVED	DESIGNED	DATE
DATE	DATE	DATE
DATE	DATE	DATE

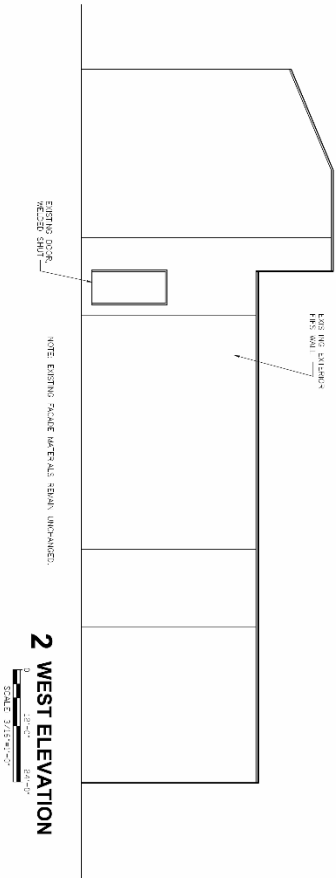
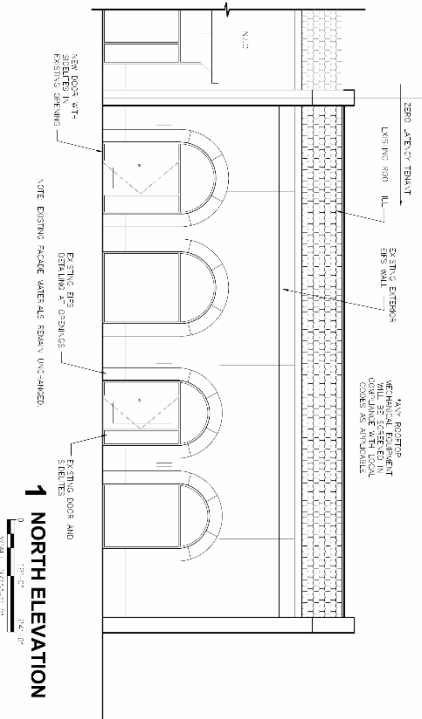
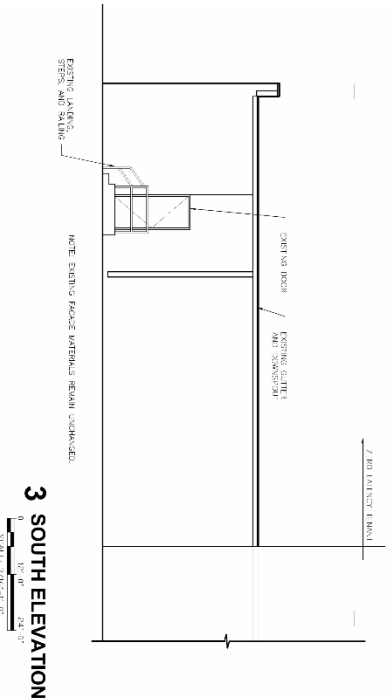
(This sheet is a part of a set of drawings. It is not to be used or modified without the written consent of Weldon Bowman.)



DAVID C. WILLIAMS  
047629218  
STATE OF TEXAS  
REGISTERED PROFESSIONAL ENGINEER

DESIGNED BY: CWS

EXHIBIT A




- FACADE PLAN NOTES**
- THIS FACADE PLAN FOR CONCEPTUAL PURPOSES.
  - APPROVAL BY DEVELOPMENT SERVICES REQUIRED.
  - ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
  - WHEN REPAINTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
  - SCREENING, ACCESS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
  - ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.


**OWNER**  
ZERO LATENCY DMV  
1500 W. BELT LINE  
SUITE 100  
DALLAS, TX 75208  
PH: 972.385.6554

**INTENDERS**  
WELDON BOWMAN  
815 E. 3RD STREET, SUITE C  
DALLAS, TX 75202  
PH: 972.794.6616  
ARCHITECT OF RECORD:  
WELDON J. BOWMAN, AIA, NCARB

**PROPERTY OWNER**  
VILLAGE ON THE PARKWAY  
COMMERCIAL REAL ESTATE GROUP, L.P.  
5100 BELT LINE, SUITE 400  
DALLAS, TX 75254  
EMAIL: STELLAW@VILLAGEON.COM



**weldon  
bowman**  
815 E. 3rd Street, Suite C  
Dallas, TX 75202  
Office: 972.794.6616  
Fax: 972.794.6602

SEAL: 

DATE: 04/26/2019  
BY: WELDON BOWMAN  
TITLE: ARCHITECT

**PROJECT:**  
ZERO LATENCY

**TOWN PROJECT #**  
1797-SUP

**PROJECT #**  
18341

**5100 BELT LINE  
ROAD, #510  
DALLAS, TX 75254**

**REVISIONS:**

REV.	DATE	DESCRIPTION
A1	04/26/2019	REV. 1

**SHEET NAME:**  
EXTERIOR  
ELEVATIONS

**SHEET #:**  
A301

DRAWN BY: CMAS