



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: August 12, 2025

Reference: Public Hearing: Consider approval of S-1269-LI, a special use permit to allow an indoor commercial amusement use in an office building located at 1199 S Belt Line, Suite 160 at the northwest corner of Wrangler and S Belt Line at the request of Christopher Merrill, GolfTRK-Coppell.

2040: Create Business and Innovation Nodes

Introduction:

This special use permit request is presented for Council consideration to allow an indoor commercial amusement use within an office building zoned Light Industrial.

Background:

As described by the applicant, GolfTRK is a membership-based indoor golf training and performance facility. The facility will be equipped with advanced simulators, swing analysis tools, and a custom short game area for individual and group practice. The proposed hours of operation for private members with security access extend from 5 a.m. to 12 a.m. and for non-members 8 a.m. to 5 p.m. by appointment.

A parking analysis is performed when evaluating a SUP. The applicant has provided the analysis showing the current and proposed uses and has demonstrated that there are currently 370 total parking spaces required for the entire building, and 371 parking spaces provided. The various uses within the building have different parking needs ranging from 1 parking space per 300 square feet for professional office users to 1 parking space per 175 square feet for medical office users. The proposed use requires 1 parking space per 100 square feet. The floor plan is attached. This shows the proposed layout of the space with 6 to 7 bays devoted to the golf simulators, an office, a water station, restrooms, a lounge, and a teaching/club fitting area.

Benefit to the Community:

Provides additional golf instruction/training options for the community.

Legal Review:

The City Attorney was present at the Planning and Zoning Commission Meeting.

Fiscal Impact:

This will generate additional sales tax revenue.

Recommendation:

The Planning and Zoning Commission (5-0) recommended APPROVAL of S-1269-LI with no outstanding conditions.