

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**CASE NO.: S-1113R3-SF-7, St Constantine School,  
Lot 1, Block A, Corp. Of Episcopal Diocese Dallas**

**P&Z HEARING DATE:** May 21, 2026

**C.C. HEARING DATE:** June 8, 2026

**STAFF REP.:** Mary Paron-Boswell, Sr. Planner, AICP

**LOCATION:** 322 S MacArthur Blvd

**SIZE OF AREA:** 6.58 acres of property

**CURRENT ZONING:** S-1113R2-SF-7 (Special Use Permit-1113 Revision 2 - Single Family-7)

**REQUEST:** A zoning change request to S-1113R3-SF-7, a special use permit revision to allow a 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.

**APPLICANT:** The Church of the Apostles                      The Saint Constantine School

**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. In July 2025, City Council approved an enrollment number of 100 students. The Public Hearing was continued from April 16, 2026, to May 21, 2026 Planning and Zoning meeting.

**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 began operating a private Christian school at the Church of the Apostles location in August of 2025. This is their third campus with the other two being located in Houston and Pittsburgh. The school offers classes from Prekindergarten-3 through 12<sup>th</sup> 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 1<sup>st</sup> year has 69 students from 32 families. For the upcoming year they have received 41 applications thus far. Not all students attend every day. They have 66 students Monday/Wednesday/Friday; 39 students Tuesday/Thursday and 3 coming “a la carte”.

The only concern 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. There were up to 3 vehicles shown loading/unloading at a time with staff members present to assist.

Since the school has been in operation they have real-life observations. They conducted a car-line survey that showed a car-line ranging from 2 to 17 cars, about half of the maximum vehicular queue. All and all, staff is in support of the request and feels it is a good use of the space.

**RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:**

Staff is recommending APPROVAL of S-1113R3-SF-7, subject to:

1. This charter school shall be licensed and maintained in accordance with state law and may provide instruction for PreKindergarten-3 through Twelfth (12<sup>th</sup>) grade.
2. The student enrollment capacity under this Special Use Permit shall not exceed 130 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. Traffic Study & Circulation Plan