

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

**CASE NO.: S-1113R2-SF-7, St Constantine School,
Lot 1, Block A, Corp Of Episcopal Diocese Dallas**

P&Z HEARING DATE: June 18, 2025

C.C. HEARING DATE: July 8, 2025

STAFF REP.: Matthew S. Steer, AICP

LOCATION: 322 S MacArthur Blvd

SIZE OF AREA: 6.58 acres of property

CURRENT ZONING: S-1113R-SF-7 (Special Use Permit-1113 Revised - Single Family-7)

REQUEST: A zoning change request to S-1113R2-SF-7, a special use permit revision to allow a school with the maximum enrollment of 100 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.

APPLICANT:	The Church of the Apostles 322 S MacArthur Blvd Coppell, Texas 75019	The Saint Constantine School 450 S Denton Road Unit 786 Coppell, Texas 75019 Catharine Clayton
-------------------	--	---

HISTORY: In September 1996, a request to rezone the subject property from SF-7 to S-1113 SF-7 was approved allowing for the construction of a four phased church development totaling 35,500 square feet. Subsequently, Phase I was constructed. In April 2008, a request to build a memorial garden was approved on property northwest of the church and it too has been constructed. In February 2017, a building expansion request was approved. The building size is currently 16,100 square feet.

HISTORIC COMMENT: This property has no noted historical significance.

TRANSPORTATION: South MacArthur Blvd is a four-lane, concrete, divided thoroughfare within 100-feet of right-of-way on the west side of this property.

SURROUNDING LAND USE & ZONING:

North- Elementary School; SF-7 (Single Family – 7)

South – Dog Park; SF-7 (Single Family – 7)

East – vacant city owned land; SF-7 (Single Family – 7)

West – residential; SF-7 (Single Family – 7)

COMPREHENSIVE PLAN: *Coppell 2030, A Comprehensive Master Plan*, indicates this area suitable for school and religious facilities.

DISCUSSION:

The Saint Constantine School is proposing to operate a private Christian school at the Church of the Apostles location. This will be their third campus with the other two being located in Houston and Pittsburgh. According to the applicant, no major renovations to the building will be performed. The school will be offered to Prekindergarten-3 through 12th grade. The hours will be Monday through Friday from 8 a.m. to 5 p.m. The anticipated enrollment for the 1st year is 60 students and the second year is 80 students with the maximum being proposed to be 100 students.

The only concerns staff had initially have been addressed by the Traffic Study & Circulation Plan. The plan shows stacking internal to the site and not from Starleaf Street; therefore, will not conflict with Riverchase Elementary. The maximum vehicular queue is 36 vehicles. There will be up to 3 vehicles loading/unloading at a time with staff members present to assist. A recommendation of the study was for parents to arrive on-time to pick up their student and not 5-15 minutes early, as this could potentially lead to spillover in the public right-of-way. All and all, staff is in support of the request and feels it is a good use of a space that is not currently occupied during the proposed hours.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL of S-1113R2-SF-7, subject to:

1. There may additional comments generated during detail engineering review.
2. This charter school shall be licensed and maintained in accordance with state law and may provide instruction for PreKindergarten-3 through Twelfth (12th) grade.
3. The student enrollment capacity under this Special Use Permit shall not exceed one hundred (100) students.

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. Traffic Study & Circulation Plan