

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

CASE NO.: S-1269-LI, Park West Commerce Center Lot 2R, Block 5 (Golf TRK)

P&Z HEARING DATE: July 17, 2025
C.C. HEARING DATE: August 12, 2025

STAFF REP.: Matthew S. Steer, AICP

LOCATION: 1199 S Belt Line, Suite 160

SIZE OF AREA: 63,649 square foot lease space

CURRENT ZONING: LI (Light Industrial)

REQUEST: A zoning change request to S-1269-LI, a special use permit to allow an indoor commercial amusement use in an office building.

APPLICANT: GolfTRK-Coppell
Christopher Merrill
351 Westlake Drive
Coppell, Texas 75019

HISTORY: In 1998, City Council approved two 104,000-square-foot buildings. Subsequently, the first building was constructed on the eastern portion of the property. In 2011, a request to allow the development of an 85,000 square foot building on the western property was approved. This has since been constructed. The current request is in the northwest corner of the eastern, 104,000 square-foot building (Suite 160).

HISTORIC COMMENT: This property has no noted historical significance.

TRANSPORTATION: Belt Line Road is a six-lane divided thoroughfare, built within 120 feet of right-of-way. Wrangler Drive is a four-lane undivided road, built within 70 feet of right-of-way.

SURROUNDING LAND USE & ZONING:

North- IBM Call Center; LI (Light Industrial)

South – Office and Office/Warehouse; LI (Light Industrial)

East – vacant land; City of Dallas

West – Office; LI (Light Industrial)

COMPREHENSIVE PLAN: *Coppell 2030, A Comprehensive Master Plan*, indicates this area suitable for industrial special district.

DISCUSSION:

This is a special use permit request for an indoor commercial amusement use within an office building zoned Light Industrial. As described by the applicant, GolfTRK is a membership-based indoor golf training and performance facility designed by golfers, for golfers. Combining market-leading golf technology with expert guidance, GolfTRK provides a superior training experience that enhances golfers' skills at all levels. The franchise model will offer a cutting-edge, high-quality facility equipped with advanced simulators, swing analysis tools, and a custom short game area for individual and group practice. The primary goal is to create an optimized environment for golfers to improve their game year-round. 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.

Part of the reason for requiring an SUP is to determine if adequate parking is available to accommodate the proposed use. The applicant has provided a parking analysis of the current and proposed use and has demonstrated that there are currently 370 parking spaces required, 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.

Staff has no concerns with the proposed use and is recommending approval.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of S-1269-LI, with no outstanding conditions.

ALTERNATIVES:

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request
4. Take under advisement for reconsideration at a later date

ATTACHMENTS:

1. Narrative
2. Site Plan
3. Floor Plan
4. Parking Analysis