



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: July 8, 2025

Reference: Public Hearing: Consider approval of S-1113R2-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 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.

2040: Create Business and Innovation Nodes

Introduction:

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 located in Houston and Pittsburgh.

Background:

No major renovations to the building are proposed. The school will be offered to Prekindergarten through 12th grade. The hours will be Monday through Friday from 8 a.m. to 5 p.m. The anticipated enrollment for the first 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, traffic will not conflict with Riverchase Elementary. There is a connection to the parking area of the church from the parking lot to the east which is accessed from Starleaf and is being purchased by the City of Coppell. This connection is not proposed to be utilized by the school and all traffic will be accessing the drive from MacArthur. Subsequent to the Planning and Zoning Commission Meeting, the applicant has agreed to cone off the parking lot connection during drop off and pick up times to prevent access to/from Starleaf. The maximum vehicular queue is 36 vehicles. There will be up to three vehicles loading/unloading at a time with staff members present to assist. Staff is in support of the request as it would be a good use of a space that is not currently occupied during the proposed hours.

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:

There is no fiscal impact associated with this item.

Recommendation:

The Planning and Zoning Commission (6-0) recommended APPROVAL of S-1113R2-SF-7, subject to the following conditions:

1. There may additional comments generated during detail engineering review.
2. This private 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.

ATTACHMENTS:

1. PZ Staff Report
2. Narrative
3. Site Plan
4. Floor Plan
5. Traffic Study & Circulation Plan