

# Copperfield News

“Copperfield is a covenant protected community striving through its association to protect the integrity and beauty of the neighborhood.”

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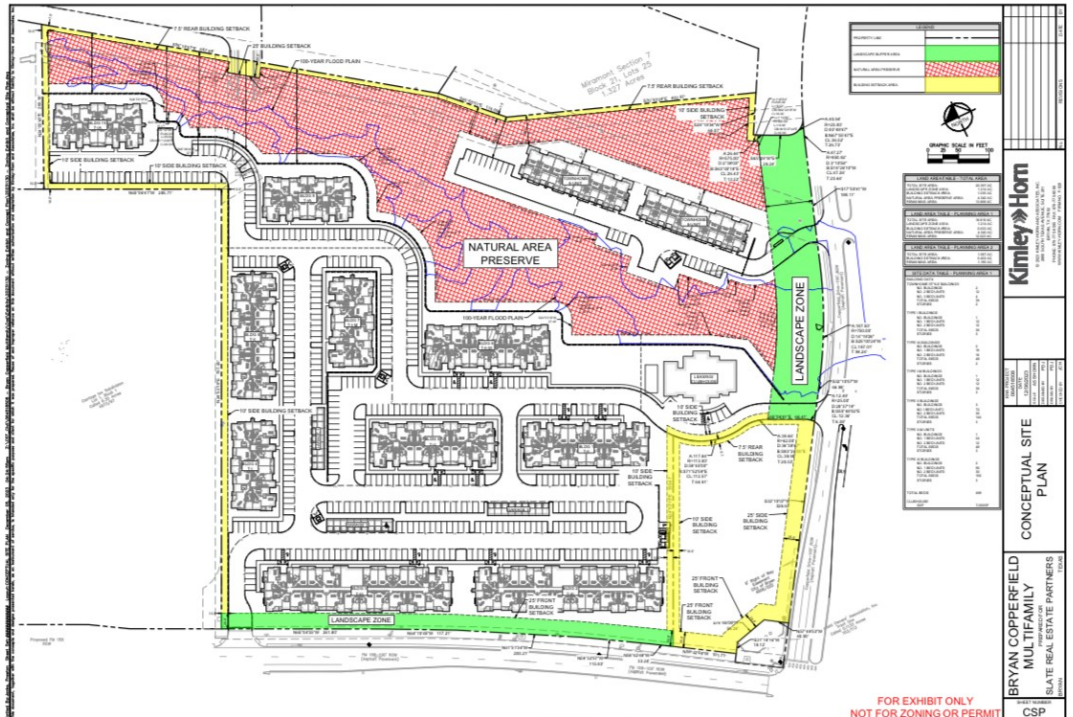
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## Developers Have Resubmitted Plans For Apartments

Slate Real Estate Partners have once again submitted a request to the Planning & Zoning Commission to change the zoning classification of the 20.398 acres at the entrance of the Copperfield Subdivision to allow Multifamily Housing (Apartments). The first request made to the Planning & Zoning Commission was denied in June. The most notable change from the original plans is an area marked for retail.

The CHOA Board of Directors is opposed to this newest request. The Board has made plans for Copperfield residents to sign a petition in opposition to the request by Slate Real Estate Partners. Two dates have been scheduled for residents to sign the petition:

Thursday, January 4th - 4:00 - 6:00 p.m.  
Sunday, January 7th - 2:00 - 4:00 p.m.  
At the Copperfield Park Pavilion

(Continued on next page)

## **Opposition to Apartments (Continued)**

All residents over 18 living in the same house are encouraged to sign the petition. The Board also encourages residents to attend the Planning & Zoning meeting when this request is on the agenda to stand and voice your opposition. It is currently unknown when it will be on the P&Z agenda, but it could be February 1st. If you are unable to make it to the Planning & Zoning meeting, please send an email to the P&Z commissioners ([planning@bryantx.gov](mailto:planning@bryantx.gov)) to voice your opposition. Residents are asked to attend the P&Z meeting or email the commissioners even if you have signed the petition.

The text of the petition:

TO The Bryan City Council and the Planning & Zoning Commission, Bryan Texas

WHEREAS the Residents of the Copperfield Subdivision request the Bryan City Council disapprove and the Bryan Planning & Zoning (P&Z) Commission recommend disapproval of the request by Slate Real Estate Partners (“the Developer”), to change the zoning classification of the 20.398 acres at the southern entrance of the Copperfield Subdivision to allow Multifamily Housing (Apartments).

WE the undersigned petition the Bryan City Council and P&Z Commission to disapprove the second request (RZ 24-03-4251 Bryan Copperfield Multifamily) made by the Developer from Katy Texas. Citizen concerns remain and include insufficient traffic flow with added ~700 vehicles, excessive traffic and delays at Boonville/ Copperfield intersection, overcrowding of schools, safety and hazards, higher crime, storm drainage, and impact to property values. The Commissioners acknowledged the traffic issues and cited the City of Bryan Comprehensive Plan (BluePrint 2040) and desired use for the property for retail along Boonville Road and on “hard corners.”

### **Architectural Control Committee**

If you are planning on making changes to your property (such as painting your house, adding a storage building, or constructing a fence), you must submit your request to the Architectural Control Committee for approval. Structures in the front, side, and backyards need to be checked out before construction. Submit your request to [help@associationservicesbcs.com](mailto:help@associationservicesbcs.com). You can check the Covenants for your section of Copperfield under the “Legal Documents” tab on our website at [www.copperfieldbryan.org](http://www.copperfieldbryan.org). If you do not know which section of Copperfield you live in, there is a search feature on the website that will show you what section.

### **Holiday Yard of the Month Winners**

5209 Bloomsbury Way  
5208 Bloomsbury Way  
6206 Stratford Cir

### **Join the Copperfield Facebook Group**

Join the Facebook group for our residents. Search “Copperfield Homeowners Association” on Facebook.