From: Mitchell Mayben
To: Craig Lindholm; penny clay
Subject: Re: City Attorney Comments
Date: Friday, August 28, 2026 5:02:50 PM
Attachments: image001.png

External sender <mitch@maybenrealty.com>
Make sure you trust this sender before taking any actions.

Craig,

We definitely need to talk. Unfortunately there is absolutely NO way this can be affordable housing with the suggestions mentioned. I feel the city attorney is missing the big picture of what we are trying to accomplish here.

What time would you be available to meet on Monday? Would 1:30 work for you? Let's give this one more shot!

Best regards,
Mitch

Sent from my iPhone

> On Aug 28, 2026, at 12:06 PM, Craig Lindholm <clindholm@comvtx.com> wrote:
>
> Hi Mitch,
>
> The comments/recommendations I received from our city attorney regarding the proposed site plans are below. Please look these over and let me know when you can meet to discuss them. I am sure there is some room to negotiate, as well as some possible options. Thanks!
>
> 1. We are suggesting that this be rezoned to a planned development zoning ("PD") so that very specific development requirements are put in place that are unique to this development.
>
> 2. I continue to have concerns with any lot having direct access to Miller Street. With future development coming to the west, direct access to Miller Street will create traffic and safety concerns. Also, all lots that front Miller Street will not, in all practicality, be a part of this development.

3. There does not appear to be any areas at any of these entry points for monument signs or entry features. I believe that entry features along with landscaping are needed.

4. Privacy fencing should be addressed. There should be a requirement that all fences be the same height, the same material, and, the developer/builder be required to install on each completed house.

5. If each house is to have a mailbox, then there should be uniformity of design and style. The developer/builder be required to install with each completed house.

6. The same house model (or the same front elevation) shall not be allowed except for every ___ lots. This prevents the same house model being built right next to its neighbor.

7. There should be sidewalks constructed throughout the entire subdivision.

8. All streets and sidewalks should be concrete.

9. Require that all street lights be of a decorative nature (ie: not the standard issue street lights).

10. All utilities must be underground.

11. That there be a required homeowners association that is responsible for all common area and entry feature upkeep and maintenance.

12. There is no open space or green space in this development.

13. The PD ordinance will also need to address items such as: minimum square footage for house size, front, back and side yard setbacks.

I believe that the items above are needed, at a minimum. All of this detail would be incorporated into the PD ordinance.

Regards,

Craig

Craig Lindholm

City Administrator
EDC Director
903-277-5728