

Emails between Lago Vista Watchdog and former Mayor Kevin Sullivan: our questions of Oct. 2, 2026, his reply of Oct. 3, and his answers of Oct. 4, 2026 (newest first, as sent). His email address, phone number and signature removed by Lago Vista Watchdog.

Jack,

Some additional answers:

- 1.) Yes, it is fine for you to publish the deck I sent you, the statement I sent, and our discussion later today.
- 2.) I sent the PDD with the emails I forwarded to you earlier.
- 3.) If you look at the PDD, it confirms that Shoreline Ranch is 568 acres. That acreage times \$50 per acre, plus the additional \$250, totals \$28,000+.
- 4.) The 2016 request was relayed to me by former Development Services Director Jordan Strohmeier when I asked her directly if any of the owners had ever requested the FLUM be fixed. That request would have come from previous owners, not the current ownership group. It was in a conversation I had with her. Regarding the 2022 FLUM modification request, at that time, the city lacked a formal application or fee structure for a FLUM change request. That did not implement that until early 2023. So, if a landowner wanted a FLUM change the Development Services Director would solicit a "letter of support" to begin the process. I've attached the exchange between Roy and the current ownership group with the letter of support they sent.
- 5.) At the December 2024 meeting, the item was on the agenda for Presentation and Discussion between the city council and the Comprehensive Planning Advisory Committee. It was not an action item, so no official action took place. It was designed as a session to build consensus on various issues before it was brought back later for approval. It has dragged out ever since and the current map does not reflect what was discussed at that meeting.
- 6.) Yes and I will discuss that in detail when we meet today.

Regards,
Kevin

On Sat, Oct 3, 2026 at 5:16 PM Kevin Sullivan [email removed]
wrote:

> I received this, and you will find some of it in the two emails I sent
> you. I can answer the rest when we meet.
>
> Regards,
> Kevin
>
> On Fri, Oct 2, 2026 at 9:14 PM <newsroom@lagovistawatchdog.com> wrote:
>
>> Mr. Sullivan,
>>
>> Thank you for your statement and for sharing your presentation. We're
>> writing a story that lays out Shoreline Ranch's case and checks each point
>> against city records, the same way we report every story. A few follow-ups:
>>
>> 1. Publishing. We plan to publish your written statement and your slide
>> deck ("Future Land Use Map Consistency") on our site as documents readers
>> can open, with your name. Please confirm that's fine with you.
>>
>> 2. The 2007 PDD. Could you send your copy of Ordinance 07-10-18-01 and
>> the 2002 PDD ordinance (02-09-26-01)? We could not find either online, and
>> we'd like to confirm the lot types you describe (quarter-, half-, and
>> one-acre lots, condos, patio homes, and the golf course) from the ordinance
>> itself.
>>
>> 3. The fee. Your deck says a Shoreline Ranch FLUM application would have
>> cost over \$28,000. Under the 2023 fee of \$250 plus \$50 an acre, our math
>> comes to about \$27,000 to \$27,600, depending on the acreage used. What
>> acreage or fee did you use?
>>
>> 4. 2016 correction. Is there a record of the correction request you say
>> was made when the 2016 map was adopted? The same question goes for Roy
>> Jambor's 2022 advice and his request for a "letter of support."
>>
>> 5. December 2024. The minutes of the Dec. 19, 2024 joint meeting record a
>> presentation and no vote on the map. Is there a record of the agreement you
>> describe?
>>
>> 6. Your 2023 vote. On Aug. 3, 2023, you moved to deny the Shoreline Ranch
>> map change and called it "a naked attempt to increase the density." Your
>> deck says you now believe that was the wrong decision. Is there anything
>> you'd like readers to know about what changed your view?
>>
>> If you can reply by 5 p.m. Central on Monday, Oct. 5, we'll include what

>> you send. Anything we can't confirm from a record will be clearly

>> attributed to you.

>>

>> Thank you,

>>

>> Jack Britton

>> Editor, Lago Vista Watchdog

>> newsroom@lagovistawatchdog.com

>>

>

>

> --

>

>

>

>

>

>

>

>

>

>

>

>

>

>