

Written statement from Kevin Sullivan to Lago Vista Watchdog

Received Oct. 2, 2026. Published with his permission. His words are reproduced exactly.

I read through the story. I'd say it is accurate. There are some details that are hard to convey. The main reason I agreed to help them is the catch 22 the city has put them in. They secured their entitlements on 2007 and it includes quarter, half, and full acre lots along with some multifamily. When the FLUM came out in 2016, they were designated Rural Residential which is 5+ acre lots. A complete mistake/disconnect. The then owners tried to get it fixed, but the city never would. It wasn't that big a deal then because you could still request a zoning change at that time even if your requested change was inconsistent with the FLUM. Then, in 2023, the city changed our ordinances so a zoning change application that was inconsistent with the FLUM would not even be considered. So, that means the city made a wrong FLUM designation in 2016, 10 years after entitlements were granted, and then changed the law in 2023, 16 years after the entitlement was granted that prevents the land owner from requesting a change that closely matches what they are currently entitled to. The current entitlements include a golf course and some multi-family. If they want to request a change that did not increase density, just removed the golf course and converted multifamily to single family homes, they city wouldn't even consider it because of the FLUM designation. To me, that is the heart of the matter. Mr. Roberts and his followers fought to limit the largest landowner in the city from being able to even petition the local government for a change that closely matches current entitlements. To me, that is flat out wrong and un-American. I'm disappointed with council that they couldn't see that point and do the right thing.