

Immediate Action Needed!

April 24, 2025

To: Speak Up Volunteers

From: Mayor Elsie Thurman

We will be sending out this week's Speak Up message tomorrow, but we need your help today!

In March we asked for your help to stop Senate Bill 785 and House Bill 1835 from passing. These bills would allow mobile/manufactured homes in existing and future residential neighborhoods, impacting zoning and property rights and values.

Due to the overwhelming response from the HSB community, Senator Flores (your Senator and the author of the bill) amended the bill so it will not affect deed restricted communities. Although this is an improvement, it will still impact HSB's ability to control zoning in our community.

SB 785 has passed the Senate and will now be considered by the House, along with its companion bill HB 1835 which does not exclude deed restricted communities. We've been told the author of HB 1835, **Representative Ryan Guillen, is willing to amend the bill when the House votes** on it so that it will essentially not affect HSB's current zoning.

Your Representative Wes Virdell is on the House Land and Resource Management Committee. This morning, that committee voted to approve SB 785 and send it to the full House for a passing vote. The committee is still considering HB 1835.

What can you do?

Click on the Representative's name below to be taken to their "Contact Me" webpage.

In the form, provide the requested information (Title=Citizen, Company (if asked) = Horseshoe Bay, TX) in the form. In the Subject line, type the bill numbers (SB 785 and HB 1835).

For the content you might say:

I support a floor amendment to SB 785 and HB 1835 that:

1. Deletes subsection (g)(2) entirely of the CSHB 1835; and
2. Deletes the word substantial in subsection (g)(3)

Click here to contact: [House Representative Wes Virdell \(Llano County Rep\)](#)

Click here to contact: [House Representative Ellen Troxclair \(Burnet County Rep\)](#)

Click here to contact: [House Representative Ryan Guillen \(author of HB 1835\)](#)

With sincere appreciation,

Elsie Thurman

Mayor

City of Horseshoe Bay

(505) 690-5705