


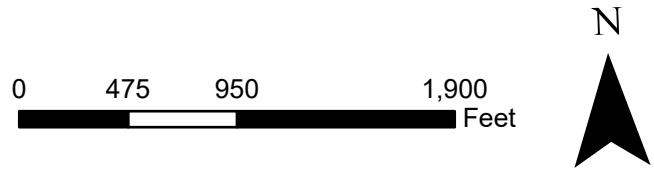


-  Feedback Recieved
-  200-foot Buffer
-  Subject Property



Williams, Katie

From: Becky Englemann [REDACTED]
Sent: Tuesday, July 15, 2025 7:09 AM
To: Williams, Katie
Subject: Rezoning

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Notice: EXTERNAL EMAIL!??Phishing = #1 threat to Cyber Security.? Is this a phishing email? ? Look again!

I want to express my disapproval of the rezoning of the property at the corner of Boonville Rd and Copperfield Drive. Rezoning this corner for multiple family housing would lead to traffic congestion, lower property values and degradation of our entrance.

Sincerely,

Becky Englemann
4121 Knightsbridge Ln

7.16.2025

Attn: City of Bryan Council and Staff

NO APARTMENTS AT THE ENTRANCE OF COPPERFIELD SUBDIVISION!!

This is not supported by residents. We do not want:

- Increased traffic on main thoroughfare
- Increased traffic backup at stoplight
- More kids going to the elementary school; we already had to absorb Oakmont
- Blight of apartments, which generally after 5-10 years start looking neglected especially as those being built now are primary wood not brick. These apartments could be turned into HUD housing at some point – this is not desirable for a premier area of the city which includes Miramont. (See Harvey Road strip of apartments as example of run-down blight HUD apartments)

Keep Copperfield Single family homes ONLY

This is the second time I've sent in this request. I did this several years ago with these same developers first request.

There is a lot of land around Brazos County for apartments to be built on, but NOT at the entrance of our subdivision.

I do support 100% retail development at the entrance of Cooperfield. Our area badly needs some nice sit-down restaurants, other food establishments, and locally owned stores here.

I've lived in Bryan since 1977 and lived in Copperfield since 1993.

NO APARTMENTS!! Please listen to tax paying residents – not out of town or out of state developers.

Dawn Suehs
4024 Viceroy Drive
Bryan, TX 77802



From: Denise Littlejohn <[REDACTED]>
Sent: Tuesday, July 15, 2025 4:38 PM
To: Williams, Katie; Johnson, Benjamin
Cc: Association Services BCS - Admin Office
Subject: 4251 Boonville Rd Rezoning Case # RZ25-30 or RZ25-03 / Corner of Copperfield/Boonville Proposed

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Please Note: correspondence received from Katie Williams February 1, 2024 referenced Rezoning Case # RZ25-30 / notice received from Benjamin Johnson July 1, 2025 indicates Rezoning Case # RZ25-03

TO: The Members of the City of Bryan Planning & Zoning Commission

I am in receipt of a letter dated 7/1/2025 from Benjamin Johnson, Staff Planner for the City of Bryan that gives notice to the Copperfield Homeowners Association about an application for the rezoning of 4251 Boonville Rd. A change is being requested for approval of a PD-H Planned Development - Housing District from the current classification of PD-M Planned Development - Mixed Use District.

Requests for a zoning change have previously been denied based on a petition submitted by Copperfield Homeowners Association with additional signatures included from members of the Tiffany Park Homeowners Association, emails submitted for Planning & Zoning Commission review, statements made by residents at Planning & Zoning Commission meetings, and input from statements made to the Planning & Zoning Commission by Mayor Gutierrez and other members of the Bryan City Council.

I am including a copy of the email I submitted 1/31/2024 in this email for review by the Planning & Zoning Commission. The statements I made in January 2024 still reflect the opinion that I and other members of the Copperfield Homeowners Association and the Tiffany Park Homeowners Association hold at this time. Construction of multi-story apartments buildings ranging from 35' to 50' in height on this property would not be a benefit to the citizens of the surrounding neighborhoods or The City of Bryan.

Content of my 1/31/2024 email follows:

TO: The Members of the City of Bryan Planning & Zoning Committee

I am writing in reference to the proposed rezoning of the property located at the corner of Boonville Road and Copperfield Drive.

Rezoning to allow the building of apartments on this property would not be in the best interest of the surrounding neighborhoods or the City of Bryan.

I own a house on Trellick Court in the Copperfield Subdivision. My husband and I own our home at 4606 Park Stone in the Tiffany Park Subdivision one block away from the Boonville/Copperfield intersection. We built our house in 2001 in what was planned to be a single-family dwelling neighborhood with the understanding that corners at the intersection would be used for retail operations (operations like dry cleaning, small office spaces, beauty salons, restaurants, etc.) that would support the growing neighborhood.

It is my understanding that the developer has revised his building plan to include a small area of retail space to be built in conjunction with proposed apartments. The addition of this retail space does not negate the adverse effect of the placement of apartments at this intersection. Concerns regarding increased traffic, rainfall water drainage, the ability of existing waste water systems to handle a multi-family housing project, overcrowding of the Houston Elementary and Bowen Elementary schools, and accessibility for fire and police departments still remain.

Within the area near our home there are already apartment complexes located on Pendelton Drive on both sides of Boonville Road, East Crest Drive, Eastchester Drive, Copperfield Drive, Cross Park Drive and University Drive. To add yet another apartment complex within this area would not be in the best interest of the citizens of the surrounding neighborhoods.

I am a lifelong resident of Bryan, having graduated from Bryan High School and Texas A&M University, and the sixth generation of a family that has continuously owned property and resided in Brazos County. I chose to remain in Bryan and raise my family here; because, I believe that it is a city that cares about its residents and their children. The rezoning for the placement of an apartment complex at the intersection of Boonville Rd. and Copperfield Dr. would not support that belief.

Respectfully submitted,

Denise Littlejohn
4606 Park Stone
Bryan TX 77802

phone: [REDACTED]

From: Donna Lee Sullins <[REDACTED]>
Sent: Thursday, July 10, 2025 9:20 PM
To: Johnson, Benjamin
Subject: Opposition to Rezone at the front of Copperfield

Notice: EXTERNAL EMAIL! Phishing = #1 threat to Cyber Security. Is this a phishing email? - Look again!

Hello,

I am writing an opposition to the rezoning at the corner of Copperfield Drive and Booneville. I have been a resident of Copperfield for five years now, first as a renter and then as an owner, and have already had to deal with the houses being built for Oakmont and how it took away the wildlife and added more traffic and more people. It also has made Sam Houston Elementary school struggle to maintain a decent teacher to student ratio and have the support they need for the number of kids in the area. Adding apartments at the front of this road will add a lot more traffic, which is unsafe for both children and wildlife, and will add more children to the school. This is one of the best schools in Bryan and if someone can afford an apartment there to get their kid into the school, they will. If there is no infrastructure in place to support the school, then I will always oppose building apartments or townhomes there. Building houses or building retail is fine because they will impact the school in a much smaller way. They will also impact the traffic in a much smaller way. Please help protect the most valuable asset most of us own, our houses. The valuable surely decrease with apartments at the front.

Thank you,
Donna Lee Sullins
6204 Stratford Circle

From: Doug and Jean Myers <[REDACTED]>
Sent: Sunday, July 13, 2025 7:55 AM
To: Johnson, Benjamin
Subject: Copperfield Homeowners Against Slate Real Estate Partners

Notice: EXTERNAL EMAIL! Phishing = #1 threat to Cyber Security. Is this a phishing email? – Look again!

Apparently, we are again faced with the same issue from the same developer who wishes to cram apartment buildings into our neighborhood. Unless there are some new facts presented with this request (of which I am unaware), then the previous decision by the city zoning authority should stand. Must we be annually required to defend our way of life from this greedy developer?

We have seen several new, large single-family developments built around us in the last few years, all of which maintain the character of our chosen way of life and the value of our property. Land in and around Bryan is not scarce; surely the Slate people can find an appropriately zoned tract on which to build. It is reasonable of us to ask the zoning folks to continue to protect that way of life by rejecting out-of-hand this and any future requests by Slate absent a notable change in circumstances.

Sincerely,

Douglas V. and Jean M. Myers
4725 Renwick Drive
Bryan, TX 77802

From: Beth Goidel <[REDACTED]>
Sent: Tuesday, July 15, 2025 5:39 PM
To: Williams, Katie; Johnson, Benjamin
Subject: Opposition to apartment building/zone changes on Copperfield and Booneville

Notice: EXTERNAL EMAIL! Phishing = #1 threat to Cyber Security. Is this a phishing email? – Look again!

To The Members of the City of Bryan Planning & Zoning Committee -

I am writing to formally express my concern regarding the proposed rezoning of the property located at the intersection of Boonville Road and Copperfield Drive.

Permitting the development of a multi-family apartment complex at this location would not be in the best interest of the surrounding neighborhoods or the City of Bryan as a whole. As a homeowner on Park Hurst Drive in the Tiffany Park Subdivision—just one block from the proposed site—I have a vested interest in the future of this area.

When we purchased our home in 2014, we were told that the land at this intersection would be designated for neighborhood-supporting retail and commercial services (such as dry cleaners, small offices, beauty salons, and restaurants.) These types of businesses are still sorely lacking in this part of the city, despite significant population growth. Adding another apartment complex does not address this need and does not align with the original intent for this area's development.

Additionally, I have serious concerns regarding the infrastructure and community impact of a large multi-family development. These include:

- Increased traffic congestion in an already busy corridor
- Stormwater drainage and runoff management
- The capacity of existing wastewater and utility systems
- Strain on nearby public schools, particularly Houston Elementary and Bowen Elementary
- Emergency access for police and fire services

The area already includes several apartment complexes—on Pendleton Drive (on both sides of Boonville), East Crest Drive, Eastchester Drive, Copperfield Drive, Cross Park Drive, and University Drive. The addition of yet another apartment development in this immediate vicinity would place further stress on public resources and alter the residential character of the neighborhood.

My husband and I chose to make Bryan our home because we believed it to be a city committed to maintaining quality of life for its residents and their families. Approving this rezoning request would not reflect that commitment and would be a step away from the thoughtful, balanced community planning that Bryan is known for.

Thank you for your time and consideration.

Sincerely,
Elizabeth Goidel
4000 Park Hurst
Bryan, TX 77802



From: Ginger Freeze <[REDACTED]>
Sent: Tuesday, July 15, 2025 8:05 PM
To: Williams, Katie; Johnson, Benjamin
Subject: Slate Real Estate Partners request for rezoning

Notice: EXTERNAL EMAIL! Phishing = #1 threat to Cyber Security. Is this a phishing email? - Look again!

Members of Planning and Zoning Committee

As a 21 year resident of Copperfield, I respectfully ask you to not recommend this rezoning request.

- My husband and I have watched a variety of changes in our safe, family oriented neighborhood. Due to the increase in the number of exits, our neighborhood is not as safe and secure as it once was.

- As you are aware, we truly don't yet know the full impact Oakmont will have on Copperfield. There is already an increase of traffic, through Copperfield, and there are many more homes to be built in Oakmont.

- As a former BISD educator, I understand the impact an addition of this type can have on the classrooms of Sam Houston Elementary. Not just more students needing more staff, but more cars. There would be more cars traveling in the area especially at the

beginning and end of the school day. These cars already block the intersection of Copperfield and Camilot, making it barely wide enough for a resident's vehicle to get by, but not wide enough for a fire truck. This is a dangerous situation already, let's not add more cars.

- During the last attempt of Slate Real Estate to get this rezoning accomplished, there seemed to be little or no input from Carriage Inn. Has anyone considered the impact this would have on the residents of that facility? I am concerned because I have a parent living there. Many of the residents are in bed asleep before 8 PM. The church next door to Carriage Inn has been a good neighbor. The quiet neighborhood surrounding Carriage Inn would be shattered by a complex such as the proposed one.

My husband and I chose to build our home in Copperfield after considering the type of neighborhood we wanted for our family, safe, quiet, friendly, neighborly. We also have a wonderful, active, informed homeowners association, and we all care about maintaining the safety and security of our neighborhood. Please respect the opinions of those who live in and love this neighborhood, and don't allow

this group to change it. There are other places in Bryan where this complex could be built.

Thank you for reading my letter, and for being on the local Planning and Zoning Committee. Your time and work is appreciated.

Sincerely,

Ginger Freeze

Copperfield resident

--

Ginger Freeze
Volunteer & Voice of Hope
American Cancer Society

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Johnson, Benjamin

From: JF reed <[REDACTED]>
Sent: Monday, July 14, 2025 7:37 AM
To: Johnson, Benjamin
Subject: Rezoning

Notice: EXTERNAL EMAIL! Phishing = #1 threat to Cyber Security. Is this a phishing email? – Look again!

This note is to let you know I am totally against rezoning Copperfield residential area and the building of an apartment complex. It trashes the neighborhood, and it can get worse over time. It's bad enough that so many of the beautiful trees have been destroyed by all the developers and builders right next to Copperfield ! We used to have such a lovey drive into the neighborhood. There are plenty other places away from neighborhoods that can be used.

Respectfully,
Jeannette Reed

Sent from my iPad

Williams, Katie

From: JF reed [REDACTED]
Sent: Monday, July 14, 2025 7:15 AM
To: Williams, Katie
Subject: Rezoning

Notice: EXTERNAL EMAIL! Phishing = #1 threat to Cyber Security. Is this a phishing email? – Look again!

This note is to let you know I am totally against the rezoning of property in my residential area of Copperfield. I do not want any apartments this close to us. It trashes the neighborhood and can get worse over time.

Respectfully,

Jeannette Reed

Sent from my iPad

From: John Hobbs <[REDACTED]>
Sent: Thursday, July 10, 2025 9:24 PM
To: Williams, Katie; Johnson, Benjamin
Subject: Slate Real Estate Partners rezoning request

**Notice: EXTERNAL EMAIL! Phishing = #1 threat to Cyber Security.
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I would respectfully like to take this opportunity to express my opposition to the rezoning request (again!) by Slate Real Estate Partners for the area on Boonville Road between the Carriage Inn and the Copperfield Subdivision entrance in Bryan.

Once again, these people are trying to wear us down but will find out that our resolve is still here to live without the intrusive and unnecessary construction of yet more apartment complexes at our entrance. It will do nothing to enhance the surrounding neighborhoods and at the same time add to the traffic congestion, noise and security compromises that such facilities bring to bear.

Not to mention the addition of more children to the 2 elementary schools, Houston and Bowen, will only add to the already overcrowded conditions and add to an already overburdened traffic issue around both facilities.

Surely there is adequate acreage that Slate can find east of Copperfield and Oakmont that they can exploit without ruining an established subdivision at Copperfield and an already oversaturated one at Oakmont.

I urge you to add my name to the list of those of us who are against the rezoning and please allow us to continue to live in...Bryan, Texas...the Good Life, Texas Style.

Respectfully with warm regards,
John K. Hobbs
4121 Warwick Lane
Bryan, Texas 77802
[REDACTED]

.....
John K. Hobbs
[REDACTED]
[REDACTED]
[REDACTED]

From: Evans, Kevin SGT <[REDACTED]>
Sent: Friday, July 11, 2025 1:54 PM
To: Williams, Katie; Johnson, Benjamin
Subject: Slate Real Estate Partners' Resubmitted Rezoning Request

Notice: EXTERNAL EMAIL! Phishing = #1 threat to Cyber Security. Is this a phishing email? – Look again!

Good afternoon,

My name is Kevin Evans. I am a lifelong resident of Bryan and current homeowner in the Copperfield subdivision. I am writing this because I am currently on a military deployment at the Texas/Mexico border and am unable to return home for the next meeting on July 17th.

I am very unhappy with the continued need to express how the addition of multi-family housing will harm the residents of Copperfield and continue to cause continued damage to the already diminishing habitat for the remaining wildlife.

The degradation of property values and traffic at that intersection along Boonville Rd means nothing to the developers but will be of great disadvantage to the residents and property taxpayers. Increased traffic, noise, and the other issues that typically occur within an apartment complex would generate unneeded issues for the residents of Copperfield to tolerate and address.

This type of structure would not be one that would create a conducive environment, and I vehemently petition the Planning and Zoning committee to again deny the request for rezoning submitted by Slate Real Estate Partners.

V/R

Kevin Evans, SGT
OLS-BS, JTF Lone Star, J1
Worker's Compensation & State Benefits
Coxswain/Instructor
T7, RTC, Boats
Texas State Guard

[REDACTED]
[REDACTED]



“The day the soldiers stop bringing you their problems
is the day you stopped leading them.
They have either lost confidence that you can help them or
concluded that you do not care. Either case is a failure of leadership”.

Williams, Katie

From: oliver bell [REDACTED]
Sent: Friday, July 11, 2025 5:43 PM
To: Williams, Katie
Subject: Rezoning by Slate

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Please do not let this happen

We have already lost most of the integrity of the area due to development and greed.

This area just does not have the infrastructure to handle such a project safety is already at a critical point.

Thanks

Oliver Bell

From: Geller, Sue <[REDACTED]>
Sent: Friday, July 11, 2025 10:36 AM
To: Johnson, Benjamin
Subject: ezoning at the corner of copperfield and booneville road

Notice: EXTERNAL EMAIL! Phishing = #1 threat to Cyber Security. Is this a phishing email? – Look again!

I am writing in continuing opposition to the attempt made again by Slate Real Estate Partners to have the area near the corner of Copperfield and Booneville Road rezoned so that they can build apartments. The current plan, which has been repeatedly rejected, has not been changed to meet the objections I and others have raised before.

My main objections are two-fold. The first is that they have not created enough pathways in and out of the complex not involving Copperfield Drive. The ways marked will add to the traffic on a narrow road.

My other objection is that, after the two additional subdivisions of Oakmont and the one being built which also adds to the traffic, Sam Houston Elementary is already at or over capacity. The addition of so many apartments will exacerbate this situation to the detriment of the education of the children.

I am appalled that Slate doesn't change its proposal but seems to think that simply resubmitting will eventually wear down the Planning and Zoning Board to agree to something that is not going to be good for the community. I urge you in the strongest possible terms to turn them down again and to tell them that you will not consider this proposal again unless the issues I and others are addressed.

Sue Geller
Warwick Lane
Copperfield, Bryan

From: Christine Cooper <[REDACTED]>
Sent: Thursday, July 17, 2025 10:14 AM
To: Williams, Katie; Johnson, Benjamin
Subject: Continued Opposition to Proposed Apartment Complex on Copperfield Dr.

Notice: EXTERNAL EMAIL! Phishing = #1 threat to Cyber Security. Is this a phishing email? – Look again!

Dear Planning and Zoning Commission Members,

I am writing once again as a concerned resident of the Copperfield neighborhood to express my strong opposition to the most recent rezoning request submitted by Slate Real Estate for the development of an apartment complex at the entrance to our community.

This marks Slate's third attempt to rezone this land for high-density development. Their previous proposal, which was only slightly revised from the original, was approved by your committee but ultimately rejected by the Bryan City Council. This new request is nearly identical to their prior submissions and fails to address the core concerns voiced repeatedly by residents and city leadership alike.

My objections to this project remain the same and are grounded in the following critical issues:

- **Traffic Congestion:** The addition of an estimated 700 vehicles from apartment tenants would severely strain the Boonville/Copperfield intersection and overwhelm neighborhood streets not built for this level of traffic. This poses serious safety concerns and would result in daily gridlock during peak times.
- **Negative Impact on Property Values:** Copperfield is a quiet, family-oriented neighborhood. Placing high-density apartments at its entrance threatens the character and appeal of our community, which could directly diminish home values.
- **School Overcrowding:** Our local schools are already near capacity. Introducing hundreds of new residents in a concentrated space risks stretching educational resources and classroom space beyond reasonable limits.
- **Public Safety Risks:** High-density rental properties tend to experience higher crime rates than single-family neighborhoods. We fear increased incidents of theft, vandalism, and other safety issues that have not historically affected our community.
- **Loss of Greenspace:** The land in question currently provides valuable open space and tree coverage that residents appreciate. Once gone, it cannot be replaced.
- **Incompatibility with Neighborhood Character:** Copperfield was designed as a low-density, single-family residential neighborhood. The proposed development is fundamentally at odds with that vision and offers no tangible benefit to existing residents—only to the developers.

Slate has had multiple opportunities to engage meaningfully with community concerns, and yet their revised proposals continue to fall short. I respectfully urge the Planning and Zoning Commission to reject this latest rezoning request, just as you did during their initial attempt.

From: jwpolka <[REDACTED]>
Sent: Thursday, July 17, 2025 3:18 PM
To: Williams, Katie; Johnson, Benjamin
Cc: allison polka
Subject: Opposition to Rezoning at front of Copperfield

Notice: EXTERNAL EMAIL! Phishing = #1 threat to Cyber Security. Is this a phishing email? – Look again!

My name is J.W. Polka. My wife Allison, and our sons live at 4708 Hunington in Copperfield. I am sending this email to oppose the rezoning of land at the corner of Copperfield Dr. and Boonville Rd. to build apartments. I know that there have been enough submittals from Slate Real Estate to rezone this area. I am not against progress and development. This area does make sense to apartments for the city of Bryan. There are plenty of apartments all down Copperfield drive and around to Harvey Rd, and up Boonville and behind and in front of Christopher's World gGrill. It would be interesting to dig into occupancy of all the complexes that already exist in this loop. I know they are simply submitting to hope that the opposition will wear down. There are not any significant changes to their plans. If it failed the last 2 or 3 submittals, then there is precedence to revoke this submittal as well. It does not serve the city of Bryan to have this space used as more apartments. Please take this opposition request into account during tonight's meeting. We are not able to attend in person.