



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: June 9, 2026

Reference: Public Hearing: Hold a public hearing and consider approval of S-1113R3-SF-7, St Constantine School, Lot 1, Block A, Corp Of Episcopal Diocese Dallas, a special use permit revision to allow a private school with the maximum enrollment of 130 students to operate at the Church of the Apostles located at 322 S MacArthur Blvd, at the southeast corner of Starleaf and MacArthur at the request of Catharine Clayton of the Saint Constantine School.

2040: Create Business and Innovation Nodes

Introduction:

This item is presented for Council consideration of an amendment to St. Constantine School's special use permit to allow a maximum of 130 students instead of 100 students.

Background:

The Saint Constantine School is operating a private Christian school at the Church of the Apostles location with a current enrollment maximum of 100 students. They are requesting to increase the maximum number of students from 100 to 130 students. This is their third campus with the other two being located in Houston and Pittsburgh.

The school offers classes from Pre-kindergarten-3 through 12th grade. The hours are Monday through Friday from 8 a.m. to 4 p.m. and may extend to 5 p.m. for aftercare services in the upcoming year. Enrollment for the 1st year includes 69 students from 32 families. For the upcoming year, the school has received 41 applications thus far. Not all students attend every day. There are 66 students in attendance on Monday/Wednesday/Friday. There are 39 students in attendance on Tuesday/Thursday and 3 students coming "a la carte".

The only concerns staff had initially with the original case were addressed by the Traffic Study & Circulation Plan. The plan showed stacking internal to the site and not from Starleaf Street; therefore, there was no conflict with Riverchase Elementary. The maximum vehicular queue was shown at 36 vehicles, with up to 3 vehicles shown loading/unloading at a time with staff members present to assist. School staff conducted a car-line survey that showed a queue ranging from 2 to 17 cars, about half of the maximum vehicular queue. As such, staff is in support of the request.

Benefit to the Community:

Provides additional educational options for the community.

Legal Review:

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

Fiscal Impact:

N/A

Recommendation:

The Planning and Zoning Commission (5-0) recommended APPROVAL of S-1113R3-SF-7, subject to the following conditions:

1. This private school shall be licensed and maintained in accordance with state law and may provide instruction for PreKindergarten-3 through Twelfth (12th) grade.
2. The student enrollment capacity under this Special Use Permit shall not exceed 130 students.