

To: Speak Up Volunteers

From: Mayor Thurman

Representatives from Horseshoe Bay visited the Texas Capitol to meet with state officials on March 19th: “Legislative Action Day”. We had some good meetings, shared our concerns and got some feedback.

March 14th marked the end of the filing period for bills this session. Your state Senators and Representatives have filed a historical number of bills and resolutions: Out of 8,621 bills, 2,176 will have a direct impact on cities and local communities in Texas.

Disappointingly, the majority of those will continue the pattern from previous legislative sessions which seeks to silence the voices of citizens in how their communities are managed. This growing trend to remove local authority in Texas should be alarming to HSB residents. Bills are being introduced and passed that favor developers and big businesses over Texas taxpayers and property owners.

You may hear a great deal about school vouchers and border issues in the news this session. You won’t likely hear about how legislators are seeking to implement laws that will lower your property values and make it harder for HSB to preserve its unique character.

What can you do?

Click on a legislator’s name below to be taken to their “Contact Me” webpage. Provide the requested information on your name, etc. In the message portion, include at least the bill number and the fact that you oppose it. Details on each of these bills are provided below, so if you wish to include more facts in your message, you can find them there.

1.Contact Senators

Contact Senator Pete Flores (Llano and Burnet County citizens)

Senator Bryan Hughes (author of SB 673)

Message: I am opposed to SB 673, SB 785, HB 878, HB 1779, and HB 1835 relating to accessory dwelling units and HUD homes.

2. Contact House Members

Contact House Representative Wes Virdell (Llano County citizens)

Contact House Representative Ellen Troxclair (Burnet County citizens)

Message: I am opposed to SB 673, SB 785, HB 878, HB 1779, and HB 1835 relating to accessory dwelling units and HUD homes.

Explanation of the Bills:

Accessory Dwelling Units - SB 673, HB 878, HB 1779

Allows Accessory Dwelling Units (a.k.a. mother-in-law suites) on any residential (or un-zoned) lot and **can be rented out as a short-term rental**. This bill impacts surrounding neighbor's property rights, available street parking, and could impact water and wastewater service, public safety demands, etc. A similar bill was filed last session. It passed the Senate and only missed being approved by the House by 2 votes.

Manufactured/HUD Homes - SB 785, HB 1835:

Cities would not be allowed to prevent a mobile/manufactured home being built in an existing residential neighborhood, and the bill has **no protections for HOA or deed restricted communities**. A manufactured home could go on any land in a neighborhood which will harm zoning practices and impact property rights and values. A similar bill was filed last session. It was approved by the House and left pending in a Senate Committee. **SB 785 was authored by your Senator Pete Flores.**

We continue to monitor the progress in Austin. There are some good bills going through, including some that will lower property taxes. I don't want to overwhelm you with information, but I will talk about the good things at a later time.

Thank you for your interest and support.